SUMMARY: An ordinance amending various provisions governing land use, zoning and related administrative and regulatory requirements, limitations and procedures.

BILL NO. 106

ORDINANCE No. 2024-6

AN ORDINANCE RELATING TO LAND USE AND ZONING; ESTABLISHING A NEW CHAPTER SETTING FORTH GENERAL PROVISIONS GOVERNING LAND USE AND ZONING; REVISING DEFINITIONS RELATING TO LAND USE AND ZONING; REVISING VARIOUS ADMINISTRATIVE PROVISIONS RELATING TO REGULATORY AND ENFORCEMENT AUTHORITY OVER LAND USE AND ZONING IN CARSON CITY; REVISING VARIOUS PROVISIONS RELATING TO THE ADMINISTRATIVE PROCESS OF REVIEWING, APPROVING OR DENYING VARIOUS APPLICATIONS PERTAINING TO VARIANCES, PERMITS, AMENDMENTS TO ZONING AND LAND USE CONDITIONS AND OTHER ITEM PERTAINING TO REAL PROPERTY; REVISING VARIOUS PROVISIONS RELATING TO ZONING DISTRICTS AND PERMITTED USES IN ZONING DISTRICTS; REVISING VARIOUS PROVISIONS RELATING TO THE HISTORIC DISTRICT; REVISING VARIOUS PROVISIONS RELATING TO THE DOWNTOWN MIXED USE ZONING DISTRICT; REVISING VARIOUS PROVISIONS RELATING TO HILLSIDE DEVELOPMENT; REVISING VARIOUS PROVISIONS RELATING TO RECREATIONAL VEHICLE PARKS; REPEALING VARIOUS PROVISIONS RELATING TO GROUP CARE FACILITIES; REPEALING VARIOUS PROVISIONS RELATING TO CHILD CARE FACILITIES; REVISING VARIOUS PROVISIONS RELATING TO GROWTH MANAGEMENT; REPEALING VARIOUS PROVISIONS RELATING TO BED AND BREAKFAST INNS; REVISING VARIOUS PROVISIONS RELATING TO THE EXTRACTION OF MINERALS; REVISING VARIOUS PROVISIONS RELATING TO COMMUNICATION FACILITIES AND EQUIPMENT; REVISING VARIOUS REFERENCES TO FEDERAL, STATE OR LOCAL PROVISIONS THAT ARE OBSOLETE OR INACCURATE; MAKING VARIOUS CLERICAL AND CONFORMING CHANGES FOR ORGANIZATION, FORMATTING AND STYLE; AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO.

The Board of Supervisors of Carson City does ordain:

SECTION 1:

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

Chapter 18.01 – GENERAL PROVISIONS

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

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

18.01.020 – Declaration of intent. (NRS 278.020)

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

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

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

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

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

5. Implement the provisions relating to design and development standards as set forth in this title and Title 18 Appendix.

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

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

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

18.01.030 – Definitions. (NRS 278.020)

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

18.01.033 – "Abandoned" defined. (NRS 278.020)

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

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

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

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

"Accessory dwelling unit" means a dwelling unit that is on the same lot as the primary dwelling unit, ancillary to the primary dwelling unit and which may provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation.

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

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

18.01.047 – "Adjacent" defined. (NRS 278.020)

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

must be measured from the centerline of a right of way if an adjacent parcel is located across a public right of way.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Does not include radios or televisions.

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

"Animal boarding facility" means a structure, land or combination thereof that is used, designed or arranged for the boarding, breeding and care of dogs, cats, pets, fowl, horses or other domestic animals, but exclusive of animals used for agriculture purposes.

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

"Antiques, retail" means any building used for:

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

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

18.01.077 – "Apartment" defined. (NRS 278.020)

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

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

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

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

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

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

"**Automobile body repair, painting, towing service garage" means a building and premises used primarily for the commercial repair of damage to the chassis of an automobile, including major and minor collision damage, frame and panel straightening, repainting and refinishing and similar activity.**

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

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

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

"Automobile service" means an area used exclusively for retail sales of fuels or oils, having storage tanks and pumps located thereon and including minor automotive repairs

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

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

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

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

"Average slope" means the slope of land as determined by the following formula: S = I ÷ D × 100, where: S is average slope; I is the difference between the highest and lowest contour lines of a topographical map for the parcel, in feet; D is the distance between the contour lines used in computing I, in feet; and 100 is the conversion factor into percentage. The average slope of a parcel is measured along a line located near the center of any area to be used for development.

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

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

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

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

18.01.113 – "Billboard" defined. (NRS 278.020)

"Billboard" means outdoor advertising signs containing a message, commercial or otherwise, which is unrelated to the merchandise for sale or services performed by the person or business on whose property the sign is located, posted for a fee by the owner of the sign framework.

18.01.117 – "Brewpub" defined. (NRS 278.020)

"Brew pub" means a business that contains a restaurant use occupying 51 percent or more of the gross floor area and which also contains a bar and retail or wholesale brewery use which occupies 49 percent or less of the gross floor area.

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

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

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

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

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

"Building structure" means any structure, including membrane structures, having a roof supported by columns or walls and built for the shelter or used for the enclosure of persons, animals, chattels or property of any kind, including, without limitation, awnings, carports, ramadas or patios.

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

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

18.01.130 – "Campground" defined. (NRS 278.020)

"Campground" means a plot of ground upon which 2 or more campsites are located, established or maintained for occupancy by camping units as temporary living quarters for recreation, education or vacation purposes.

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

"Caretakers quarters" means an independent, self-contained dwelling unit located on the same lot as the principal use or structure and which provides residential accommodations for a property manager or a property maintenance person.

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

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

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

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

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

"Civic auditorium and theater" means a building or complex of buildings that may house municipal offices and services, and which may include cultural, recreational, athletic, convention and entertainment facilities owned or operated by a governmental agency.

18.01.147 – "Clinic" defined. (NRS 278.020)

"Clinic" means an ambulatory health care building designed and used for the medical and surgical diagnosis or treatment of human patients on an outpatient basis, including, without limitation, psychological evaluations and the provision of medical or dental treatment.

18.01.150 – "Club" defined. (NRS 278.020)

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

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

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

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

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

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

"Community institutional (nonprofit)" means facilities provided by a municipality or by any other group or organization without profit or gain for a special purpose, including, without limitation, as a scout house, community meeting rooms, a community center, a drop-in center, an archaeological or fine arts museum or a public library, The term does not include school activities, public or private parks, playgrounds, arenas, stadiums, hippodromes, swimming pools, skating rinks, commercial recreational establishments or any class of group home.

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

"Community/regional commercial/office" means a single or combination of buildings owned or managed, in common, oriented to community or regional consumers providing

merchandise, activities or services which may or may not be built around 1 or more department stores or offices and which collectively total 150,000 square feet in gross building area.

18.01.167 – "Condominium" defined. (NRS 278.020)

"Condominium" means a multifamily dwelling or a commercial building within which the occupied area is owned individually and the structure, land, common open space areas and facilities are owned by all of the owners on a proportional, undivided basis.

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

"Congregate care housing" means a dwelling providing shelter and services for people, which may include living and sleeping facilities, meals, eating assistance, housekeeping, laundry services, dressing, room cleaning, medication reminders, nursing care, related medical services and personal care. The term includes facilities that provide other related services such as counseling and transportation for routine social and medical appointments.

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

"Conservation and wildlife sanctuary" means land left in its natural state for the purpose of providing sanctuary, habitat and breeding grounds for wild birds, animals and plant life. The term includes a forest reserve.

18.01.177 – "Construction" defined. (NRS 278.020)

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

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

"Convention facility" means a facility designed to accommodate any number of persons and used for conventions, seminars, conferences, product displays, recreation

activities and entertainment functions, along with accessory functions including temporary outdoor display and food and beverage preparation and service for on-premise consumption.

18.01.183 – "Coverage" defined. (NRS 278.020)

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

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

"Crisis care facility" means a building or part of a building which is used to provide temporary residence for persons requiring immediate emergency shelter and aid for a short period of time, including, without limitation, hostels for battered or abused adults or children, hostels for youth requiring immediate emergency, temporary shelters and hostels for elderly persons.

18.01.1875 – "Department" defined. (NRS 278.020)

"Department" means the Carson City Community Development Department.

18.01.190 – "Detached" defined. (NRS 278.020)

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

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

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

18.01.197 – "Development" defined. (NRS 278.020)

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

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

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

18.01.201 – "Director" defined. (NRS 278.020)

"Director" means the Director of the Department.

18.01.207 – "Dwelling" defined. (NRS 278.020)

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

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

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

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

"Dwelling, single-family" or "single-family dwelling" means:

1. A building used to house not more than 1 family or a group of not more than 4 unrelated persons living together and sharing a noncommercial single dwelling unit and common housekeeping facilities.

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

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

(b) If applicable, additional persons who are related to the house parents or guardians within the third degree of consanguinity or affinity.

3. A home for individual residential care.

4. A halfway house for recovering alcohol and drug abusers in which fewer than 11 persons reside.

5. Factory-built housing that has been built in compliance with the standards for single-family residential dwellings as established by the Uniform Building Code most recently adopted by the International Conference of Building Officials.

6. A manufactured home.

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

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

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

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

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

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

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

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

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

"Floor area" means the sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls and from centerline of division walls. The term:

1. Includes basement space, elevator shafts and stairwells at each floor, mechanical equipment rooms or attic spaces within headroom of 7 feet 6 inches or more, penthouse floors, interior balconies and mezzanines and enclosed porches.

2. Does not include accessory water tanks and cooling towers, mechanical equipment or attic spaces with headroom of less than 7 feet 6 inches, exterior steps or stairs, terraces, breezeways and open spaces.

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

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

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

"Fuel storage facility" means a facility primarily engaged in the bulk storage and distribution of petroleum, gasoline, fuel oil, gas or other similar flammable products in fuel storage tanks.

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

"Funeral home" means a building designed for the purpose of furnishing funeral supplies and services to the public, and includes facilities intended for the preparation of the dead human body for internment or cremation.

18.01.247 – "Gaming" defined. (NRS 278.020)

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

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

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

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

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

18.01.257 – "Grade" defined. (NRS 278.020)

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

18.01.260 – "Greenhouse" defined. (NRS 278.020)

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

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

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

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

"Halfway house for recovering alcohol and drug abusers" has the meaning ascribed to it in NRS 449.008 and means a residence that provides housing and a living environment for recovering alcohol and drug abusers and is operated to facilitate their reintegration into

the community, but does not provide any treatment for alcohol or drug abuse. The term does not include a facility for transitional living for released offenders.

18.01.270 – "Hemp" defined. (NRS 278.020)

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

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

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

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

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

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

"Home for individual residential care" has the meaning ascribed to it in NRS 449.0105 and means a home in which a natural person furnishes food, shelter, assistance and limited supervision, for compensation, to not more than two persons with intellectual disabilities or with physical disabilities or who are aged or infirm, unless the persons receiving those services are related within the third degree of consanguinity or affinity to the person providing those services. The term does not include:

1. A halfway house for recovering alcohol and drug abusers; or

2. A home in which community-based living arrangement services or supported living services are provided by a provider of such services during any period in which the provider is engaged in providing the services.

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

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

18.01.287 – "Hospital" defined. (NRS 278.020)

"Hospital" means a building designed and used for the medical and surgical diagnosis, treatment and housing of persons under the care of doctors and nurses, and supporting services such as gift shops, restaurants and laundromats. The term does not include rest homes, nursing homes, convalescent homes and clinics.

18.01.290 – "Hotel" defined. (NRS 278.020)

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

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

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

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

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

18.01.300 – "Junkyard" defined. (NRS 278.020)

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

18.01.303 – "Kennel" defined. (NRS 278.020)

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

18.01.307 – "Laboratory" defined. (NRS 278.020)

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

18.01.313 – "Laundromat" defined. (NRS 278.020)

"Laundromat" means a building or structure where coin-operated laundry machines, using water only, detergents and additives, are made available to the public for the purpose of laundry cleaning.

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

"Loading space" means a parking space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while handling merchandise or materials.

18.01.330 – "Lot" defined. (NRS 278.020)

"Lot" means a distinct parcel of land.

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

"Lot area" means that area of a horizontal plane bounded by the front, side and rear property lines including any portion of an easement which may exist within such property lines but exclusive of rights-of-way for street purposes. For the purpose of defining lot area:

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

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

3. Minimum lot area includes all common parking, landscaping and building areas within a single project site that shares such common facilities and common access for the purposes of creating building envelope parcels, condominium parcels or other similar subdivision or property within non-residential zoning districts.

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

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

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

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

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

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

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

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

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

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

18.01.353 – “Lot line” defined. (NRS 278.020)

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

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

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

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

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

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

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

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

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

18.01.370 – “Lot width” defined. (NRS 278.020)

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

18.01.373 – “Machine shop” defined. (NRS 278.020)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) Effleurage;
(b) Petrissage;
(c) Tapotement;
(d) Compressions;
(e) Vibration;
(f) Friction; and

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

2. The term does not include:

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

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

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

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

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

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

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

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

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

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

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

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

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

"Miniature golf course" means an area of land or a building, structure or premises or part thereof, operated for profit or gain as a commercial place of amusement in which facilities are provided to simulate the game of golf or any aspect of the game on a small scale. The term does not include a golf ball driving range.

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

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

18.01.433 – "Monopole" defined. (NRS 278.020)

"Monopole" means a type of mount that is self-supporting with a single shaft of wood, steel or concrete and a platform or racks for panel antennas arrayed at the top.

18.01.437 – "Motel" defined. (NRS 278.020)

"Motel" means an establishment providing sleep accommodations on a transient basis less than 28 consecutive days total with the majority of the rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

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

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

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

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

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

"Off-site parking" means parking provided for a specific use but located on a site other than the one on which the specific use is located.

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

"Off-street loading" means designated areas on a development site for the loading and unloading of cargo adjacent to buildings and not in the public right-of-way.

18.01.453 – "Office" defined. (NRS 278.020)

"Office" means a building used primarily for conducting the affairs of a business, profession, service, industry, or government and which may include ancillary services for office workers, including, without limitation, restaurants, newsstands or other minor commercial establishments.

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

"Open space" means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public use or enjoyment or for the private use and enjoyment of owners and occupants of land adjoining or neighboring the parcel or area.

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

"Open space, common" or "common open space" means land within or related to a development that is designed and intended for the common use or enjoyment of the residents of the development and their guests.

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

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

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

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

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

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

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

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

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

"Outside storage" means the use of a significant portion of a lot or area for the long-term retention, exceeding 24 hours, of materials and machinery or equipment, regardless of whether the materials, machinery or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. The term does not include new or used motor vehicle sales and rental display or accessory and incidental parking of vehicles for residents, guests, customers or employees in connection with a principal use.

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

"**Overlay zone" means a zoning district that is imposed on 1 or more underlying base zoning districts and which provides additional requirements and limitations beyond those required by the underlying zoning district.**

18.01.483 – "Pawnshop" defined. (NRS 278.020)

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

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

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

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

"Personal services" means a facility for the sale of personal services or an establishment primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, but not including personal storage. The term includes a beauty shop, permanent facial cosmetic shading, shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe-deposit boxes, travel bureau, house cleaning services, weight reduction centers and florist but excluding greenhouses.

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

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

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

"Personal storage/retail/office complex" means a mixed-use project consisting of retail or office space, and mini-storage units, where the retail or office space comprise a minimum of 60 percent of the street frontage of the lot and is constructed before or concurrently with the mini-storage units.

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

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

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

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

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

"Public right-of-way" means a strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, trail, waterline, sanitary sewer or other public utility or facility.

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

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

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

"Recreational vehicle" means any of the following:

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

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

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

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

5. A Park Model.

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

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

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

"Recreational vehicle space" means a lot or parcel of land in a recreational vehicle park or campground containing a net minimum area of 1,000 square feet for the placement of a single recreational vehicle or camping space for the exclusive use of its occupants for transient dwelling purposes, including permitted accessory uses and structures.

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

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

18.01.537 – "Restaurant" defined. (NRS 278.020)

"Restaurant" means a business establishment whose principal business is the preparing and selling of meals of packaged or unpackaged food to a customer in a ready to consume state.

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

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

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

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

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

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

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

"Senior citizen home" means a dwelling providing shelter and services for people 60 years of age or older and which may include living and sleeping facilities, meals, eating assistance, housekeeping, laundry services, dressing, room cleaning, medication reminders, nursing care, related medical services and personal care, and related services including

counseling and transportation for routine social and medical appointments. The term does not include a single-family dwelling.

18.01.557 – "Setback" defined. (NRS 278.020)

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

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

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

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

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

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

"Setback area, required" or "required setback area" means that portion of a lot which is required to be unoccupied and unobstructed from the ground to the sky between a required setback line and the property line except as otherwise provided in this title.

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

"Setback area, side" or "side setback area" means a yard area of which the width is measured between the side property line and the required side yard setback line and the depth is measured between the front yard setback line and the rear yard setback line.

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

"Sight distance area" means the area included within that triangular area between the property line and a diagonal line joining points of the edge of pavement line 40 feet from the point of their intersection or, in the case of rounded corners, the triangular area between the tangents to the curve and a diagonal line joining points on the tangent 40 feet from the points of their intersection. For the purpose of this section, tangents referred to are those at the beginning and at the end of a curve at the corner.

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

"Sight-obscuring fence or wall" means a permanent 100 percent sight-obscuring solid barrier with height of all bulk or stacked items not exceeding the highest portion of the fence or wall.

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

"Skyline area" means an area at or near the highest points of a topographic feature and which area is designated as a skyline area on the skyline area map adopted pursuant to the development standards set forth in Title 18 Appendix.

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

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

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

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

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

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

18.01.593 – “Streetscape” defined. (NRS 278.020)

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

18.01.597 – “Tattoo parlor” defined. (NRS 278.020)

"Tattoo parlor" means an establishment whose principal business activity is the placing of designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.

18.01.600 – “Temporary outdoor sales and activities” defined. (NRS 278.020)

"Temporary outdoor sales and activities" means all outdoor sidewalk sales, inventory reduction or liquidation sales, distressed merchandise sales, seasonal merchandise sales, conducted in parking areas, sidewalks, or a space not enclosed by a building. The term:

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

2. Does not include sales of recreational vehicles, vehicles, boats and similar products when conducted at their regular, permanently licensed place of business in accordance with applicable zoning district standards.

18.01.603 – “Tract sales office” defined. (NRS 278.020)

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

18.01.607 – “Transfer station” defined. (NRS 278.020)

"Transfer station" means a fixed facility where solid waste from collection vehicles is consolidated and temporarily stored for subsequent transport to a permanent disposal site. The term does not include an infectious waste incineration facility.

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

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

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

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

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

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

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

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

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

"Wastewater treatment facility" means a facility or group of units used for the treatment of industrial or domestic wastewater from sewer systems and for the reduction and handling of solids and gases removed from such waste.

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

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

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

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

18.01.633 – "Yard" defined. (NRS 278.020)

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

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

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

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

"Yard, side" or "side yard" means a yard lying between the side lot line and the main building and extending from the front yard line to the rear yard line.

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

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

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

"Yard, street side" or "side street yard" means a yard, abutting a street and lying between the street side lot line and the main building and extending from the front yard line to the rear yard line.

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

"Youth recreation facility" means an indoor or outdoor facility designed and equipped for the conduct of sports, leisure time activities and other customary and usual youth recreation activities or programs, including, without limitation, leadership programs and education and career guidance, health and life skills, arts, sports, fitness, recreation and other specialized youth programs.

SECTION 2:

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

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

[~~**18.02.005 - Short title.**~~

~~This title shall be known and may be cited in all proceedings as the Carson City Zoning Ordinance.~~]

SECTION 3:

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

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

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

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

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

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

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

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

SECTION 4:

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

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

The Director shall administer the provisions of this title.

SECTION 5:

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

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

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

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

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

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

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

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

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

SECTION 6:

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

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

1. Except as otherwise specifically provided by statute, the provisions of this title establish the minimum standards for compliance with permitted uses and shall not be construed as a limit on the power of the Board of Supervisors to establish additional restrictions on the use of real property or to withhold or revoke the issuance of any permit for the protection of the public health, welfare and safety pursuant to authority of this title, the Carson City Charter and state law.

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

SECTION 7:

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

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

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

SECTION 8:

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

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

1. There is hereby created [~~in Carson City~~] the Carson City Planning Commission pursuant to NRS 278.030.
2. In accordance with [~~NRS 278.010 to 278.630, inclusive,~~] **chapter 278 of NRS, as may be amended,** and the provisions of CCMC, the Commission shall perform all duties that are required and may exercise all powers which have been granted.
3. The Commission must be composed of seven members, **to be** appointed by the Mayor from Carson City at large with the approval of the Board as required by NRS 278.030 **and 278.040** and in accordance with the Policies and Procedures of the Carson City, Nevada Boards, Committees, and Commissions adopted by the [~~Board,~~] **Board of Supervisors,** as may be amended.
4. The term of each member is [~~four~~] **4** years, or until his or her successor takes office. A vacancy on the Commission that occurs other than through the expiration of a member's term must be filled for the unexpired term in the same manner provided in subsection 3.
5. Each member appointed to the Commission pursuant to this section must continuously reside and be registered to vote in Carson City throughout his or her term in office.
6. The members of the Commission shall elect a Chair and Vice Chair by majority vote each year. Pursuant to NRS 278.060 and subject to any additional limitations set forth in the Policies and Procedures of the Carson City, Nevada Boards, Committees, and Commissions adopted by the [~~Board,~~] **Board of Supervisors,** as may be amended, each term of Chair and Vice Chair is [~~one~~] **1** year, with eligibility for reelection.

7. A member of the Commission may be removed, after a public hearing, by a majority vote of the Board **of Supervisors** for just cause, including, without limitation, for any of the following conduct:

(a) Inefficiency;

(b) Neglect of duty;

(c) Malfeasance; or

(d) Violation of any provision set forth in the Policies and Procedures of the Carson City, Nevada Boards, Committees, and Commissions adopted by the [~~Board,~~] **Board of Supervisors,** as may be amended.

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

SECTION 9:

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

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

The Commission shall:

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

2. Adopt bylaws and rules for the transaction of business; and

3. Keep a complete record of its resolutions, transactions, findings and determinations, all of which constitute a public record and must be maintained [~~at~~] **by** the Department.

SECTION 10:

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

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

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

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

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

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

SECTION 11:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.015 (Purpose) is hereby repealed (**bold, underlined text** is added, [~~stricken~~] text is deleted) as follows:

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

[~~**18.02.015 - Purpose.**~~

~~The purpose of Title 18 is to promote the health, safety and general welfare of Carson City's citizens through implementation of Carson City's Master Plan and its elements. It is the intent of the board and the commission that regulatory decisions made pursuant to Title 18 shall promote orderly and appropriate use of land throughout Carson City and be consistent with the goals, policies, objectives and programs of the master plan and its elements.~~

~~It is the purpose and intent of the board and commission that this title promote NRS 278.010 through 278.630 inclusive and the following purposes:~~

~~1. To coordinate and ensure the execution of the Carson City master plan and its elements through effective implementation of development review requirements, adequate facility and services review.~~

~~2. To establish a system of comprehensive, consistent and equitable regulations, standards and procedures for the review and approval of all proposed land development within the city.~~

~~3. To implement the process-oriented standards located in this title.~~

~~4. To implement design-oriented standards contained in the development standards which is parallel authority to this title.~~]

SECTION 12:

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

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

[~~**18.02.020 - Administration of Title 18.**~~

~~The Carson City planning and community development director shall administer this title. For the purposes of this title, the term "director" means the director of the planning and community development department or the director's designee. The director shall determine when any application under his jurisdiction is complete.~~]

SECTION 13:

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

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

[~~**18.02.025 Jurisdiction, interpretation and application.**~~

~~The provisions and standards contained in this title, as well as the standards contained in the development standards shall be deemed to be minimum standards with which compliance is essential to the permitted uses, and shall not be construed as limiting the legislative discretion of the board to further restrict the permissive uses or to withhold or revoke permits for uses when the protection of the public health, morals, safety, welfare and residential neighborhoods is necessary. Title 18 ordinance requirements and corresponding development standards ordinance requirements shall apply to all properties within Carson City.~~

~~1. When this title imposes a greater restriction upon the use of land, or upon height, bulk, location or use of buildings than is required by existing provisions of law or by private covenant or other restriction, the provisions of this title shall prevail. Private covenants or deed restrictions which impose more restrictive conditions than herein contained are not superseded by this title.~~

2. Rules of Interpretation. In interpreting the language of this title, the rules set out in this subchapter shall be observed unless the interpretation would be inconsistent with the expressed language of this title.

3. Text Controls. In case of any conflict between the text of this title and any figure, the text shall control.

4. Computation of Time. The time within which an act is to be performed shall be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday or legal holiday the period runs until the next day which is not a Saturday. Sunday, or legal holiday. The following time-related words shall have the meanings ascribed below:

"Day" means a calendar day unless otherwise stated.

"Week" means seven (7) calendar days.

"Month" means one (1) calendar month.

"Year" means a calendar year, unless a fiscal year is indicated.

5. Other Clarifications.

a. Headings. The headings contained in this title are for convenience only and do not limit or modify the intent or meaning of the provisions.

b. Tense. Unless clearly indicated to the contrary, words used in the present tense shall include the future, words used in the plural shall include the singular, words used in the singular shall include the plural and words of one gender shall include the other.

c. Use of Certain Words. The words "shall," "must," and "will" are always mandatory. The term "may" is discretionary. Words and phrases shall be construed according to the common and approved usage in the language, except for technical words and phrases that may have acquired a peculiar and appropriate meaning.

d. Conjunctions. Unless the context clearly indicates the contrary, conjunctions shall be interpreted as follows:

"And" indicates that all connected items or provisions apply; and

"Or" indicates that the connected items or provisions may apply singularly or in any combination.

6. Delegation of Authority. Whenever reference is made to the head of a department or to some other city officer or employee, the reference shall be construed as authorizing the head of the department or

~~other officer to designate, delegate to and authorize subordinates to perform the required act or duty, unless expressly provided otherwise.~~

~~7. Amendments to this title may create nonconforming uses. In this instance, standards from the previous code still apply to property made nonconforming by the amended code. All applications and permits that have been filed and are in process of review and approval, or when construction is occurring at the time of zoning changes to this title, will be reviewed and approved under the terms of the previous Title 18 in effect at the time of application.~~]

SECTION 14:

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

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

[~~**18.02.030 Enforcement.**~~

~~It is unlawful for any person, firm or corporation, whether as a principal, agent, employee, or otherwise (hereinafter referred to as "party"), to construct, build, convert, alter, erect maintain a building, structure or any use of property, equipment, or operation in violation of a provision of this title. Any use contrary to this title is a misdemeanor offense as defined in Title 1 (Misdemeanor Declared) and a public nuisance. The following procedure shall apply to enforce the provisions of this title:~~

~~1. In the event of a violation of this title, the director may deliver to any party in violation of this title an order to comply with the provision of this title in a time period up to thirty (30) days from the issuance of the order to comply at the director's discretion.~~

~~2. Upon failure of any party in violation of this title to comply with the order described above, the director is authorized and empowered to prepare, sign, and serve a criminal misdemeanor citation for said violation. A party is guilty of a separate offense for each and every day which such violation of this title or failure to comply with any order is committed, confined, or otherwise maintained.~~

~~3. The director may also refer notice of such violation to the district attorney for commencement of action to abate, remove and enjoin such violation as a public nuisance and a criminal action in the manner provided by law.~~

~~4. The conviction and punishment of any person under this section shall not relieve such person from the responsibilities of correcting the nuisance.~~]

SECTION 15:

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

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

1. [~~Application Deadline.~~] An application for [~~a variance, a special use permit, a zoning map amendment, a master plan amendment, zoning code amendment, an abandonment of street or easement, an amendment to this Title, a tentative subdivision or PUD map, or an appeal of an administrative decision shall~~] **the following items must** be **submitted on a form prescribed by the Department and** filed with the [~~director no~~] **Director not** later than 12:00 p.m. on the Thursday of the sixth week [~~prior to the planning commission~~] **preceding the Commission** meeting at which the application [~~will be heard.~~

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

(a) A variance.

(b) A special use permit.

(c) A zoning map amendment.

(d) A zoning code amendment.

(e) A master plan amendment.

(f) A tentative subdivision map.

(g) A tentative planned unit development.

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

2. Not more than 10 business days after the [~~commission or board application deadline, the director~~] **receipt of an application pursuant to subsection 1, the Director or his or her designee** shall determine whether the application is complete and [~~forward~~] **provide to the applicant** written notice [~~to the applicant~~] of the determination. If [~~it is determined that the~~] **a determination is made that the** application is not complete, the written notice [~~shall specify the application's deficiencies~~] **must specifically identify any deficiency** and describe the additional information [~~required. The director shall~~] **that is required to be submitted to complete the application. The Director or his or her designee may** take no further action on [~~the~~] **an incomplete** application [~~unless the deficiencies are remedied. An incomplete application shall only be scheduled for commission or board review upon the submittal of a complete application pursuant to the provisions of this section.~~] **, including, without limitation, the scheduling of any hearing before the Commission or Board of Supervisors.** An application may only be scheduled for [~~planning commission review~~] **a hearing at the next meeting of the Commission or Board of Supervisors, as applicable,** if the [~~director deems the application complete no~~] **Director or his or her designee determines that time is of the essence and the application was**

complete and received not later than 12:00 p.m. [~~33 days prior to the planning commission meeting. If the director fails to make a determination of completeness within three working days after the commission or board application deadline without the written concurrence of the applicant, the application is deemed complete.~~] **on the thirty-third day preceding the meeting.**

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

4. A determination of completeness [~~shall not constitute~~] **must not be construed as** a determination of compliance with **any** other [~~requirements~~] **requirement** of this title or NRS.

[~~3. Processing of an Application. Following the determination of completeness of an application, the applicant shall tender the application fee. The director shall review the application and prepare a report for the commission or board, as applicable, recommending approval, conditional approval, denial, or continuance for re-design. The director shall schedule the application for public hearing within the time and in the manner required by this title, NRS, and administrative guidelines.~~

~~4. Official Filing Date. The time for processing and acting on commission and board applications as established by NRS or this title shall commence on the date that the application is deemed complete and the fees are paid. Material modifications of any application by the applicant following the filing of the application shall reestablish the time for processing and acting on the application upon the director's determination that the modified application is complete.~~]

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

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

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

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

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

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

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

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

(c) Upon request of the applicant.

8. An applicant may withdraw an application from further review at any time by notifying the Director or his or her designee in writing. If an application is withdrawn before publication of the notice of public hearing, the Director may, but is not required to, refund

all or a portion of the fees remitted, if any, based on an assessment of time spent and work performed by Department staff.

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

SECTION 16:

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

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

[~~A second or subsequent application substantially similar to the first for a variance, special use permit, zoning map amendment, zoning code amendment or master plan amendment shall not be submitted for review within one year of the first application's denial by the commission or board with respect to that parcel or any portion of that parcel under the same ownership or if ownership changes unless the director determines that the subsequent application is substantially different such that the facts supporting the previous denial from the commission or board no longer exists.~~

~~Where the holder of an application for a development approval wishes to file a subsequent application for a project which is~~] **1. Except as otherwise provided in this subsection, if an application that was submitted pursuant to CCMC 18.02.035 has been denied, a subsequent application for the same parcel or any portion of the parcel may not be submitted for a period of 1 year from the date of denial. This limitation does not apply to a subsequent application that is** substantially different from the [~~first project, the new development application shall supersede the previous development application, and the applicant shall state on his application that, upon approval by the commission of the subsequent application, he requests review and action to approve the withdrawal of the first development approval.~~] **previous application, as determined at the sole discretion of the Director or his or her designee.**

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

SECTION 17:

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

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

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

1. [~~The commission shall, in accordance with this section, provide written notice of any public hearing which is scheduled to consider:~~

~~a. An application for a variance, special use permit, zoning map amendment, tentative map, planned unit development map, master plan amendment such as a land use map amendment or element text amendment, appeal of administrative decision or commission decision, or appeal of an administrative permit.~~

~~b. An application for a right-of-way abandonment.~~

~~c. An appeal of a decision pursuant to section 18.02.060.~~

~~2. Every notice required by this section must:~~

~~a. Indicate the date, time, location and purpose of the public hearing;~~

~~b. Indicate, whenever applicable, the existing zoning designation of the application property and the proposed zoning change;~~

~~c. Include a description of the general location of the property that is owned by the person to whom the notice is delivered;~~

~~d. Include a reference to the application property or the proposed right-of-way abandonment, as applicable; and~~

~~e. Not less than 10 days before the date of the hearing, be published in a newspaper of general circulation in Carson City and delivered by regular first class mail to the persons described in subsection 3 or 4, as applicable.~~

~~3. A notice required by paragraph (a) or (c) of subsection 1 must be provided to:~~

~~a. The applicant or the appellant, as applicable.~~

~~b. The following persons, as shown on the most recent equalized assessment rolls whose properties are located within the applicable radius as measured from the perimeter boundaries of the application property:~~

~~(1) If the application property is one acre or less in size, every owner of record of property and every tenant of a mobile home park which is located within 300 feet of the application property;~~

~~(2) If the application property is larger than one acre and less than 40 acres in size, every owner of record of property and every tenant of a mobile home park which is located within 600 feet of the application property;~~

~~(3) If the application property is 40 acres or larger in size, every owner of record of property and every tenant of a mobile home park which is located within 900 feet of the application property; and~~

~~(4) If the owners of record of the properties described in subparagraphs (1), (2) and (3) of this paragraph comprise less than 30 unique property owners, such additional owners of record of properties that are located nearest in proximity to the application property as are necessary to comprise 30 unique property owners.~~

~~4. A notice required by paragraph (b) of subsection 1 must be provided to:~~

~~a. The applicant.~~

~~b. Every owner of record of property that abuts upon the proposed right-of-way abandonment which is the subject of the application to be considered at the public hearing.~~

~~5. As used in this section, "application property" means property, other than a proposed right-of-way abandonment, that is the subject of an application to be considered at a public hearing of the commission.~~] **Except as otherwise provided in this section, notice of the time and place for a public hearing relating to a zoning regulation, restriction or boundary, or an amendment thereto, must be made in the manner prescribed by NRS 278.260.**

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

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

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

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

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

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

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

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

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

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

SECTION 18:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. In considering a request for a zoning map amendment, the Commission or the Board of Supervisors, as applicable, may determine that other property not included in the request is appropriate for inclusion in the zoning map amendment and require the Director or his or designee to submit a separate request for an amendment to that effect.

SECTION 19:

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

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

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

2. The proposed use for the property must be:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 20:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 21:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 22:

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

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

1. The Commission may, upon its own motion, or after the receipt of a sworn complaint from any person or information from the Director, require the Director to investigate whether grounds exist for the reexamination, suspension or revocation of a special use permit or variance. The Director must, upon direction from the Commission to investigate, notify in writing the owner of the property which is the subject of the investigation that an investigation has been initiated.

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

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

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

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

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

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

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

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

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

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

(d) Revoke the special use permit or variance.

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

(a) Must be made in writing.

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

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

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

SECTION 23:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION 24:

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

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

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

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

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

SECTION 25:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) Is final; and

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

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

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

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

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

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

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

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

14. The approval of an administrative permit may be revoked or reexamined by the hearing examiner in substantially the same manner as provided for the revocation or

reexamination of a special use permit or variance as set forth in subsection 6 of CCMC 18.02.0454.

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

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

SECTION 26: DELETED.

SECTION 27:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0460 (Vacation or abandonment of public right-of-way; standard condition of approval) as follows:

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

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

SECTION 28:

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

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

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

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

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

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

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

5. The submittal of a final map must include:

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

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

6. All final maps must contain the following statement:

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

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

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

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

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

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

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

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

12. Before the recordation of the final map for any phase of a project, the improvements associated with each phase must be fully constructed and approved by the City or secured by providing the City with a proper surety in the amount of 150 percent of the engineer's cost estimate for the improvements. Upon acceptance, the developer must provide the City with a proper surety in the amount of 10 percent of the engineer's cost estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work not more than 1 year after the date of acceptance by the City.

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

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

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

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

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

SECTION 29:

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

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

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

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

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

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

SECTION 30:

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

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

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

1. All parcel maps must contain the following statement:

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

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

(a) The zoning district designation for the parcel.

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

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

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

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

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

SECTION 31:

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

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

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

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

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

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

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

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

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

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

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

SECTION 32:

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

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

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

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

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

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

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

(a) Mobile home and manufactured home parks.

(b) Recreational vehicle or "RV" parks.

(c) Campgrounds.

(d) Multi-family residential developments.

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

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

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

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

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

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

5. City staff who are required to attend a major project review meeting pursuant to subsection 4 shall, in consultation with the applicant if necessary, identify any deficiencies or

other concerns relating to the project that is the subject of the application, provide alternative design considerations whenever appropriate and make other determinations or recommendations as applicable.

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

SECTION 33:

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

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

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

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

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

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

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

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

4. A master plan amendment may be initiated by:

(a) The Commission pursuant to a resolution.

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

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

5. A master plan amendment may be initiated to:

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

(b) Revise the text of an element; and

(c) Adopt a new element.

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

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

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

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

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

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

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

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

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

(d) A financing plan for proposed infrastructure;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) A description of the amendment or element;

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

(c) The votes of the Commission members;

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

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

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

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

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

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

Board of Supervisors modifies a recommendation from the Commission, the Board of Supervisors will refer the matter back to the Commission for reconsideration and the Commission shall:

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

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

21. After the report described in paragraph (a) of subsection 20 is referred to the Board of Supervisors, the Board of Supervisors will hold not less than one public hearing at which time final action may be taken.

22. A master plan amendment or element is effective immediately upon a vote of the Board of Supervisors finding that the proposed master plan amendment or element conforms to the master plan.

SECTION 34:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.02.0466 (Master plan amendments and elements; effect of denial) as follows:

18.02.0466 – Master plan amendments and elements; effect of denial. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.150 to 278.246)

If a proposed master plan amendment or element is not adopted by the Board of Supervisors pursuant to CCMC 18.02.0455, the same or similar proposal may not be considered for a period of 1 year after the date on which the Board of Supervisors did not adopt the amendment or element.

SECTION 35:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.050 (Review) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.050 – [~~**Review.**~~] **Notice of decisions. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)**

1. [~~The board and the commission in reviewing and judging the merit of a proposal for a variance, special use permit, zoning map amendment, master plan amendment, zoning code amendment, master plan element or abandonment shall find that the regulations and standards in this title or state law are met.~~

~~2. The commission and the board, after reviewing a proposal and taking public testimony~~,] **The Commission and the Board of Supervisors** shall reduce [~~their respective recommendations and decisions~~] to writing **each determination that is made on a proposal or application that is considered in a public hearing pursuant to this title** and [~~shall~~] include therein [~~the recommendation or decision in a concise and explicit~~] **a clear** statement of [~~the evidence.~~] **any evidence in support of the determination.**

2. A copy of the [~~commission's and board recommendation and decision~~] **notice of decision described in subsection 1** must be mailed by certified mail or hand delivered to the [~~applicant.~~] **applicant or, upon mutual agreement of the parties, sent by electronic mail.** The applicant must sign the notice of decision and return [~~the notice of decision to the planning and community development department within 21 working days of receipt.~~] **it to the Department not later than 21 days after the date of receipt.** A copy of [~~this recommendation and decision shall be forthwith placed in the planning and community development department files as a record of the commission's and board decisions. Failure of the~~] **the notice of decision must also be kept in the Department as a record of all Commission and Board of Supervisors decisions. The failure of an** applicant to return [~~the~~] **a** notice of decision within the [~~required timeframe~~] **prescribed time** may be cause to place the [~~application on the next commission~~] **matter on the next meeting** agenda **of the Commission** for further review.

[~~3. The board shall have the power to review the recommendations and decisions of the commission and by majority vote may affirm, deny, modify or return the recommendations or decisions to the commission for further consideration.~~]

SECTION 36:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.052 (Hearing examiners) is hereby repealed (**bold, underlined text** is added, [~~stricken~~] text is deleted) as follows:

18.02.052 [~~**Hearing examiners.**~~] **Replaced in revision by CCMC 18.02.0457.**

[~~**18.02.052 Hearing examiners.**~~

~~1. Appointment. A hearing examiner shall be appointed by formal action of the board and must meet the qualifications as established in NRS 278.263.~~

~~2. Compensation. The hearing examiner is entitled to no extra compensation for the hearing examiner duties.~~

~~3. Powers and Duties. The hearing examiner shall have the following power and duty to study, review, approve, disapprove or approve with conditions applications for all proposed work at hearings.~~

~~4. Procedure.~~

~~a. All hearings conducted by the hearing examiner in Title 18 must be at a meeting for which notice is given in accordance with the state open meeting law contained in NRS.~~

~~b. Notice of a hearing to be sent by U.S. Mail and to be consistent with Title 18 (Notice of Commission Hearings).~~

~~c. An audio recording of the hearing must be made and copies of the tapes must be made available.~~

~~d. The hearing examiner shall produce his decision in writing within ten days from the hearing.~~

~~5. Decision. Where Title 18 indicates the hearing examiner process may be used, the decision of the hearing examiner is final unless appealed in accordance with Title 18 (Appeals).~~]

SECTION 37:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.055 (Fees and service charges) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.055 – Fees and service charges. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

[~~Before accepting any application required by this title, fees adopted by the board, including service charges, shall be charged, collected and deposited [with the planning division of the development service department. A fee sheet is available to the general public at the main desk of the planning division.~~

~~1.~~] **1. Except as otherwise provided in this subsection, the following fees and service charges apply to all applications, reviews and other processing functions as set forth below, and must be charged against and collected in full from an applicant and made payable to Carson City for deposit with the Department before staff may commence any work. The fees and service charges do not apply to any matter that is requested or initiated by the**

Commission or Board of Supervisors. A hard copy of the following fees and service charges must be maintained at the Department.

Zoning Application Fees:

Administrative Permit	$750.00 + $60.00/hr over 10 hours
Appeal	$250.00 + $60.00/hr over 4 hours
Zoning Map Amendment	$2,450.00
Continuance	$600.00
Historic Resources Review	No Charge
Major Project Review	No Charge
Master Plan Amendment	$3,050.00
Minor Variance	$500.00 + $60.00/hr over 4 hours
Mobile Home Park Review	$2,300.00
Recreational Vehicle Park Review	$2,300.00
Special Use Permit—Minor (conditional uses or height use permit within any residential zoning district)	$2,200.00
Special Use Permit—Major (all special use permits not considered minor)	$2,450.00
Temporary Use Permit	$750.00
Variance	$2,150.00

Zoning Code Amendment	3,250.00

[~~2.~~] Division of Land Fees [~~Pursuant to Title 17.~~] **:**

Development Agreement	$1,800.00
Development Agreement Amendment	$800.00
Land Division Map	$750.00
[~~Land Division Map Recording~~]	[~~$50.00 for the 1st sheet + $10.00 for each additional sheet (NRS 278.4725)~~]
Lot Line Adjustment or Deletion	$500.00 + $60.00/hr over 4 hours
Parcel Maps	$2,750.00
[~~Parcel Map Recording~~]	[~~$17.00 for the 1st sheet + $10.00 for each additional sheet (NRS 278.468)~~]
Plat Amendment	$2,550.00
Planned Unit Development—Tentative	$3,450.00
Planned Unit Development—Final Map	$3,550.00 per Phase
[~~Planned Unit Development—Final Map Recording~~]	[~~$50.00 for the 1st sheet + $10.00 for each additional sheet (NRS 278A.570)~~]
Subdivision—Tentative	$3,500.00
Subdivision—Final	$1,800.00 per Phase
~~Subdivision Map Recording~~	[~~$50.00 for the 1st sheet + $10.00 for each additional sheet (NRS 278.450)~~]

[~~Merger and Re-subdivision - Same as applicable Parcel Map, Subdivision Map or Planned Unit Development~~]	[~~See fees above~~]

[~~3.~~] General Planning Division [~~Fees.~~] **Fees:**

Manufactured Home in Single Family Zoning	$500.00
Modification to Zoning or Division of Land Approvals	75% of Current Application Fee
Private Activity Bond Volume Cap Allocation/Review of Application	$500.00
Public Utility Easement Abandonment	$1,850.00
[~~Research Fee~~]	[~~Per City Policy~~]
Right-of-Way Abandonment	$2,450.00
Time Extension, [~~Administrative*~~] **Director***	$100.00
Time Extension, [~~Public Hearing*~~] **Commission***	$600.00

*Not applicable to Development Agreements.

[~~4. All fees are non-refundable except for recording fees when there is no actual recording.~~

~~5. Unless a continuance is requested by the planning commission or board of supervisors with the applicant's concurrence, a continuance of a planning commission agenda item to a later meeting is subject to the following:~~

~~(a) Any application that has been placed on the published agenda for the planning commission or board of supervisors, and which is required by the applicant to be continued after the posting of the notice of public hearing, shall pay the fee listed above.~~

~~(b) The requests for continuances shall be granted or denied by the planning commission or board of supervisors at the time set for consideration of the application. If the request for continuance is denied, the fee shall be refunded and the hearing conducted in accordance with the posted agenda.~~

~~6. No part of a filing fee will be refunded in the event that an application is not approved.~~

~~7. All application costs shall be paid in US cash or by check payable to Carson City.~~]

2. Except as otherwise provided in subsection 8 of CCMC 18.02.035, no portion of any fee or service charge collected pursuant to subsection 1 is refundable to an applicant after deposit with the Department. The Department shall not charge an applicant any fee for a continuance on a matter if the continuance is requested by the Commission or the Board of Supervisors.

SECTION 38:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.057 (Appeals to Commission; procedure; standing) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.057 - Appeals to Commission; procedure; standing. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.3195)

1. Except as otherwise provided in CCMC 18.12.090 for the transfer of an entitlement certificate, a person who is aggrieved by an administrative decision of the [~~director~~]**Director** may, not later than before the close of business on the tenth day after the date on which the written notice of decision is filed with the [~~clerk-recorder,~~] **Clerk-Recorder,** file an appeal to the [~~commission~~] **Commission** in the same manner as is prescribed by CCMC 18.02.060 for the filing of an appeal to the [~~board of supervisors.~~] **Board of Supervisors.**

2. In computing the period prescribed in subsection 1:

(a) The day on which the written notice of decision is filed with the [~~clerk-recorder~~] **Clerk-Recorder** is excluded from the computation; and

(b) The last day of the period is included in the computation, except that if the last day falls on a Saturday, Sunday, legal holiday or holiday proclaimed by the governor or on a day on which the [~~department~~] **Department** is not open for the conduct of business, the period is extended to the close of business on the next business day.

3. For purposes of this section, a person is deemed to be aggrieved by a decision if the person:

(a) Submitted an application for a property pursuant to the provisions of this title which was denied by the decision; or

(b) Appeared, in person, through an authorized representative or in writing, before the [~~department or director~~] **Department or Director** and who satisfies one of the following conditions:

(1) Received, or should have received, a notice of public hearing required by CCMC 18.02.045; or

(2) Resides in Carson City or possesses a right in real property or a lawful business located in Carson City.

SECTION 39:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.060 (Appeals to Board of Supervisors: procedure; standard of review; standing) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.060 - Appeals to Board of Supervisors: procedure; standard of review; standing. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.3195)

1. A person who is aggrieved by a decision of [~~the~~] **a** hearing examiner, the HRC, the Growth Management Commission or the [~~commission~~] **Commission** may, not later than before the close of business on the tenth day after the date on which the written notice of decision is filed with the [~~clerk-recorder,~~] **Clerk-Recorder,** file an appeal to the [~~board of supervisors.~~] **Board of Supervisors.**

2. In computing the time prescribed in subsection 1:

(a) The day on which the written notice of decision is filed with the [~~clerk-recorder~~] **Clerk-Recorder** is excluded from the computation; and

(b) The last day of the period is included in the computation, except that if the last day falls on a Saturday, Sunday, legal holiday or holiday proclaimed by the governor or on a day on which the [~~department~~] **Department** is not open for the conduct of business, the period is extended to the close of business on the next business day.

3. An appeal must be submitted on a form prescribed by the [~~department~~] **Department** and be accompanied by the required fee for filing an appeal as set forth in CCMC 18.02.055. The form must include, without limitation:

(a) The name and signature of the person who is aggrieved.

(b) The mailing address, electronic mail address and telephone number of the person who is aggrieved.

(c) If the form is submitted through an authorized representative of the person who is aggrieved, the mailing address, electronic mail address and telephone number of the authorized representative.

(d) The complete street address of the property that is the subject of the appeal.

(e) A complete description of the project that is the subject of the appeal.

(f) The date on which the written notice of decision which is the basis of the appeal was filed with the [~~clerk-recorder.~~] **Clerk-Recorder.**

(g) A clear and concise statement of the specific issue of fact or law raised on appeal.

4. If a form that is submitted pursuant to subsection 3 is deemed incomplete or deficient in any material respect by the director, the [~~director~~] **Director** must make a reasonable attempt to notify the person who submitted the form of the incompleteness or deficiency. A person may submit an amended form without incurring an additional fee for filing an appeal. The failure of a person to submit a completed form in the time prescribed shall constitute a forfeiture of any right to appeal under this section. The time to complete or otherwise amend a submitted form:

(a) Tolls any limitation in which a public hearing on the appeal must be heard until such time a completed form is submitted.

(b) Does not toll any limitation in which a completed form must be submitted.

5. A form that is submitted pursuant to subsection 3 may be accompanied by supporting material as evidence for the appeal. Except as otherwise provided in subsection 6, supporting material must be substantially related to an issue of fact or law that was previously considered in the issuance of the decision that is the basis of the appeal.

6. A new issue of fact or law that is raised on appeal and which was not previously considered in the issuance of the decision that is the basis of the appeal may be introduced if the person who is aggrieved submits with the form:

(a) Supporting material substantially relevant to the new issue of fact or law; and

(b) Proof that the supporting material was not available at the time the decision which is the basis of the appeal was issued.

7. If a new issue of fact or law is properly introduced during an appeal in accordance with subsection 6, the [~~board of supervisors~~] **Board of Supervisors** may remand the matter of the appeal to the person or entity from which the notice of decision was issued for further consideration.

8. If more than one appeal concerning the same decision is filed pursuant to this section, the appeals may be consolidated. A decision to consolidate appeals is at the sole discretion of:

(a) The mayor, if the appeal is before the [~~board of supervisors.~~] **Board of Supervisors.**

(b) The hearing examiner or the chair of the entity, as applicable, if the matter of the appeal has been remanded for further consideration pursuant to subsection 7.

9. Unless a different period is required by statute, the person or entity before which an appeal must be heard pursuant to this section shall hold a public hearing and issue a decision on the appeal not more than [~~sixty (60)~~] **60** days after the date on which a completed form is submitted pursuant to subsection 3.

10. The standard of review for an appeal before the [~~board of supervisors~~] **Board of Supervisors** is an abuse of discretion standard. In issuing a decision, the [~~board of supervisors:~~] **Board of Supervisors:**

(a) May affirm, modify or reverse the decision which is the basis of the appeal; and

(b) Will be guided by the statement of purpose underlying the regulation of the improvement of land expressed in NRS 278.020.

11. A decision of the [~~board of supervisors~~] **Board of Supervisors** is a final decision for the purpose of judicial review.

12. Notice of an appeal that is filed pursuant to this section must be provided in accordance with CCMC 18.02.045.

13. For purposes of this section, a person is deemed to be aggrieved by a decision if the person:

(a) Submitted an application for a property pursuant to the provisions of this title which was denied by the decision; or

(b) Appeared, in person, through an authorized representative or in writing, before the person or entity from whom the decision which is the basis of the appeal was issued and who satisfies one of the following conditions:

(1) Received, or should have received, a notice of public hearing required by CCMC 18.02.045; or

(2) Resides in Carson City or possesses a right in real property or a lawful business located in Carson City.

14. As used in this section, "abuse of discretion" means, in relation to the issuance of a notice of decision, a decision that is:

(a) Arbitrary;

(b) Capricious; or

(c) Based on a conclusion that is not supported by substantial evidence.

SECTION 40:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.065 (Administrative abandonment of public utility, easements.) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.065 [~~**Administrative abandonment of public utility easements.**~~] **Replaced in revision by CCMC 18.02.0456.**

[~~**18.02.065 Administrative abandonment of public utility, easements.**~~

~~For the purposes of this section a "public utility easement" is an easement obtained by Carson City or a public utility which is owned or controlled by Carson City and which runs in favor of the city. Pursuant to NRS 278.480(10) and through the use of the procedure contained in this section, a public utility easement may be abandoned without a hearing of the board or the commission. The owner of property who seeks abandonment of a public utility easement involving his or her property shall file an application in writing with the planning and community development department on the forms required by that department. The application shall also include a legal description and exhibit prepared and signed by a surveyor licensed in the state of Nevada unless the city engineer waives the requirements of retaining a state licensed surveyor for the preparation of the documents. The director of the planning and community development department, or his or her designee, may issue a written order abandoning a public utility easement after:~~

~~1. Receiving a complete application;~~

~~2. Obtaining the written approval of the city engineer or his or her designee, and the utilities director or his or her designee; and~~

~~3. Determining the subject public utility easement is no longer necessary or useful to Carson City. The abandonment of a public utility easement pursuant to this section does not affect an easement held by a private utility company even if such private utility easement was created by the same instrument or it has the same legal description, and also does not affect an easement held by the public as distinguished from an easement held by Carson City or a public utility owned or~~

~~controlled by Carson City. A decision of the director made under this section may be appealed in the manner provided for in Title 18 (Administrative Procedures).~~]

SECTION 41:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.070 (Master plan) is hereby repealed (**bold, underlined text** is added, [~~stricken~~] text is deleted) as follows:

18.02.070 [~~**Master plan.**~~] **Replaced in revision by CCMC 18.02.0465 and 18.02.0466.**

[~~**18.02.070 Master plan.**~~

~~1. Purpose. The purpose of this subchapter is to provide for the adoption of Carson City's master plan and amendments to the master plan.~~

~~2. Adoption of Master Plan. The commission shall prepare and adopt a comprehensive, long term master plan for the physical development of Carson City. This plan shall be known as the city's master plan and must be so prepared that all or portions thereof may be adopted by the board as the basis for the development of the city for a set, reasonable period of time pursuant to NRS 278.150.~~

~~3. Elements of the City's Master Plan. The master plan, along with accompanying charts, drawings, diagrams, schedules and reports, may include, but is not limited to, the subject matter as are appropriate for the city and as may be the basis for the physical development thereof as stated under NRS 278.160, as amended from time to time by the Nevada Legislature.~~

~~The commission may prepare and adopt all or a portion thereof of the master plan for all or any part of the city pursuant to NRS 278.170.~~

~~The commission shall, during the formation of plans for community design and public buildings, notify the school district's governing body to consider the preparation of such plans and to adequately and properly locate school sites.~~

~~4. Interest in Master Plan. The commission shall endeavor to promote public interest in and understanding of the city's master plan and regulations relating thereto. As a means of furthering the purpose of the master plan, the commission shall make annual recommendations to the board for the implementation of the master plan. It also shall consult and advise with public officials, agencies and citizens to implement such plans.~~

~~Pursuant to NRS 278.190, subsection 3, the commission members and employees, in the performance of their functions, may enter upon any land and make examinations and surveys.~~

~~Furthermore, pursuant to subsection 4, the commission shall have power as may be necessary to enable it to fulfill its function and carry out the provisions of this title and NRS 278.010 to 278.630, inclusive. The city's master plan shall be, but is not limited to, a map, together with such charts, drawings, diagrams, schedules, reports, ordinances, or other printed or published material, or any one or a combination of any of the foregoing as may be considered essential to the purpose of carrying out this title and NRS 278.010 to 278.630, inclusive.~~

~~5. Implementation of City's Master Plan by the board. Whenever the board has approved the commission's adopted master plan or a part thereof, the board shall, upon recommendation of the commission, determine a reasonable and practical means for implementing the master plan or a portion thereof. The master plan will serve as a pattern and guide for that kind of orderly physical growth and development of Carson City which will cause the least amount of natural resource impairment and will conform to the adopted population/growth management plan, as a basis for the efficient expenditure of funds thereof, relating to the subject elements of the master plan. After recommendation from the commission, the board may adopt and use procedures as may be necessary for the implementation of this title.~~

~~6. Requirements for Application.~~

~~a. Initiation of Amendments. A master plan amendment may be initiated by the board of commission through resolution. An owner of real property may initiate an amendment for their property through an application filed with the director. A master plan amendment may also be initiated by the property owner if the property owner has entered into escrow with a buyer for purchase of the property with an expiration date of less than the period of time remaining before the next regular master plan review period.~~

~~b. Master Plan Elements may be initiated by the Board of Supervisors or Planning Commission.~~

~~c. Types of Applications. There are 3 types of applications for master plan amendments. The first type is an amendment to the land use map of the land use element. The second type of amendment is to revise the text in the various master plan elements. Applications for revisions to the text within master plan elements by the commission and board can be submitted at any time in the year. The third type of amendments to the city's master plan is adoption of a new master plan element.~~

~~d. Timing of Amendments. The city's master plan land use map may be amended by the board no more than 4 times per year. Applications or resolutions for master plan amendments shall only be accepted during the planning commission submittal dates in January, April, July, and October for review by the planning commission at its regular meeting the following month. Master plan elements or other master plan text amendments may be submitted in any month during the calendar year for adoption.~~

~~e. Frequency of Amendment. Only the board or commission may initiate an amendment of the master plan for a parcel within 12 months after an amendment on that parcel has been approved or denied.~~

f. Completeness. No master plan amendment or element shall be processed until the information necessary to review and decide upon the proposed master plan amendment or element is deemed complete by the director.

7. Review Procedures. The commission shall review a master plan amendment or element in conformance with this section.

a. General Provisions. The commission shall conduct at least 1 public hearing with notification for the purpose of receiving oral and written evidence relative to the application. The evidence shall be reviewed to determine if the proposed amendment or element is consistent with existing goals, objectives, policies and action programs of the master plan. The commission shall approve, modify, or deny the application based on the results of this review.

b. Specific Plan. A specific plan may be submitted as part of a master plan amendment. A specific plan will allow for more precise implementation of the master plan by requiring or permitting review of large scale planning issues in order to protect the natural environment, ensure compatible uses, conserve energy, achieve coherent and diverse development patterns, and ensure that roads and other infrastructure are or will be adequate to serve new development. As a minimum, all specific plans shall include:

(1) The distribution, location and extent, density and general intensity of land uses, including open space (including a land use plan map and associated text);

(2) The distribution, location and extent of major infrastructure systems to address transportation, sewage, water, drainage, solid waste and other essential services;

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

(4) A financing plan for proposed infrastructure;

(5) A handbook containing guidelines, performance standards and other criteria including zoning standards and CC&Rs, if applicable, by which development will proceed;

(6) Performance standards for the protection and conservation of natural resources including floodways, wildlife, soils, topography, geology and hillsides/slopes;

(7) Performance standards to achieve the goals and objectives of the master plan;

(8) Where adjacent land uses are not compatible (according to the adopted master plan showing friction areas), appropriate performance standards for transition zones for buffering, screening and open space to protect adjacent uses;

(9) Other requirements including development agreements as deemed appropriate by the director. The specific plan designation shall apply to areas with 10 acre minimum combined land area as designated on the master plan land use map. The specific plan designation shall not be used as the

basis for development proposals unless and until a specific plan for the area is approved and adopted by the board. All discretionary permit applications submitted must be consistent with the applicable specific plan provisions, however, should a property owner in the specific plan designation desire to develop, prior to adoption of a specific plan, then an amendment to change the land use designation from specific plan to another land use will be required before the development proposal is approved by Carson City. However, should an area not be designated on the master plan land use map as a specific plan, it may be requested for specific plan designation accompanying a master plan amendment application. In such case the specific plan designation will be determined by the commission with recommendation by the director.

(10) All other code standards as required by Title 18 are applicable to the specific plan process.

c. Concurrent Processing of Applications. If a proposed project requires more than 1 application under the provisions of this title, the applications may be filed at the same time and processed concurrently.

d. Time Period for Hearing. Public hearings conducted by the commission shall be initiated within forty-five (45) days from the date the resolution was adopted or the complete application was accepted.

e. Time Period for Action. The commission may take action on the proposed master plan amendment or element at the conclusion of the public hearing, but shall take action no later than 90 days after the resolution was adopted or the complete application was accepted. An extension of time for commission action may be granted if mutually agreed upon between the applicant and the commission.

8. Notice for Master Plan Amendments or Elements. Notice for all master plan amendments or elements shall be given in accordance with the provisions of this section and NRS 278.210. If a master plan element contains specific development plans, then notice in addition to this section as well as NRS 278.210 shall be accomplished, and furthermore, noticing of the specific development site shall be in accordance with the provisions of NRS 278.315(3) and CCMC 18.02.045 (Notice of Commission Hearings).

a. Amendment Not Affecting Boundaries. A proposed master plan amendment that does not change the boundaries of the land use categories of the land use plan map, e.g. text change, shall not require property owner noticing as set forth in Title 18 (Notice).

9. Commission Action. The commission may take action to adopt or deny the master plan amendment or element request. An action to adopt the master plan amendment or element shall be by resolution of the commission carried by the affirmative votes of not less than 2/3 of the total membership. The resolution shall refer expressly to the maps, descriptive matter, text or other matter intended by the commission to constitute the amendment or element. Failure of the commission to hold a public hearing or take action within the time frames provided in this article shall constitute a recommendation of approval of the master plan amendment or element application.

10. Commission Findings. When forwarding its decision to the board for adoption of the amendment, the commission shall, at a minimum, make the following findings of fact:

a. Consistency with Master Plan.

(1) Adoption. The proposed amendment is in substantial compliance with the goals, policies and action programs of the master plan.

(2) Denial. The proposed amendment is not in substantial compliance with the goals, objectives and policies and action programs of the master plan.

b. Compatible Land Uses.

(1) Adoption. The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare.

(2) Denial. The proposed amendment would result in land uses which are incompatible with existing adjacent land uses, and would adversely impact the public health, safety or welfare.

c. Response to Change Conditions.

(1) Approval. The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the board and the requested amendment represents a more desirable utilization of land.

(2) Denial. The proposed amendment does not identify and/or address changed conditions of an area that have occurred since the plan was adopted by the board and the requested amendment does not represent a more desirable utilization of land.

d. Desired Pattern of Growth.

(1) Approval. The proposed amendment will promote the desired pattern for the orderly physical growth of the city and guides development of the city based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

(2) Denial. The proposed amendment does not promote the desired pattern for the orderly physical growth of the city. The proposed amendment does not guide development of the city based on the projected population growth with the least amount of natural resource impairment and/or the efficient expenditure of funds for public services.

e. When forwarding its decision to the board for adoption of a master plan element, the commission shall, at a minimum, make the following findings of fact:

(1) That the proposed element is consistent with and not contrary to the present elements of the Carson City master plan.

(2) That the element shall be part of the city's master plan, which is a comprehensive long-term document for the physical development of Carson City, and this element will now supplement the other master plan elements that compose the Carson City master plan.

(3) The proposed element will promote a desired pattern of orderly, physical growth of the city, and/or guides a particular type of development activity within Carson City, which will be based on the projected population growth with the least amount of natural resource impairment, and/or the efficient expenditure of funds per public services.

11. Planning Commission Report. Within forty-five (45) days of the action by the commission on the proposed master plan amendment or element, a report describing the amendment or element, the discussion at the public hearing, testimony, notice and vote of the commission, along with a certified copy of the proposed amendment or element shall be transmitted to the board. If the commission does not recommend adoption, it should state why the commission could not make the required findings for adoption in subsection 10 of this section.

12. Action by Board. Master Plan Amendments. The board shall review a master plan amendment in accordance with the provisions of this section.

a. Time Period for Hearing. The director shall schedule a public hearing before the board regarding master plan amendments within 45 days after action taken by the commission.

b. Notice of Hearing. The public hearing shall be noticed as required by NRS 278.220.

c. Board Action. In reviewing a master plan amendment, the board shall consider the record and evidence introduced to the commission and may approve, modify or deny the commission's action. Final action to approve, modify or deny the amendment shall require a simple majority vote of the board members in attendance.

If the board proposes to modify the approval action from the commission, the proposed modifications shall be referred to the commission for consideration. The commission shall be required to hold at least 1 public hearing on the modification. The commission shall submit a report on the proposed modification back to the board within 90 days from the date of referral by the board. Failure to report shall be deemed a recommendation of approval. Prior to making a final decision, the board shall be required to conduct a public hearing and notice this hearing pursuant to this article. If the commission does not recommend approval of the modification, approval of the proposed modification shall require a simple majority vote of the board members in attendance.

13. Action by Board. Master Plan Elements. The board shall review a master plan element in accordance with the provisions of this section.

~~a. Timing for Hearing. The director shall schedule a public hearing before the board regarding master plan elements within 45 days of the action by the commission.~~

~~b. Notice of Hearing. The public hearing shall be noticed as required by NRS 278.220.~~

~~c. Board Action. In reviewing a master plan element, the board shall consider the record and evidence introduced to the commission, and may approve, modify or deny the commission's action. Final action to approve, modify or deny the master plan element shall require a simple majority of the board members in attendance. If the board proposes to modify the approval action of the commission regarding a master plan element, the proposed modifications shall be referred to the commission for consideration. The commission shall be required to hold 1 public hearing on the modification. The commission shall submit a report on the proposed modification back to the board within 90 days from the date of referral by the board. Failure to report shall be deemed a recommendation of approval. Prior to making a final decision, the board shall be required to conduct a public hearing and notice this hearing pursuant to this section. If the commission does not recommend approval of the proposed modification, approval of the proposed modification shall require a simple majority vote of the board members in attendance.~~

~~14. Effective Date. A master plan amendment or element shall become effective immediately upon a determination by the board that the amendment or element is in conformance with the master plan and all noticing procedures have been fully complied with.~~

~~15. One-Year Wait for Denials. After the denial of a master plan amendment, no application for a master plan amendment for the same or similar amendment may be accepted for 1 year immediately following the denial.~~]

SECTION 42:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.075 (Zoning map amendments and zoning code amendments) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.075 [~~**Zoning map amendments and zoning code amendments.**~~] **Replaced in revision by CCMC 18.02.0451.**

[~~**18.02.075 Zoning map amendments and zoning code amendments.**~~

~~1. Amendments. This title and land use map incorporated herein may be amended, repealed or supplemented by the board.~~

~~2. Application Requirements. Amendments to this title or the city's official zoning district map may be initiated by the commission, the board, or an owner of a lot or parcel, by filing with the~~

director a signed and complete application, accompanied by the necessary fee, and application materials including all evidence and facts required under this section.

3. Investigation. The director shall investigate each application to assure that the proposal is consistent with the requirements of this title.

4. Hearing.

a. The commission shall first hold a public hearing on all proposed amendments.

b. Such hearings shall be held within sixty-five (65) days following the acceptance of a complete application.

c. When the commission deems it proper, it may consider other property for change in addition to that sought in the application; provided, that proper notice has been given pursuant to this subchapter.

5. Findings. The applicant for a zoning map amendment or zoning code amendment shall have the burden of proof to provide facts supporting the proposed zoning map amendment or zoning code amendment. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the commission and the board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this section. The commission and board shall determine if the information presented is adequate to support their decisions.

a. Before a zoning map amendment may be recommended for approval, the applicant shall provide evidence to the commission and board concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous five (5) year time period, and describe:

(1) How the proposal will impact the immediate vicinity,

(2) How the proposal supports the goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated,

(3) If the proposed amendment will impact properties within that use district,

(4) Any impacts on public services and facilities.

b. The commission, in forwarding a recommendation to the board for approval of a zoning map amendment or zoning code amendment shall make the following findings of fact:

(1) That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan,

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

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

~~6. Decision.~~

~~a. Following the public hearing, the commission shall determine if there is adequate evidence in the record to support the facts and findings required by this section and shall approve or deny the request for the zoning map amendment or zoning code amendment.~~

~~b. The applicant may request a continuance of any application for a zoning map amendment or zoning code amendment to a future meeting. A continuance suspends the time lines established in NRS and this code.~~

~~7. Notice. Notice of an appeal hearing shall be provided in accordance with section 18.02.045.~~

~~8. Report to the board.~~

~~a. After the hearing of the commission, the commission shall make a recommendation on the application to the board.~~

~~b. The commission shall also forward to the board a copy of its decision and findings in accordance with this section recommending approval, modification or denial of the proposed zoning map amendment or zoning code amendment.~~

~~c. Failure of the commission to report within thirty (30) days of the date of its hearing, unless the hearing date has been continued with the applicant's concurrence, shall be deemed a recommendation of approval.~~

~~d. The applicant or the commission with the applicant's concurrence, may continue any application for a zoning map amendment or zoning code amendment to a future meeting in order to ensure that the applicant has adequate time to present required information or other materials needed for consideration of the decision. A continuance, when approved with applicant concurrence, suspends the time lines established in NRS and this code.~~

~~9. Action by Board. The board shall consider the evidence relating to the zoning map amendment or zoning code amendment and may approve or deny the recommendation of the commission.~~]

SECTION 43:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.080 (Special use permit (conditional uses)) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.080 [~~**Special use permit (conditional uses).**~~] **Replaced in revision by CCMC 18.02.0452.**

[~~**18.02.080 Special use permit (conditional uses).**~~

~~1. Authority. The Commission shall have the discretionary authority to approve, conditionally approve, continue within allowed time frames, or deny a Special Use Permit for any conditional use.~~

~~2. Application Requirements. Before a Special Use Permit may be considered for approval:~~

~~a. The applicant shall file with the Planning Division plans showing the applicant's intent and meeting the requirements for a complete application, including a signature of at least one (1) owner of record of the subject property. The detailed site plan will include a landscaping plan conceptually designed in accordance with the requirements listed in Division 3, Landscaping, of the Development Standards.~~

~~b. The proposed use shall be listed as a conditional use in the land use district or shall be a similar use not listed. The Director shall determine whether or not a use not included as a conditional use is a similar use that does not deviate from the pattern of other conditional uses in that land use district and complies with that district's purpose statement.~~

~~3. Investigation. The Director shall investigate each application to assure that the proposal is consistent with the requirements of this Title.~~

~~4. Hearing.~~

~~a. The Commission shall hold a public hearing, not later than sixty-five (65) days after acceptance of a complete application, and shall give notice of time and place and purpose thereof by mailing a notice, pursuant to Title 18 (Notice).~~

~~b. The Commission shall hear and consider evidence and facts from any person at the public hearing, or shall consider written communication from any person relative to the proposed Special Use Permit.~~

~~5. Findings. Findings from a preponderance of evidence must indicate that the proposed use:~~

~~a. Will be consistent with the objectives of the Master Plan elements;~~

~~b. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or~~

modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity;

c. Will have little or no detrimental effect on vehicular or pedestrian traffic;

d. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements;

e. Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district;

f. Will not be detrimental to the public health, safety, convenience and welfare; and

g. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

h. The applicant for a Special Use Permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed Special Use Permit. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission and the Board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this Section.

6. Decision.

a. Following the public hearing, the Commission shall determine if there is a preponderance of evidence in the record to support the findings required by this Section and shall approve, conditionally approve, modify, continue within allowed time frames or deny the Special Use Permit request.

b. The applicant may request a continuance of any application for a Special Use Permit to a future meeting. A continuance suspends the time lines established in NRS and this code.

7. Conditions of Approval. The Commission, in approving any Special Use Permit, may require certain conditions under which the lot or parcel may be used or the building constructed if, in such Commission's opinion, the use will otherwise be incompatible with other existing and potential uses within the same general area or will constitute a nuisance or will overburden public services, improvements or facilities. Standard Conditions of Approval are found in section 18.02.105.

8. Expiration; Revocation.

a. Where a use permitted by an approved Special Use Permit is not made on the property within twelve (12) months from the date of approval, unless additional time is granted by the Commission based upon consideration of the specific circumstances of the project, then without

~~further action, the Special Use Permit shall be null and void and such use shall not be made of the property except upon the granting of a new Special Use Permit.~~

~~b. A Special Use Permit is void one (1) year after the activity granted by such Special Use Permit is discontinued.~~

~~c. In the event that circumstances beyond the control of the applicant result in a failure to complete applicable Special Use Permit conditions and construct or commence the use prior to the expiration date, the applicant may, in writing, request an extension of the expiration date. The written request for an extension shall be received by the Planning Division thirty (30) days prior to the expiration date and shall state the reason for the extension. The Director may approve a one-year extension from the original date of Special Use Permit expiration with the option of Commission review. The Commission may approve additional extensions of time subject to the consideration of the continued appropriateness of the Special Use Permit and may be subject to the imposition of additional conditions by the Commission to ensure that the activity permitted by the Special Use Permit does not adversely impact other properties in the area or the public interest.~~

~~d. A Special Use Permit shall be, upon violation, subject to revocation or amendment by the Commission.~~]

SECTION 44:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.085 (Variances) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.085 [~~**Variances.**~~] **Replaced in revision by CCMC 18.02.0453.**

[~~**18.02.085 Variances.**~~

~~1. Authority. The Commission shall have the discretionary authority to approve, conditionally approve, continue within allowed time frames, or deny a Variance.~~

~~2. Application Requirements.~~

~~a. Any person requesting a Variance shall file a complete application signed by at least one (1) owner of record of the subject property with the Planning Division. Such application shall include the information, site plans and other materials determined by the Director to be necessary to support the requirements of this Section.~~

~~b. The applicant for a Variance shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed Variance. For purposes of legal clarity, this shall include~~

~~the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission and, if on appeal, by the Board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this Section.~~

~~c. The Commission and Board shall determine if the information presented by a preponderance of the evidence supports their decisions.~~

~~3. Investigation. The Director shall investigate each application to assure that the proposal is consistent with the requirements of this Title.~~

~~4. Hearing.~~

~~a. The Commission shall hold a public hearing, not later than sixty-five (65) days after the acceptance of the complete application.~~

~~b. The Commission shall hear and consider evidence and facts from any person at the public hearing, or shall consider written communication from any person relative to the Variance.~~

~~5. Findings.~~

~~a. That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification;~~

~~b. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant;~~

~~c. That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.~~

~~6. Decision.~~

~~a. Following the public hearing, the Commission shall determine if there is adequate evidence in the record to support the findings required by this Section and shall approve, conditionally approve, modify, continue within allowed time frames, or deny the Variance request.~~

~~b. The applicant may request a continuance of any application for a Variance to a future meeting. A continuance suspends the time lines established in NRS and this code.~~

~~7. Conditions of Approval.~~

a. The Commission, in approving any Variance, may require conditions under which the lot or parcel may be used or the building constructed which, in such Commission's opinion will prevent material damage or prejudice to adjacent properties. Standard Conditions of Approval are found in section 18.02.105.

b. Before a Variance shall be granted, the applicant shall sign an agreement to fulfill all conditions established by the City.

8. Expiration.

a. Where an approved Variance is not developed or exercised within twelve (12) months of the date of approval, unless additional time is granted by the Commission based upon consideration of the specific circumstances of the project, then without further action, the permit shall be null and void and such development activity shall not be made of the property except on the granting of a new Variance permit.

b. In the event that circumstances beyond the control of the applicant result in a failure to complete applicable Variance conditions and construct or commence the project prior to the expiration date, the applicant may request in writing an extension of the expiration date. The written request for an extension shall be received by the Director thirty (30) days prior to the expiration date and shall state the reason for the extension. The Director may approve a one-year extension from the original date of Variance expiration with the option of Commission review. The Commission may approve additional extensions of time subject to the consideration of the continued appropriateness of the Variance and may be subject to the imposition of additional conditions by the Commission to ensure that the project permitted by the Variance does not adversely impact other properties in the area or the public interest.

9. Limitations on Variances. No variance shall be granted that allows a land use prohibited in the zoning district in which it is located or that changes any boundary of the district; nor shall any variance be granted that changes the permitted residential density of a zoning district.

10. Minor Variances. The Director may grant a deviation of less than 10 percent from the requirements of Title 18 established within a zoning district, subject to the following:

a. The applicant shall submit the request in writing to the Director stating the provision of the zoning ordinance that are proposed to be modified, including the extent of the deviation to the existing zoning provision. The request shall include maps, including the relation of the property and deviation to surrounding properties, displays and other materials as necessary for the Director to review, the application.

b. The applicant shall submit the written consent of the owner of any adjacent property that could be affected by the requested deviation. If written consent is not submitted to the satisfaction of the Director, the Director may require the applicant to submit a Variance application, including all Variance submittal requirements and fee, for review by the Planning Commission.

~~c. In approving minor variance, the Director shall find that the deviation will not impair the purpose of the zoning district or zoning regulation.~~

~~d. The Director may impose conditions of approval for variances pursuant to CCMC 18.02.105 (Standard Conditions of Approval) and as necessary to meet the required finding.~~

~~e. The director shall render a decision within 30 days of receipt of the request, and shall send written notification of the decision to the applicant.~~

~~f. The Director's decision may be appealed to the Planning Commission pursuant to CCMC 18.02.060 (Appeals).~~]

SECTION 45:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.090 (Revocation or reexamination of variance or special use permit) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.090 [~~**Revocation or reexamination of variance or special use permit.**~~] **Replaced in revision by CCMC 18.02.0454 and 18.02.0455.**

[~~**18.02.090 Revocation or reexamination of variance or special use permit.**~~

~~Any of the following reasons or occurrences are grounds for a hearing on revocation or reexamination of a variance or special use permit, pursuant to Title 18 (Show Cause Procedures):~~

~~1. A failure or refusal of the applicant to comply with any of the terms or conditions of a variance or special use permit; the director can review variations in approved landscape plans that deviate up to 25 percent from the approved plans.~~

~~2. Resubmittal of plans that substantially differ from an approved design that require subsequent review will incur additional fees.~~

~~3. Any misrepresentation made in the application for a variance or special use permit.~~

~~4. Any act or failure to act by the applicant or its agents or employees directly related to the variance or special use permit which would be a violation of federal or state law or a violation of the code;~~

~~5. Any act or failure to act by the applicant or its agents or employees directly relating to the variance or special use permit which creates or tends to create a public nuisance or is detrimental to the public health, safety and welfare;~~

~~6. A failure to return a signed copy of the notice of decision, 21 days from receipt of said notice.~~

~~7. Further use of a revoked variance or special use permit shall constitute a violation of this title and shall be punishable as herein provided.~~]

SECTION 46:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.095 (Show cause procedure of variance or special use permit) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.095 [~~**Show cause procedure of variance or special use permit.**~~] **Replaced in revision by CCMC 18.02.0455.**

[~~**18.02.095 Show cause procedure of variance or special use permit.**~~

~~1. Procedures.~~

~~a. The commission, upon its own motion, or upon the sworn complaint in writing of any person, or upon information presented by the director, shall request that the director investigate the conduct of any applicant under this chapter to determine whether grounds for revocation or reexamination of any variance or special use permit exist. The director will notify the applicant of any investigation prior to any public hearing.~~

~~b. After an investigation, if the commission determines that a ground for revocation or reexamination of a variance or special use permit exists, then the commission shall direct staff to issue and serve the applicant with an order to show cause why the variance or special use permit should not be revoked or reexamined. The order shall contain:~~

~~(1) A statement directing the applicant or applicant's representative to appear before the commission at a particular time and place; provided, that the applicant has at least 10 days from the date of service of the order before the scheduled meeting;~~

~~(2) A statement of the grounds for revocation;~~

~~(3) A statement that the applicant shall have an opportunity to be heard, present witnesses and respond to any witnesses against him.~~

~~c. Service on the applicant shall be made by personally delivering a copy of the order to show cause to one of the persons whose name is on the application or by mailing a copy of the order by registered mail with return receipt to the applicant's address, which is specified on the variance or special use permit.~~

2. Hearing.

a. At the hearing on the order to show cause, the applicant and the complainant, if there is one, may be represented by attorneys, present testimony and question witnesses. If the hearing is pursuant to a complaint, the complainant must also be present.

b. After the conclusion of discussion and public testimony, the possible actions that the commission may take include approval, approval with conditions, denial, modification of permit conditions of approval, limited suspension and continuance with the concurrence of the applicant.

c. Within 20 days after the hearing, the commission must render its decision as to revocation/reexamination and give notice of decision thereof to the applicant. An order of revocation requires a majority vote of the commission members in attendance.

3. Appeal of Show Cause Hearing Determination.

a. Any affected person or entity may appeal any show cause hearing decision of the commission to the board provided the appellant has participated in the administrative process prior to filing the appeal.

b. The affected person or entity must request appeal by providing written notice of appeal to the director within ten days after issuance of the notice of the commission decision by the director.

c. The director must schedule the appeal for the next available board meeting following receipt of the notice of appeal.

d. Appellant may request one, 10 day extension of time by written application to the director but in no case may the board hear the appeal unless the appeal is heard not later than 45 days after issuance of the notice of decision.

e. The applicant's notice of appeal must provide the necessary facts or other information that supports the appellant's contention that the staff or commission erred in the commission's consideration of findings in supporting its decision.

f. The appeal must specify the project or decision for which the appeal is being requested. The appeal must indicate which aspect of the decision or findings are being appealed. No other aspect of the appealed decision may be heard. Only issues discussed at the commission meeting may be appealed to the board. If new information is submitted by the board meeting which was not considered by the commission, the board, prior to taking action, may refer the matter back to the commission for further review and possible action.

g. An appeal decision from the board is final. Any further appeal of the board's decision must be in the court of competent jurisdiction within the time frames established by NRS.]

SECTION 47:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.100 (Major project review (MPR)) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.100 [~~**Major project review.**~~] **Replaced in revision by CCMC 18.02.0464.**

[~~**18.02.100 Major project review (MPR).**~~

~~1. Purpose. The purpose of the MPR process is to provide a preliminary review of development plans for projects to reduce the need for an applicant to contact individual city departments and other agencies to obtain information relevant to the approval of a project. This review allows an applicant to ascertain what may be required to gain approval for a project during the city's permitting review process. The MPR process is utilized to solicit many of the requirements and recommendations of the various city departments in a coordinated and comprehensive fashion.~~

~~2. Applicability. A MPR is required for all mobilehome parks, RV parks, campgrounds and multi-family projects, as well as commercial, office and industrial projects and institutional or public uses with building area greater than 50,000 square feet, and for increases in floor area or number of units/spaces for such uses of 10 percent or more.~~

~~Applicants for smaller projects may make application for MPR on a voluntary basis.~~

~~3. Process.~~

~~a. The director, upon submission of a MPR application and required submittal information, will circulate the application to city departments and agencies for review. A MPR meeting will be scheduled by staff within 30 days of submittal. At the meeting, city staff from various city departments will identify design concerns, offer alternative design considerations, identify code deficiencies and other issues as can be determined from the application materials. Applicants are encouraged to ask staff questions relevant to the project.~~

~~b. A letter is sent to the applicant upon conclusion of the meeting outlining the recommendation and concerns relative to the MPR meeting. The applicant is then able to address the concerns noted at the MPR and may then submit plans for formal project applications and permits.~~]

SECTION 48:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.105 (Standard conditions of approval) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.105 [~~**Standard conditions of approval.**~~] **Replaced in revision by CCMC 18.02.0452, 18.02.0453, 18.02.0454, 18.02.0458, 18.02.0459, 18.02.0460, 18.02.0461, 18.02.0462 and 18.02.0463.**

[~~**18.02.105 Standard conditions of approval.**~~

~~The standard conditions contained in this section are imposed on applications requiring discretionary approval. Additional conditions may be imposed by city staff and/or the planning commission.~~

~~1. Special use permit.~~

~~a. All development shall be substantially in accordance with the attached site development plan.~~

~~b. All on and off-site improvements shall conform to city standards and requirements.~~

~~c. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, 1 year extension of time must be requested in writing to the planning and community development department 30 days prior to the 1 year expiration date. Should this permit not be initiated within 1 year and no extension granted, the permit shall become null and void.~~

~~d. The applicant must sign and return the notice of decision for conditions of approval within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further considerations.~~

~~e. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.~~

~~2. Variance.~~

~~a. All development shall be substantially in accordance with the attached site development plan.~~

~~b. All on and off-site improvements shall conform to city standards and requirements including all the requirements of the hillside development ordinance.~~

~~c. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, 1 year extension must be requested in writing to the planning and community development department 30 days prior to the 1 year expiration date. Should this permit not be initiated within 1 year and no extension granted, the permit shall become null and void.~~

d. The applicant must sign and return the notice of decision within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further consideration.

e. All other departments' conditions of approval which are attached, shall be incorporated as conditions of this report.

3. Administrative Permits.

a. All development shall be substantially in accordance with the attached site development plan.

b. All on and off-site improvements shall conform to city standards and requirements including all the requirements of the hillside development ordinance.

c. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, 1 year extension must be requested in writing to the planning and community development department 30 days prior to the 1 year expiration date. Should this permit not be initiated within 1 year and no extension granted, the permit shall become null and void.

d. The applicant must sign and return the notice of decision within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further consideration.

e. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.

4. Temporary Use Permit.

a. All development shall be substantially in accordance with the attached site development plan.

b. All on and off-site improvements shall conform to city standards and requirements including all the requirements of the hillside development ordinance.

c. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, 1 year extension must be requested in writing to the planning and community development department 30 days prior to the 1 year expiration date. Should this permit not be initiated within 1 year and no extension granted, the permit shall become null and void.

d. The applicant must sign and return the notice of decision within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further consideration.

e. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.

5. Tentative Map.

a. All parcel maps or preferably final maps shall be in substantial accord with the approved tentative map.

b. Prior to submittal of any parcel map or preferably final map, the development engineering department shall approve all on-site and off-site improvements. The applicant shall provide construction plans to the development engineering department for all required on-site and off-site improvements, prior to any submittals for approval of a final map. The plan must adhere to the recommendations contained in the project soils and geotechnical report.

c. Lots not planned for immediate development shall be left undisturbed and mass grading and clearing of natural vegetation shall not be allowed. Any and all grading shall comply with city standards. A grading permit from the Nevada Division of Environmental Protection shall be obtained prior to any grading. Noncompliance with this provision shall cause a cease and desist order to halt all grading work.

d. All lot areas and lot widths shall meet the zoning requirements approved as part of this tentative map with the submittal of any parcel map or preferably final map.

e. With the submittal of any parcel map or preferably final maps, the applicant shall provide evidence to the planning and community development department from the health and fire departments indicating the agencies' concerns or requirements have been satisfied. Said correspondence shall be included in the submittal package for any parcel map or preferably final maps, and shall include approval by the fire department of all hydrant locations.

f. The following note shall be placed on all parcel maps or preferably final maps stating:

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

g. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.

h. Placement of all utilities, including AT&T Cablevision, shall be underground within the subdivision. Any existing overhead facilities shall be relocated prior to the submittal of a parcel map or preferably final maps.

i. The applicant must sign and return the notice of decision for conditions for approval within 10 days of receipt of notification after the board of supervisors meeting. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further consideration.

j. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday. If the hours of construction are not adhered to, the

~~Carson City building department will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.~~

~~k. The applicant shall adhere to all city standards and requirements for water and sewer systems, grading and drainage, and street improvements.~~

~~l. The applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.~~

~~m. A detailed storm drainage analysis, water system analysis, and sewer system analysis shall be submitted to the development engineering department prior to approval of a final map.~~

~~n. Prior to the recordation of the final map for any phase of the project, the improvements associated with the project must either be constructed and approved by Carson City, or the specific performance of said work secured, by providing the city with a proper surety in the amount of 150 percent of the engineer's estimate. In either case, upon acceptance of the improvements by the city, the developer shall provide the city with a proper surety in the amount of 10% of the engineer's estimate to secure the developer's obligation to repair defects in workmanship and materials which appear in the work within 1 year of acceptance by the city.~~

~~o. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.~~

~~p. The district attorney shall approve any CC&R's prior to recordation of the first final map.~~

~~6. Planned Unit Development. All tentative map conditions of approval shall apply, and the following:~~

~~a. All lot areas and lot widths shall meet the zoning requirements approved as part of this planned unit development with the submittal of any parcel map or preferably final map.~~

~~b. The applicant shall preserve as many trees as practicable within the common open space areas. Mature trees damaged by fire and others in poor health shall be removed only after approval of the planning and community development department.~~

~~c. The homeowner's association shall maintain all common open space areas including the area devoted to the guest parking.~~

~~7. Parcel Map.~~

~~a. These parcels are subject to the growth management ordinance and a note shall be placed on the map stating:~~

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

b. A tentative subdivision is required prior to submittal of second parcel map in compliance with ordinance 1987-25.

c. After the second final redline review by staff, the city will hire a private surveying firm to review the corrected map and note corrections for staff. The applicant will be responsible for the consulting surveying firm's review fees.

d. The existing assessor's parcel number is a required notation on the treasurer's certificate.

e. A disk and proof of taxes being paid in full for the fiscal year will be required prior to recordation.

f. The zoning designation and master plan designation are required notations on the map.

g. The adjacent assessor's parcel numbers and property ownership are required notations on the map.

8. Historic Resources Commission.

a. All development shall be substantially in accordance with the attached site development plan.

b. All on and off-site improvements shall conform to city standards and requirements.

c. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the planning and community development department 30 days prior to the 1 year expiration date. Should this request not be initiated within 1 year and no extension granted, the request shall become null and void.

d. The applicant must sign and return the notice of decision within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next historic resources commission meeting for further considerations.

e. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.

9. Abandonment of Public Right-of-Way.

a. Prior to the recordation of said abandonment, the applicant shall be responsible for the submittal of all necessary legal documentation and title search material if required by the planning and community development department in order to fully complete the abandonment process.

b. The applicant must sign and return the notice of decision for conditions of approval within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further

~~considerations (this notice of decision will be mailed to you for your signature after approval by the board of supervisors).~~

~~c. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.~~

~~10. Downtown Design Review.~~

~~a. All development shall be substantially in accordance with the attached site development plan.~~

~~b. All on and off-site improvements shall conform to city standards and requirements.~~

~~c. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the planning and community development department 30 days prior to the 1 year expiration date. Should this request not be initiated within 1 year and no extension granted, the request shall become null and void.~~

~~d. The applicant must sign and return the notice of decision within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next downtown design review for further considerations.~~

~~e. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.~~]

SECTION 49:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.110 (Administrative permits) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.02.110 [~~**Administrative permits.**~~] **Replaced in revision by CCMC 18.02.0458.**

[~~**18.02.110 Administrative permits.**~~

~~1. Purpose. The purpose of administrative permits is to provide for the method of reviewing proposed uses which possess characteristics that have the potential to adversely affect other land uses, transportation or facilities in the vicinity. The hearing examiner may require conditions of approval necessary to eliminate or reduce any adverse effects of a use.~~

~~2. Applicability. This chapter establishes a process that authorizes the hearing examiner to review and render final decisions on zoning matters and development proposals identified within this~~

~~chapter as requiring an administrative permit pursuant to the provisions of CCMC 18.02.052 (Hearing Examiners).~~

~~3. Permit Required. An administrative permit shall be required in the following cases:~~

~~a. A proposed accessory structure pursuant to Title 18 (General Provisions) with a total size that is more than 50 percent and up to 75 percent of the size of the primary structure.~~

~~b. All non-exempt antennas, satellite dishes and wireless telecommunication facilities identified in CCMC 18.15 (Communication Facilities and Equipment) as requiring an administrative permit.~~

~~c. Restaurant or bank drive-thru windows which face a street or frontage of a parcel.~~

~~4. Process. Applications for administrative permits may be initiated by the property owner or the property owner's authorized agent. Applications shall be filed with the director. A request for an administrative permit shall include a site plan which clearly delineates the location and characteristics of the proposed use. No administrative permit shall be processed until the information necessary to review and decide the proposed administrative permit is deemed complete by the director. Noticing requirements shall be consistent with Title 18 (Notice of Commission Hearings).~~

~~This title delegates certain authority for making decisions relating to various development applications, uses and similar approvals to the hearing examiner. The hearing examiner shall review all complete applications, make necessary findings and render a decision on the application. The director or hearing examiner may refer the application to the planning commission for its review and decision prior to rendering a decision on the application.~~

~~5. Findings. In approving an administrative permit, the hearing examiner shall make the findings as required by Section 18.02.080 (special use permit).~~

~~6. Notification and Appeal of Decision by Hearing Examiner. The hearing examiner shall notify the applicant within ten days of the decision. The decision of the hearing examiner may be appealed to the commission by the applicant or any aggrieved party pursuant to Title 18 (Appeals).~~]

SECTION 50:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.115 (Temporary use permits) is hereby amended (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

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

1. Purpose. This Section provides for the temporary permitted uses of short term commercial activities that may not meet the normal development or use standards of the applicable zoning district, but may otherwise be acceptable because of their temporary nature.

a. Carson City has an economy that is partly dependent on tourism and retail sales, and is therefore, partly dependent on its appearance. Outside sales, display preparation service and storage can adversely affect the appearance and public image of Carson City. It is within the public interest and contributes to the general welfare to project an attractive community image and to promote retail sales.

b. Outside sales, activities and uses are generally prohibited by the provisions of the Carson City Municipal Code, Title 18, zoning districts. Except as specifically provided otherwise by the Carson City Municipal Code, all outside sales, storage and displays shall be conducted entirely in accordance with these provisions.

2. Applicability. This Chapter establishes a process for the Director's review of a proposed temporary use to ensure basic health, safety and community welfare standards are met, and only suitable temporary uses with the minimum necessary conditions or limitations consistent with the temporary nature of the use are approved.

3. Process. Applications for any permits to establish temporary uses, as described in this Chapter, must be filed with the Planning and Community Development Department in a manner prescribed by the Director, along with the required fee. A fee sheet can be obtained at the Planning and Community Development Department.

4. Findings and Decisions. The Director may approve or conditionally approve a Temporary Use Permit application if the following findings can be made. The Director may instead refer any Temporary Use Permit application to the Commission for review and decision.

a. Adequate parking would be provided in areas not located within the public right-of-way or affecting an existing parking area so as to interfere with more than one percent of on-site parking, established disabled accessible parking, or with vehicular or pedestrian circulation;

b. The proposed temporary use is in compliance with all applicable City, State and Federal laws.

c. The Fire Chief has determined that the proposed use would not create a fire safety hazard;

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

e. If the use is occurring on City owned property, permission from the City Manager or their designee has been obtained;

f. Operation of the use would not create adverse traffic safety impacts nor result in detrimental impacts upon the neighborhood in which it is to be located;

g. The establishment, maintenance, or operation of the temporary use would not be detrimental to the public health, safety or welfare of person residing or working in the neighborhood of the proposed use; and

h. Approved measure for removal of the use and site restoration have been required to ensure that no changes to the site will limit the range of possible future land uses otherwise allowed by the Development Code.

i. A Temporary Use Permit shall be valid for a specified period of time, not to exceed 30 consecutive days per year.

5. Conditions of Approval. In approving a Temporary Use Permit, the Director may impose any conditions deemed reasonable and necessary to ensure that the approval will be in compliance with the findings required by Subsection 4 of this Chapter. Standards for floor areas, heights, landscaping areas, off-street parking, setbacks and other structure and property development standards that apply to the category of use or the zoning district of the subject site shall be used as a guide for determining the appropriate development conditions/standards for the temporary use. However, the Director may grant an adjustment from the specific requirements as deemed necessary or appropriate. Standard Conditions of Approval are found in Section 18.02.105.

6. Post Approval Procedures. The following procedures shall apply following the approval of a Temporary Use Permit:

a. Conditions of Site Following Temporary Use. Each site occupied by a temporary use shall be cleaned of debris, litter or any other evidence of the temporary use upon completion or removal of the use, and shall thereafter be used in compliance with the provisions of this Development Code. The Director may require a cash surety as a condition of approval to ensure the site restoration and adequate cleanup after the use is finished; and

b. Revocation. The Director may revoke or modify a Temporary Use Permit with only a 24-hour notice.

7. Appeals. Appeals of the Director's decision to deny a Temporary Use Permit shall be taken to the Commission in accordance with the appeal procedures of Title 18 (Appeals).

8. Outdoor Sales and Activities

a. Outdoor sales and activities in Title 18 (Definitions) shall be permitted within the Retail Commercial, General Commercial and Industrial zoning districts, subject to the approval of the Director.

b. Outside sales and activities must be designed to primarily promote an existing permanently licensed primary business activity in Carson City.

c. Promotional sales and activities or display of items not customarily related to the year round primary business activity on a site, or the primary inventory carried by the retail outlet, may be permitted upon review and approval of the Director on a case specific basis.

d. Any permit approved in accordance with this Section shall include the following conditions of approval:

(1) The applicant shall observe strict compliance with the approved plot plan or as amended by the requirements of the Director.

(2) The applicant shall comply with all city requirements. In particular, the requirements of the Carson City fire department and health departments, which may not be available until the issuance of a business license.

(3) A written schedule will be submitted to the Director, providing the number of days per month that temporary outdoor sales and displays are anticipated to be conducted. In addition, the Director will be notified, in writing, when display or sale of merchandise is about to begin.

9. Required Information and Plans.

a. A Temporary Use Permit application for the review of a temporary outdoor sales and activity event shall contain a concise statement describing the proposed event, including the purpose, type of merchandise involved, dates and times of operation, number of employees involved, provisions for on-site security, provisions for on-site parking and other pertinent information required by the Director to fully evaluate the application.

b. An accurate plot plan for the property which represents existing conditions on the site, including entrances and exits, parking and driving areas, and an accurate representation of any proposed

temporary structures, including tents, stands, traffic barriers, fences, stands, screening devices and signs.

c. An accurate floor plan, when, in the judgment of the Director, such a plan is necessary to properly evaluate the location of the event and the effectiveness of building entrances and exits.

10. Standards. These standards are to be considered as minimums. Based on the specific particulars of a case the Director may utilize a different standard than the one (1) recommended by this ordinance.

a. Time limits - when considering a permit the Director must specify:

(1) The period for which the Temporary Use Permit is in force, a two-year period is recommended.

(2) The number of days per year, no more than one hundred twenty (120) days.

(3) The number of consecutive days a specific event shall last; a three-day period is recommended.

(4) The daily hours of operation.

b. Display area shall be limited by the Temporary Use Permit. Up to five percent of the gross floor area of the buildings occupying the site is recommended.

c. Site conditions - Sales activities may be conducted in a paved area, when the activity does not interfere with the safe parking, traffic circulation or emergency vehicle access.

d. Tents, stands and other similar temporary structures and temporary vehicles and mobile equipment may be utilized, provided they were clearly identified on the submitted plan and provided it is determined by the Director that they will not impair the parking capacity, emergency access, or safe and efficient movement of pedestrian and vehicular traffic on or off site.

e. The submitted plan shall clearly demonstrate that adequate off-street parking for the proposed event can and will be provided during the event. Consideration must be given to the parking needs and requirements of permanent occupants.

f. There shall be a consideration of the need for the provision of temporary sanitary conveniences, when permanent sanitary facilities are not readily available at the site.

g. The height of the stacks of merchandise shall be specified in the Temporary Use Permit. A maximum six-foot height is recommended.

h. The use of temporary signage shall comply with the requirements of Division 4, Signs, of the Carson City Development Standards.

i. All facilities for the preparation or dispensing food shall be approved by the City health officials.

j. The use of animals in any event shall comply with the regulations of the health official and animal control officer for Carson City.

k. The site layout and use of temporary appurtenances shall be approved for use by the fire marshal.

l. During and immediately after an outdoor activity takes place, the applicant shall keep the area clean from litter and debris arising from the operation.

11. Permit Revocation.

a. The Director may immediately revoke or suspend the permit, or deny either the issuance or renewal thereof, if it is found:

(1) The applicant or permittee has violated or failed to meet any of the provisions of this Chapter or conditions of the permit;

(2) The operation is detrimental to the surrounding businesses or to the public due to either appearance or conditions of safety;

(3) Any required licenses have been suspended, revoked, or canceled;

(4) The scheduled hours of operation are not followed.

b. Upon suspension or revocation, the Director shall notify in writing, the applicant or permittee of the action that has been taken and the reasons for it.

c. Violation of an issued permit or of the provisions of this Section also may be grounds for denial of future permit applications.

SECTION 51:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.120 (Moratorium) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.120 – [~~Moratorium.~~] Moratoriums. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

[~~The board may~~] **1. Except as otherwise specifically prohibited by state law, the Board of Supervisors may, upon its own motion, adopt a resolution to** declare a moratorium on the acceptance [~~and~~] **,** processing **and issuance** of [~~planning applications, or permits for a specific type of application or a specific~~] **any application or permit, or for any** geographical area [~~and for a specified length of time for the purposes of preparing city applications.~~

~~1. Initiation. Only the board through resolution may initiate the process for declaring a moratorium for this purpose. The commission may recommend a resolution to initiate the process for declaring a moratorium to the board.~~

~~2. Commission Hearing. Should the board initiate the process to declare a moratorium, prior to taking final action they shall~~] **in Carson City.**

2. Before the Board of Supervisors may act upon its own motion to declare a moratorium, the Board of Supervisors will [~~first refer the matter to the Commission for a recommendation. The commission shall then conduct a public hearing within forty-five (45) days from the date of referral by the board.~~

~~3. Notice of Commission Hearing.~~] **accept public comment.**

3. Notice of the date, time and place of [~~the public hearing shall~~] **the meeting at which the motion to declare the moratorium will be held must** be published in a newspaper of general circulation in Carson City not less than [~~ten (10) days prior to~~] **10 days before** the date of the [~~public hearing to be conducted by the commission. Such notice shall describe why~~] **meeting and contain the following information:**

(a) The reasons for the moratorium [~~is being proposed, what the proposed moratorium shall affect, the~~] **;**

(b) The geographical area that is **anticipated to be** affected by the [~~moratorium, the~~] **moratorium;**

(c) The anticipated [~~length of time~~] **duration** of the [~~moratorium,~~] **moratorium;** and

(d) Any other pertinent information [~~in such a manner that the moratorium and its effects can be clearly identified.~~

~~4. Commission Recommendation. After completion of the public hearing by the commission, it may recommend that the board approve a moratorium, modify the extent and area of moratorium, or that the moratorium not be imposed. A recommendation to declare a moratorium shall require a two-thirds (⅔) vote of the total membership of the commission.~~

~~5. Findings. When~~] **to clearly identify the effects of the moratorium.**

4. In making [~~its recommendation for approval or modification, the commission, shall,~~] **a decision to declare a moratorium, the Board of Supervisors will,** at a minimum, make the following findings of fact:

[~~a.~~] **(a)** The moratorium is necessary to promote the health, safety and welfare of the [~~area described in the moratorium declaration;~~

~~b.~~] **public;**

(b) The moratorium is necessary to [~~permit the staff, commission, board~~] **allow City staff, the Commission, the Board of Supervisors** and **the** public to focus on the efficient and effective preparation of an amendment to the master [~~plan; and~~

~~c.~~] **plan or a provision of CCMC; and**

(c) The moratorium is necessary because continued development [~~during the proposed moratorium period possibly would result in development that may conflict with the plan amendment.~~

~~6. Commission Report. Within forty-five (45) days of the action by the commission, a report describing the proposed moratorium, discussion at the public hearing, and the action and vote by the commission shall be transmitted to the board. Failure to report within the time limit provided in this subsection or failure to schedule a hearing within forty-five (45) days of the date of referral of the matter by the board to the commission shall constitute a recommendation not to declare a moratorium.~~

~~7. Board Hearing. The director shall schedule a public hearing before the board within thirty (30) days of receipt of the report describing the commission's action.~~

~~8. Notice of Board Hearing. Notice of the date, time and place of the public hearing shall be published in a newspaper of general circulation in Carson City not less than ten (10) days prior to the public hearing date. Such notice shall describe why the moratorium is being proposed, what the proposed moratorium shall affect, the area that is affected by the moratorium, the anticipated length of time of the moratorium, and other pertinent information in such a manner that the moratorium and its effects can be clearly identified.~~

~~9. Required Vote. After completion of the public hearing by the board, it may declare a moratorium by a simple majority vote of the board members in attendance.~~

~~10. Affirmation of Findings. In declaring a moratorium, the board shall, at a minimum, affirm the findings of fact contained in the commission's recommendation or. if the commission did not make these findings, shall, at a minimum, make the findings of fact in subsection 5 of this section.~~

~~11. Period in Effect. A~~] **in the absence of the moratorium could result in development that conflicts with a master plan or zoning code amendment.**

5. Except as otherwise provided in this subsection, a moratorium declared [~~by the board shall be~~] **in accordance with this section must remain** in effect for a period of [~~no~~] **not** less than [~~ninety (90)~~] **90** days and [~~no more than one hundred eighty (180)~~] **not greater than 180** days from the **effective** date of [~~effectuation. The board may only~~] **the moratorium. The Board of Supervisors may** extend [~~the~~] **a** moratorium **once** for an additional [~~sixty (60) day~~] period [~~before holding another public hearing~~] **of 60 days. Any additional extension of time may only be made after notice is given** pursuant to [~~the provisions of this section.~~] **subsection 3.**

SECTION 52:

That Title 18 (ZONING), Chapter 18.02 (ADMINISTRATIVE PROVISIONS), Section 18.02.130 (Reasonable accommodation) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.02.130 – Reasonable accommodation. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. Notwithstanding any other provision of this title, Carson City shall at all times comply with the applicable requirements concerning the granting of reasonable accommodations as set forth in the Fair Housing Act of 1968, 42 U.S.C. §§ 3601 et seq., and any regulations adopted pursuant thereto.

2. A request for a reasonable accommodation made pursuant to subsection 1 must be submitted in writing to the [~~director~~] **Director** for approval or denial as an administrative decision, which may be appealed in accordance with CCMC [~~18.02.060. The director:~~] **18.02.057. The Director:**

(a) Must issue his or her decision in writing; and

(b) May deny a request for a reasonable accommodation only if the denial does not constitute a violation of federal or state law or regulation.

SECTION 53:

That Title 18 (ZONING), Chapter 18.03 (DEFINITIONS) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

Chapter 18.03 [~~– DEFINITIONS~~] Replaced in revision by Chapter 18.01.

[~~**18.03.005 Definitions generally.**~~

~~As used in this Title and Title 18 Appendix (Carson City Development Standards), unless the context otherwise requires, the words and terms defined in CCMC 18.03.010 have the meanings ascribed to them as set forth in that section.~~

~~**18.03.010 Words and terms defined. (NRS 278.020)**~~

~~"Abandoned" means concerning a building or use, not having been developed or maintained for a stated period of time.~~

~~"Abutting commercial and industrial corridors to Carson City" means all portions of property within 200 feet from U.S. Highway 50 East; William Street; U.S. Highway 395 or Carson Street lying between the Carson City county lines and the designated Carson City redevelopment area boundary.~~

~~"Access" means a clear and unobstructed usable approach of not less than 12 foot width (residential), 15 foot width (one way commercial), or 24 foot minimum width (two-way) to a legally dedicated public way.~~

~~"Accessory building" or "accessory structure" means a detached usual and customary building or structure associated with a permitted or conditional use, subordinate to the primary use on the same lot, including but not limited to storage, tool shop, children's playhouse, guest building, greenhouse, garage, swimming pools or similar structures 30 inches or more above ground. In calculating the size of an accessory structure, any space with a ceiling 7 feet 6 inches or higher shall be considered habitable space and used in determining total size. An accessory building connected to a main building by a roof, breezeway or other means which is not habitable space is considered an accessory structure attached to a primary building. Each structure must meet standard setback requirements.~~

~~"Accessory farm structure" or "accessory farm building" means a structure or building used for the housing of farm equipment or animals usually associated with a farm, including cows, horses, chickens, pigs, sheep, etc., including, but not limited to barns and coops.~~

~~"Accessory use" means a use of the land that is associated with and dependent upon the existing permitted or conditional use of that parcel. An accessory use must not take place until the permitted or conditional use.~~

~~"Action" means the decision made by the reviewing authority on a land use application; the determination made and any conditions of approval.~~

~~"Adjacent" means, for the purposes of determining setback requirements for adjacent uses, a parcel contiguous on any side or a parcel across a public or private right-of-way or access~~

~~easement. Where an adjacent parcel is located across a public right-of-way, setback requirements shall be measured from the centerline of the right-of-way.~~

~~"Adjacent" means, for purposes of determining setback requirements, a parcel contiguous on any side or a parcel across a public or private right-of-way or access easement.~~

~~"Adult day care facility" means an establishment in which supervised care is provided to adults.~~

~~"Adult entertainment facility" includes all theaters, bookstores, cabarets, model studios, out call business, video stores, or similar businesses which are established for the purpose of offering its patrons services, goods or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas." This definition does not include "adult merchandise retail establishments."~~

1. ~~For the purposes of this chapter, "specified anatomical areas" shall include exposed human genitals, pubic region, buttock and female breast below a point immediately above the areola.~~
2. ~~For purposes of this chapter, "specified sexual activities" shall include any form of actual or simulated sexual intercourse, copulation, bestiality, masochism, and fondling or touching "specified anatomical areas."~~
3. ~~No adult entertainment facility shall be located within 1,000 feet of a park, church, school, residential use district or other adult entertainment facility or in any general industrial district located west of the east boundary of Sections 21, 28 and 33 of T.16N., R.20 E., M.D.B & M., Sections 4, 9, 16, 21, 28 and 33 of T.15N., R.20 E., M.D.B & M., and Sections 4 and 9 of T.14N., R. 20 E.~~

~~"Adult merchandise retail establishment" means any establishment having up to 5 percent or 200 square feet, whichever is less, of the retail floor area of the business that is identified for the display, sale, lease or rental of books, merchandise, periodicals, video tapes, video discs, computer discs, instruments, devices or paraphernalia which are distinguished or characterized by the emphasis on matter depicting, describing or relating to "specific sexual activities" and "specific anatomical areas." The merchandise must only be available for sale or lease for private use by the purchaser or lessee off the premises of the business.~~

~~"Adult performers" means live performances, by adult persons which are characterized by either the exposure of specific anatomical areas and/or by specific sexual activities; with specific anatomical areas and specific sexual activities being defined by subsections 1 and 2 above under "Adult Entertainment" and must only be performed in areas of Carson City in which the performances occur in compliance with subsection 3 above, under "adult entertainment facility".~~

~~"Agricultural services" means uses including, but not limited to, feed lots, poultry production, dairies, pasturage, veterinarian, other animal services and similar uses.~~

~~"Agricultural uses" means uses of the land for Christmas tree farms, truck farming, field crops, orchard crops, earthworm and grub raising, bees and animals in accord with Chapter 7.13 (Licensing and Regulations). Does not include a winery.~~

~~"Air rights" means the right to use space above ground level.~~

"Alley" means a public thoroughfare which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

"Allotment" means the document allowing an eligible party to obtain a building permit under the provisions of Chapter 15.01 of the code prior to the effective date of this chapter. In this chapter, allotments may also be called "old allotments."

"Alteration" means any exterior change, addition or modification in construction or occupancy.

"Ambulatory" means any person, including one who uses a cane, walker, wheelchair or other similar device, who is physically and mentally capable, under emergency conditions, of finding a way to safety without assistance. If questioned, a final decision regarding whether a person is ambulatory shall be made by the resident's physician.

"Amenity" means a natural or created feature that enhances the aesthetic quality, visual appeal, or attractiveness of a particular property, place or area.

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

"Amusement device" means any device which upon insertion of a coin, slug, token, plate, or disc or the payment of a consideration may be used by the public as a game, entertainment, amusement, test of skill and shall include pool tables, pinball machines, electronic games, fixed kiddie rides, mechanical bulls but shall not include radios or televisions.

"Animal boarding facility" means a structure, land or combination thereof used, designed or arranged for the boarding, breeding, and care of dogs, cats, pets, fowl, horses or other domestic animals, but exclusive of animals used for agriculture purposes.

"Animal boarding" or "kennel" is a place where dogs, cats, and other domestic animals are housed, boarded, trained and groomed.

"Animal hospital" means an establishment providing surgical, medical treatment boarding, grooming and examination of domestic pets, and entirely within a building.

"Animal shelter" means a place where animals are housed and may receive medical treatment rehabilitation.

"Animal slaughtering and processing" means a facility for slaughtering and processing of animals and the refining of their byproducts.

"Animals and fowl" means the keeping of horses, swine, fowl, sheep or other animals of a similar nature. Notwithstanding the zoning regulations of this title, the keeping of animals is regulated and further defined under Carson City Municipal Code Title 7, Animals.

"Antenna" means a device by which electromagnetic waves are sent or received (whether a dish, rod, mast, pole, set of wires, plate, panel, line, cable or other arrangement serving such purpose).

"Antiques, retail" means any building used for the sale of any old and authentic object of personal property which was made, fabricated, or manufactured 60 or more years earlier and which has a unique appeal and enhanced value mainly because of its age and in addition, may

include the sale of any article of personal property which was made, fabricated or manufactured 20 or more years earlier and because of public demand has attained value in a recognized commercial market which is in excess of its original value.

"Apartment" means a room, or suite of rooms, within an apartment house which has facilities for the preparation of meals, is designed for and used or intended to be used by 1 family and is intended to be occupied on a rental basis with a rental period of at least 1 week.

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

"Appliances" means devises operated by electricity and designed for household use.

"Archery range" means a facility (indoor or outdoor) in which the art, skill or sport of shooting with a bow and arrow is conducted.

"Architectural feature" means a decorative element intended to enhance the character of a structure and may be an integral part of the structure. Architectural features may include, but are not limited to, porches, eaves, or freestanding forms and monuments.

"Area of site" means the total horizontal area within the property lines.

"Art gallery" means a room or building devoted to the public exhibition and related sales of "one of a kind" works of art or reproductions of "one of a kind" art. May include paintings, sculptures, pottery, quilts and other unique objects created by artisans, especially as they relate to other cultures. The intent of this definition is not to include a gift shop business.

"Art store" means a place where art merchandise and supplies are offered for sale.

"Art studio" means a studio or work space for artists or artisans, including practicing the art of fine arts or skills in an applied art or craft.

"Artist, commercial" means a creator of artistic works for monetary gain.

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

"Assayer" means one who practices the examination and/or the analysis of something.

"Astrologer, hypnotist, or psychic art & science" means any person who practices, teaches, or professes to practice the business of astrology, hypnotism, or the psychic arts and sciences for a fee, gift, donation, or otherwise. Psychic arts and sciences may include palmistry, phrenology, life reading, fortune telling, cartomancy, clairvoyance, clairaudience, crystal gazing, mediumship, prophecy, augury, divination, magic or necromancy.

"Auction sales" means a sale of goods or property at which intended buyers bid against one another for individual items. Each item is sold to the bidder of the highest price.

"Automobile body repair, painting, towing service garage" means a building and premises used primarily for the commercial repair of damage to the chassis of an automobile, including major and minor collision damage, frame and panel straightening, repainting and refinishing, and similar activity.

~~"Automobile detailing shop" means any building or premises used for washing and cleaning of passenger vehicles.~~

~~"Automobile dealerships, new" means the use of any building, with an enclosed display area; land area, or other premises or portion thereof, for the display, sales or lease of new automobiles, trucks or vans and including warranty repair work and other repair work if the service work is conducted as an accessory use. Used car sales and recreational vehicle sales may be conducted at a lesser extent from the new automobile sales location but only as an accessory use.~~

~~"Automobile paint and body repair shop" means a facility for collision services including body, frame, or fender straightening or repair and painting of vehicles in an appropriate paint booth.~~

~~"Automobile parking lot" or "garage" means all areas devoted to off-street parking spaces shall be so designed and be of such size that no automobile is required to back into a street to obtain egress. A parking garage is a structure of 4 walls and a roof which encloses parking spaces, each satisfying measurement requirements and all spaces being screened by curtain walls or ornamental screening. This definition does not preclude parking on the roofs of such garages if the above mentioned screening is provided.~~

~~"Automobile parts new, rebuilt & accessory sales service" means a facility for the retail sale and installation of lubricating oils, tires, filters and other new or rebuilt goods for use in motor vehicles. The resurfacing of rotors, pressing of bearings, grinding of brake drums, and similar activities are permitted as incidental uses.~~

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

~~"Automobile pawn" means the act of leaving an automobile with a pawnbroker for security against money borrowed.~~

~~"Automobile rental" means a facility for the rental of new or used automobiles. Automobiles kept on the lot for rental purposes are not considered to be outside storage.~~

~~"Automobile repair" means location designed or used for the repair of automobiles, including mechanical repair, automobile maintenance, engine or transmission replacement or overhaul, and upholstery, but no paint or body work.~~

~~"Automobile retail" means the use of any building, land or area for the display and sale of automobiles.~~

~~"Automobile sales lot" means the display for sale of 2 or more new or used vehicles on any parcel and requires a Carson City business license.~~

~~"Automobile service" means an area used exclusively for retail sales of fuels or oils, having storage tanks and pumps located thereon and including minor automotive repairs and washing, but not including body repairs, battery rebuilding, engine rebuilding, or any other major automobile repair.~~

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

"Automobile wash (self-service)" means a coin-operated carwash facility operated by the customer and which does not utilize automobile conveyors or other automatic methods of cleaning.

"Automobile wrecking and dismantling yard" means a facility where land is used for the dismantling or wrecking of motor vehicles and trailers required to be registered under the motor vehicle laws of the state of Nevada, including premises used in the storing, keeping, buying, selling, or dealing in dismantled, wrecked, inoperative or disabled vehicles or integral parts of component materials thereof, and the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers, or parts thereof. Automobile dismantling shall not include the incidental storage of inoperative or dismantled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop while waiting for repair. Uses shall not be carried out within the required setback and a natural or artificial screen or buffer shall be provided to obscure the subject property from the street on which lands abut and from any opposite or adjoining properties.

"Average slope" means the slope of land as determined by the following formula: $S = I \div D \times 100$, where: S is average slope; I is the difference between the highest and lowest contour lines of a topographical map for the parcel, in feet; D is the distance between the contour lines used in computing I, in feet; and 100 is the conversion factor into percentage. The average slope of a parcel is measured along a line located near the center of any area to be used for development.

"Bakery" means a factory for producing, mixing, compounding or baking bread, biscuits, ice cream cones, cakes, pies, buns, or any other bakery product of which flour or meal is the principal ingredient, but does not include a restaurant or other premises where any such product is made for consumption on the premises or a bake shop.

"Ballroom" means a large room for dancing.

"Bank" means an institution where money is deposited, kept, lent, or exchanged.

"Bar" means premises used primarily for the sale or dispensing of liquor by the drink for on-site consumption and where food may be available for consumption on the premises as accessory to the principal use.

"Barber shop" means a shop in which a barber cuts hair and shaves or trims beards as an occupation.

"Barns and stables" means a farm building use for storing farm products and sheltering livestock and domestic animals.

"Beauty shop" means an establishment providing a personal service to men, women and children by shampooing, cutting, styling, tinting of hair, by giving manicures, procedures or facial treatments or by the use of cosmetic products. Permanent facial cosmetic shading is allowed as an accessory use to a beauty shop.

"Bed and breakfast inn" means sleeping and dining accommodations designed for the motoring public, within a single-family dwelling, limited to a maximum of 5 guest bedrooms, with required parking to be located off street and providing meals exclusively to overnight guests or as limited by: Division 18.13 (Bed and Breakfast Inns) of the code.

"Billboard" means outdoor advertising signs containing a message, commercial or otherwise, which is unrelated to the merchandise for sale or services performed by the person of business on whose property the sign is located, posted for a fee by the owner of the sign framework.

"Billiards hall" means an establishment in which a game on an oblong cloth covered table with raised cushioned edges, in which a long tapered cue is used to hit small balls.

"Blood plasma donor center" means a building used for the collection of human blood plasma from plasma donors. The term does not include a facility for the provision of medical care or treatment.

"Board" means Carson City board of supervisors.

"Boarding and rooming house" means a building or portion thereof where, for compensation, meals and lodging are provided for more than 2 guests. (Not a motel or hotel.)

"Boat and trailer sales dealerships (new and used)" means the use of any building or lot for the display and sale of new or used boats, jet skis, or other marine vessels and trailers.

"Boats and other marine products and accessories" means a marine retail sale establishment in which goods are sold primarily for use on boats and ships, but excludes uses in which fuel for boats and ships is the primary item sold.

"Body piercing" means the practice of piercing holes in parts of the body so that rings and or studs can be inserted.

"Bonding company" means a company that provides bonding and surety for another.

"Bookbindery" means an establishment that provides the art, trade, or profession of binding books.

"Bookstore" means a store where books are sold.

"Boutique" means a specialty shop selling clothing, soaps, gift ware, consignment clothing, greeting cards and similar merchandise, but does not include antiques, guns, coin, pawn, secondhand business or similar businesses.

"Bowling alley" means a smooth, level wooden alley used for bowling.

"Brew pub" means a business which contains a restaurant use occupying 51 percent or more of the gross floor area and which also contains a bar and retail or wholesale brewery use which occupies 49 percent or less of the gross floor area. For the purpose of this section, a "restaurant" means a for-profit business which has as its principle purpose the preparation and serving of unpackaged food in a ready-to-consume state in individual servings to customers in the establishment. Brew pubs may be located in any historic district, any redevelopment district or as specifically authorized in this title. Brew pubs must operate in accordance with Chapter 598 of the NRS.

"Brokerage house" means a business in which one acts as an agent for others in negotiating contracts, purchases, or sales in which a commission is paid to a broker.

"Building" means any structure (including membrane structures) having a roof supported by columns or walls and built for the shelter or used for the enclosure of persons, animals, chattels or

property of any kind, including but not limited to awnings, carports, ramadas, or patios. See also building, primary and building, detached.

"Building area" means the total square footage for all spaces within the exterior walls of a building.

"Building, detached" means a building surrounded on all sides by open space.

"Building height" means the definition of building height as contained in the latest adopted version of the Building Code currently adopted by Carson City.

"Building and landscape material/lumber yard" means a facility for the sale of home, lawn and garden supplies, and construction materials such as brick, lumber, and other similar materials.

"Building line" means that face, corner, wall or column of structure or building nearest the property line.

"Building maintenance service and sales" means a facility or area for contracting services such as building repair and maintenance, the installation of plumbing, electrical, air conditioning, and heating equipment, janitorial services, and exterminating services. The retail sale of supplies is permitted as an accessory use.

"Building materials" means substances used in construction including lime, gypsum, brick, block, cement, concrete, tile, terra cotta, stone and plaster (indoor only).

"Building materials and lumber yard" means a building or structure in which building or construction and home improvement materials are offered or kept for sale.

"Building permit" means a written approval issued by the building official pursuant to the latest edition of the Building Code adopted by Carson City that authorizes construction of any residential dwelling, building, or structure.

"Building, primary" means a building devoted to the principal use of the lot on which it is situated. In the case of a residential use, "primary building" means a residence and garage, if both are fully enclosed, and attached by a common wall.

"Building setback" means the distance between the property line and the building line of a structure on the property.

"Bulk building materials" means materials used in construction, improvement, or anything essential toward the completion of a building or structure for the use intended, which are purchased or sold in quantities described as units, pallets or bags, and are limited to the following materials or materials of a similar nature: lumber (including decking, timbers and railroad ties), plywood, particle board, siding, gypsum (sheet rock), fencing (wood and metal), roofing, cement block, cement, brick, stone, insulation and bulk landscape materials.

"Bus charter service and service facility" means any premises for the transient housing, parking, servicing or repair of motor-driven buses.

"Bus passenger depot" means an on-site or on street temporary bus parking location for passenger loading and unloading, and loading and unloading of freight with available indoor passenger waiting area, restrooms, telephone, and open at least 1 hour before any scheduled bus and with appropriate signs directing customers to the services available.

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

"Cabana" means any portable, demountable or permanent cabin, room, enclosure or other building erected, constructed or placed on any recreational vehicle on the same space in a recreational vehicle park.

"Cafeteria" means a restaurant in which customers are served at a counter and carry their meals on trays to tables.

"Campground" means a plot of ground upon which 2 or more campsites are located, established or maintained for occupancy by camping units as temporary living quarters for recreation, education or vacation purposes. See also "recreational vehicle park".

"Caretakers quarters" means an independent, self-contained dwelling unit located on the same lot as the principal use or structure and which provides residential accommodations for a property manager and/or property maintenance persons.

"Carport" means an accessory building having 2 or more open sides; also used by occupants of a recreational vehicle park.

"Caterer" means an establishment in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or to take out, and does not include a food service establishment.

"Cellular communication facility" means a communication system that uses a network of short-range transmitters in overlapping zones and a central station to connect to telephone lines, which is not limited to a tower, pole, or similar structure which supports telecommunications antennae operated for commercial purpose above around in a fixed location, freestanding, guyed, or on a building or other structures.

"Cemetery" means land used for burial of the dead, including columbariums, crematoriums, mausoleums and mortuaries.

"Ceramic" means any of various hard, brittle, heat and corrosion resistant materials made by shaping and then firing a nonmetallic mineral, such as clay at a high temperature.

"Changeable promotional flag" means any flag not fitting the definition found in Division 4, "Official Flag."

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

"Christmas tree sales" means a seasonal use of a piece of land for the retail sales of Christmas trees.

"Church, temple, house of worship" means any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. The term includes the use of the building and premises for other related activities, such as child care facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under Title 18. The term does not include

any class of child care center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.

"Civic auditorium and theater" means a building or complex of buildings that may house municipal offices and services, and which may include cultural, recreational, athletic, convention and entertainment facilities owned and/or operated by a governmental agency.

"Cleaners, commercial" means a facility or area for cleaning items in bulk quantities such as clothes and linens. This definition includes cleaning for hospitals, restaurants, hotels, diaper cleaning services, and other similar accounts, as well as rug and dry cleaning plants where on-premise retail services to individual households are incidental to the operation of the plant.

"Clinic" means an ambulatory health care building designed and used for the medical and surgical diagnosis or treatment of human patients on an outpatient basis. (Includes psychological evaluation, medical and dental).

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

"Club, supper and amusement" means an institution used or intended to be used for an association of persons, whether incorporated or unincorporated, for some common purpose, such as Lions, Elks, Rotary, or Shriner, but not including adult uses, or a group organized or primarily to render a service customarily carried on as a commercial enterprise, or only administrative offices supporting the club.

"Code" means the Carson City municipal code and references to the code are intended to convey that process under this chapter in no way supersedes building, zoning or other provisions of local law, but is in addition thereto.

"Coffee shop" means a small restaurant serving light meals and coffee.

"Cold storage plant" means a facility for the protective storage of items such as food or furs, in a refrigerated place.

"Co-location" means the use of a single mount by more than 1 carrier and/or several mounts on a building or structure by more than 1 carrier. Each service on a co-location is a separate wireless service facility.

"Collectible store" means a business devoted to the public exhibition and related sales of new and previously owned limited edition works and reproductions of original artwork as denoted in the latest edition of the collectibles market guide and price index and/or other authoritative document as approved by the director. "Collectible" refers to limited edition items such as, but not limited to, figurines, collages, plates, dolls, ornaments, graphics, steins and bells.

"Collection agency" means an establishment which specializes in the collection of monies owed.

"College or university" means an academic institution of higher learning beyond the level of secondary school.

"Commercial amusement/recreation (inside)" means an enclosed facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but

~~are not limited to, bowling alleys, roller and ice skating rinks, game courts, swimming pools, walk-in theaters or physical fitness centers and gyms and video game arcades.~~

~~"Commercial amusement/recreation (outside)" means an outdoor facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to game courts, water slides, miniature golf courses, drive-in theaters, balling cages, practical/instructional fields, driving ranges and sports events, such as stadiums or arenas.~~

~~"Commercial coach" means a structure without motive power which is designed and equipped for human occupancy for industrial, professional or commercial purposes.~~

~~"Commercial dog kennel" means a structure in which dogs are kept, boarded, bred or trained for commercial gain.~~

~~"Commission" means Carson City planning commission.~~

~~"Common open space areas" are common areas open to the public which shall be designed for passive or active recreational use, but does not include driveways, streets and parking areas.~~

~~"Communication equipment shelter" means a structure designed principally to enclose equipment used in connection with wireless communication transmission, and/or reception.~~

~~"Community center, private (accessory)" means a facility associated with a planned residential development or multi-family development which provides for community activities for residents of the development.~~

~~"Community clubhouse" means a community building or portion thereof, used by a club.~~

~~"Community institutional (nonprofit)" means facilities provided by the municipality or by any other group or organization without profit or gain for such special purposes as a scout house, community meeting rooms, a community center, a drop-in center, an archaeological or fine arts museum, a public library, etc., but does not include school activities, public or private parks, playgrounds, arenas, stadiums, hippodromes, swimming pools, skating rinks, commercial-recreational establishments or any class of group home.~~

~~"Community recreational facility, public" means a facility which provides for community recreational activities and is available to the general public.~~

~~"Community/regional commercial/office" means a single or combination of buildings owned or managed, in common, oriented to community or regional consumers providing merchandise, activities or services which may or may not be built around 1 or more department stores or offices and which collectively total 150,000 square feet in gross building area.~~

~~"Concrete batch plant" means an industrial facility used for the production of concrete or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process of finished products manufactured on the premises, and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products.~~

~~"Condominium" means a multifamily dwelling or a commercial building within which the occupied area is owned individually and the structure, land, common open space areas, and facilities are owned by all of the owners on a proportional, undivided basis.~~

"Congregate care housing" means a dwelling providing shelter and services for people, which may include living and sleeping facilities, meals, eating assistance, housekeeping, laundry services, dressing, room cleaning, medication reminders, nursing care, related medical services and personal care. Such facilities may also provide other services, such as counseling and transportation for routine social and medical appointments. Congregate care housing does not include a single-family dwelling pursuant to NRS 278.021.

"Conservation and wildlife sanctuary" means land left in its natural state for the purpose of providing sanctuary, habitat and breeding grounds for wild birds, animals and plant life and includes a forest reserve.

"Consignment shop" means a retail outlet that stocks and sells goods on a sale-or-return basis, or as an agent selling on behalf of others and receiving a percentage.

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

"Construction coach" means a structure without motive power which is designed and equipped for industrial, professional or commercial purposes as defined in Chapter 489 of NRS.

"Construction material supply yard" means a facility for the storage of construction materials for a specific development.

"Contractor's equipment yard" means an unenclosed portion of the lot or parcel upon which a construction contractor maintains its principal office or a permanent business office. The area would allow for the storage of construction material and equipment customarily used in the trade carried on by the construction contractor.

"Contractors' plant, shop & storage yard" means a facility for the storage and maintenance of contractors' supplies and operational equipment. Offices are considered an accessory use.

"Cultural resource" means archeological sites, objects, grounds, gardens, landscapes, structures and buildings.

"Convenience market" or "store" means any retail establishment offering for sale gas, prepackaged food products, household items, magazines, sandwiches and other freshly prepared foods for off-site consumption, and other goods commonly associated with the same, and having a gross floor area of less than 3,500 square feet.

"Convention facilities" means a facility designed to accommodate any number of persons and used for conventions, seminars, conferences, product displays, recreation activities and entertainment functions, along with accessory functions including temporary outdoor display and food and beverage preparation and service for on premises consumption.

"Copy center" means a facility for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses. Typical processes include, but are not limited to, photocopying, small offset printing, blueprint, and facsimile sending and receiving.

"Corral" means an unroofed enclosure used only for confining livestock.

"Country club, private" means a facility used for recreational or athletic purposes with limited membership and the use of which is primarily restricted to members and their guests. Accessory

uses include retail and restaurant facilities, which do not have separate signage or advertising, and a club house.

"Court" means an unoccupied open space bounded on 3 or more sides by buildings.

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

"Crating and hauling depot and storage" means terminals with the capability of handling a larger variety of goods involving various forms of multimodal shipping capabilities, such as rail to truck and truck to air.

"Crematorium" means a facility where corpses are cremated.

"Crisis care facility" means a building or part of a building which is used to provide temporary residence for persons requiring immediate emergency shelter and aid for a short period of time, including, but not limited to, hostels for battered or abused adults or children, hostels for youth requiring immediate emergency, temporary shelter and hostels for elderly persons.

"Crop storage" means the use of land, structure or building for the purposes of storage of crops.

"Cultural resource" includes, but is not limited to, architectural sites, objects, grounds, gardens, landscapes, structures and buildings.

"Custom & craft work" means a facility in which finished, personal, or household items which are either made to order or which involve considerable handwork are produced. Examples include, but are not limited to, textiles, pottery, furniture repair or refinishing, wood working, upholstery, sculpting and other work or wood products on an individualized single item basis. The term does not include cabinet making, cabinet assembly, or the use of mechanized assembly line production.

"Dairy" means commercial establishments that processor sell milk and milk products.

"Deed" means a legal document conveying ownership of real property.

"Delicatessen" means a shop that sells cooked or prepared foods ready for serving.

"Delivery" service means a service which provides the act of delivering or conveying.

"Density" means the number of families, individuals, dwelling units, households or housing structures per unit of land.

"Department" means the Carson City planning and community development department.

"Department store" means a store organized into a number of individual departments selling a variety of merchandise, including, but no limited to, men's and woman's clothing and home furnishings.

"Design" means the design elements of a development site, including the planning and engineering of the following: street alignments, grades, widths; drainage and sanitary facilities and utilities including alignment and grades thereof; location and size of all easements and rights-of-way; lot size and configuration; traffic access; grading; land to be dedicated for parks or recreational purposes; building design and configuration; landscaping and open space; and other such specific physical requirements.

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

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

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

"Development project" means a residential project of multiple dwelling units located on contiguous parcels and held in the ownership of 1 property owner or combination of property owners. A development project on contiguous parcels shall be considered the same project, even if approvals by the city were at different chronological times, and even if the separate phases of the project have different names, numbers or other means of identification.

"Development standards" means the document adopted by the board of supervisors which provides for various standards for development including, but not limited to, project design, landscaping, parks, trail, mobilehome/RV parks, health, transportation, grading, storm drainage, water, wastewater, reclaimed water, mapping, improvement plans, permit processing, reports, testing and inspections. Process oriented standards are contained in Title 18. Design oriented standards are contained in the development standards, which is a codified document and parallel in authority to Title 18.

"Director" means the director of the planning and community development department or his designee.

"Downtown area" means that area between Washington Street and Fifth Street and between Nevada and Stewart Streets.

"Downtown business district" means an overlay district as shown on the official map entitled "Zoning Map of Carson City" on file in the office of the director.

"Driveway/lot" means a lot with a driveway located along the common property line of 2 parcels.

"Drugstore" means a store where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and nonprescription medicines, but where nonmedical products are sold as well.

"Dry cleaning" means a process of receiving articles or goods of fabric to be subject to a process of dry cleaning, dry dying, cleaning and spotting, and stain removing. Machinery shall not be visible from the windows of the establishment and shall be screened. Self-contained systems shall meet clean air requirements.

"Dwelling" means any building or portion thereof used exclusively for residential purposes, but does not include hotels, clubs, boarding or rooming houses, or institutions. See also dwelling, single-family; dwelling, multi-family; and dwelling, two-family.

"Dwelling, attached" means a one-family dwelling attached to 2 or more one-family dwellings by common vertical walls.

"Dwelling, manufactured" means a single-family dwelling manufactured off-site.

"Dwelling, multiple family" means a building designed and/or used to house 3 or more families, living independently of each other.

"Dwelling, patio home" means a single-family detached dwelling, with open space setbacks on 3 sides and with a court.

"Dwelling, single-family" or "single-family dwelling" means:

1. A building used to house not more than one (1) family or a group of not more than four (4) unrelated persons living together sharing a noncommercial single dwelling unit and common housekeeping facilities.

2. A residential facility for groups in which ten (10) or fewer unrelated persons with disabilities reside with:

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

   b. If applicable, additional persons who are related to the house parents or guardians within the third degree of consanguinity or affinity.

3. A home for individual residential care.

4. A halfway house for recovering alcohol and drug abusers in which fewer than eleven (11) persons reside.

5. Factory-built housing that has been built in compliance with the standards for single-family residential dwellings of the Uniform Building Code most recently adopted by the International Conference of Building Officials.

6. A manufactured home.

"Dwelling, townhouse" means a row or cluster of at least 3 attached dwellings in which each dwelling is located on separately owned lot; each unit is separated by 1 or more common vertical walls; each unit has its own front and rear yard access; and no unit is located over another unit. A townhouse complex may include common open space and recreational areas and facilities which are owned by all owners on a proportional, undivided basis.

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

"Excavation" means the mechanical removal of earth materials.

"Embroidery shop" means an establishment in which the act or art of ornamentation of fabric with needlework is practiced.

"Employment agency" means an agency whose business is to find jobs for people and find people qualified to fill jobs.

"Engraver" means one whom practices the art or technique of one that engraves from a plate or block.

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

"Equestrian center" means the use of lands buildings, or structures for the boarding of horses, the training of horses and riders, and the staging of equestrian events, but does not include the racing of horses.

"Equipment rental" means the rental of landscaping, construction or similar equipment such as riding lawnmowers or tillers, but not including earth moving equipment, such as front end loaders, dump trucks or other more intense commercial vehicles which are required to comply with the Nevada Department of Motor Vehicles regulations for licensing purposes.

"Equipment shelter" means an enclosed structure, cabinet, shed or box at the base of the mount used to contain batteries and electrical equipment. This equipment is connected to the antenna by cable. Equipment shelters are also called "base transceiver stations" for personal communications systems (PCS).

"Escrow company" means a company that handles money, property, deeds and or bonding into the custody of a third party for delivery to a grantee only after the fulfillment of specified conditions.

"Essential resource" or "essential service" means a public facility, physical resource, natural resource, or public service provided to the community by the city through its police power, and administration of the public health, safety and welfare.

"Establishment" means a use, building, structure or premises which is used for business, office or commercial purposes.

"Excavation" means the mechanical removal of earth materials.

"Extraction" means to obtain or withdraw minerals, sand, rock, gravel, stone, earth or any similar material by breaking of the surface soil by physical or chemical process or may mean to separate a metal from ore.

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

"Facial cosmetics shading, permanent" means a process whereby permanent facial cosmetics are placed by implantation of tints to the skin of the face along the natural brow line, eyelash lines; or defining and brightening of normal coloration of lips. Does not include implanting of images of flowers, insects, geometric designs or any other "picture" that would not normally appear on the face.

"Facility site" means a lot or parcel, or any part thereof, which is owned or leased by 1 or more personal communication wireless service providers and upon which 1 or more wireless communication facility(s) and required landscaping are located.

"Factory-built housing" has the meaning ascribed to it in NRS 461.080 and means a residential building, dwelling unit or habitable room thereof which is either wholly manufactured or in substantial part manufactured at an off-site location to be wholly or partially assembled on-

site in accordance with regulations adopted pursuant to NRS 461.170, but does not include a mobile home or recreational park trailer.

"Factory outlet store" means a building or part of a building where the products manufactured by the industry are kept for wholesale or retail sale.

"Fairground/theme park" means land devoted to entertainment on a seasonal or temporary basis and may include grandstands, barns and other accessory buildings, normally associated with such a use. A theme park is an entertainment or amusement facility built around 1 or more themes which may be historical architectural or cultural.

"Fall zone" means the area on the ground within a prescribed radius from the base of a personal wireless service facility. The fall zone is the area within which there is a potential hazard from falling debris or collapsing material.

"Family" means 1 person living alone, or 2 or more persons related by blood, marriage or legal adoption.

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

"Fee schedule" means the schedule of fees which has been adopted by the board of supervisors and which authorizes the city to charge fees for the processing of applications and other activities in connection with zoning and development approval.

"Feed store" means a retail sales facility where grain and other foodstuffs for animals and livestock is sold, including other implements and goods related to agricultural processes, but not including farm machinery.

"Fence" means an artificially constructed barrier of any material or combination of materials erected to enclose, screen or separate areas.

"Fill" means the deposit of materials including dirt, rock, sand and gravel by a person on a parcel of land to create volume on the parcel.

"Fire station" means a building for fire equipment and firefighters.

"Flea market" means a building or part of a building where second hand goods, articles and antiques are offered or kept for sale at retail to the general public, but shall not include any other establishment otherwise defined or classified herein.

"Floor area" means the sum of the gross horizontal areas of the floors of a building or buildings, measured from the exterior faces of exterior walls and from centerline of division walls. Floor area includes: basement space, elevator shafts and stairwells at each floor, mechanical equipment rooms or attic spaces within headroom of 7 feet 6 inches or more, penthouse floors, interior balconies and mezzanines, enclosed porches. Floor area shall not include: accessory water tanks and cooling towers, mechanical equipment or attic spaces with headroom of less than 7 feet 6 inches, exterior steps or stairs, terraces, breeze ways and open spaces.

"Floor area ratio" means the gross floor area of all buildings on a lot divided by the lot area.

"Floor area, gross" means the total square footage of all floors of a new structure.

"Floor area, net" means the total square footage of all nonstorage areas of a structure.

"Florist" means a retail store where flowers and plants or either in singular are sold or offered for sale to the public, and such use may include the incidental raising and arranging of flowers and plants for sale in the store.

"Food processing" means a facility in which food for human consumption is provided in its final form, such as candy, baked goods and ice cream, and the food is distributed to retailers or wholesalers for resale on or off the premises. The term does not include food or beverage processing which uses any mechanized assembly line production of canned or bottled goods.

"Fortune telling" means the art or practice of one whom claims to be able to predict future events.

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

"Fuel storage tank facility" means a facility primarily engaged in the bulk storage and distribution of petroleum, gasoline, fuel oil, gas or other similar flammable products in fuel storage tanks.

"Funeral home" means a building designed for the purpose of furnishing funeral supplies and services to the public, and includes facilities intended for the preparation of the dead human body for internment or cremation.

"Gallery" means a building or hall in which a collection of artistic works is displayed sold or auctioned.

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

"Gaming establishment, non-restricted" means an establishment which is used or intended to be used for the conduct of gaming activities for which a non-restricted gaming license is required. For informational purposes, the term refers to an establishment whose gaming operations consist of 16 or more slot machines, or any number of slot machines together with any other game, gaming device, race book or sports pool establishment.

"Gaming, limited" means 15 or less gaming machines in 1 commercial establishment.

"Garage, private" means a sheltered or enclosed space designed and used for the storage of the motor vehicle, boats or other personal property of the residents of the premises.

"Garden supplies" means lawn and garden equipment, furnishings and products associated with the cultivation of, but not limited to, flowers, vegetables, fruits and trees.

"Garden supply/plant nursery" means a facility for the growing, display, or sale of plant stock, seeds or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping.

"Gas station minimart" means a facility associated with the sale of gasoline products, that also offers for sale prepackaged food items and tangible consumer goods, primarily for self-service by the consumer.

"Gasoline, retail" means the sale of natural gas, manufactured gas, propane gas or any mixture of any of them.

"General property owner" means a property owner that does not request placement in the development project category under Chapter 18.12 (Growth Management).

"Gift shop" means a store selling small decorative or amusing items that are intended to be bought as gifts or souvenirs.

"Golf course" means a tract of land laid out for at least 9 holes for playing the game of golf, improved with trees, greens, fairways, hazards and that may include a clubhouse and shelter.

"Golf course and driving range" means a public or private area operated for the purpose of playing golf, developing golfing techniques and may include a club house, miniature golf courses and recreational facilities.

"Good repair" means maintaining the structural components of the structure, sufficient to prevent deterioration.

"Government facility" means a facility, agency or area used for public purposes, and owned or operated by an instrumentality or agency of federal, state or local government.

"Grade" means the degree of rise or descent of a sloping surface (see slope).

"Grade, finished" means the average proposed level of the finished surface of the ground adjoining a building after all site development work has been completed.

"Grade, natural" means the average proposed level of the finished surface of the ground adjoining a building prior to site development work.

"Grading" means any stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades.

"Grandfathered" means the use was legally in existence at the time of the adoption of the original Carson City land use ordinance, this title, or any amendment hereto.

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

"Grocery store" means a building used for the sale primarily of food products and which specifically excludes the sale of specialty products as a principal use.

"Gross land area" means the total square footage or acreage of a parcel of land prior to subdivision, development, or offer of or acceptance of dedication of land area for access drainage and/or public utility easements and/or rights-of-way.

"Guest building" means a dwelling unit on the same lot as the primary dwelling unit and ancillary to the primary dwelling unit. A guest building may provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating,

cooking and sanitation, and includes habitable detached structures that may or may not include cooking facilities and which is used exclusively for housing the family members of the primary residence and their non-paying guests. A manufactured or mobilehome is not considered a guest building in SF6, SF12, SF21, SF1A, SF2A, or SF5A zoning districts. A recreational vehicle is not allowed as a guest building in any zoning district.

"Gun club, skeet or target range" means a facility for the sport of shooting at targets to test accuracy in rifle, pistol or archery practice owned or operated by a corporation, association, or individuals.

"Gun store" means a retail establishment in which small hand held pistols to large piece artillery in addition to ammunition are sold.

"Gunsmith" means a maker or repairer of firearms.

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

"HRC" means the historic resources commission.

"Habitable space" means a space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

"Halfway house for recovering alcohol and drug abusers" has the meaning ascribed to it in NRS 449.008 and means a residence that provides housing and a living environment for recovering alcohol and drug abusers and is operated to facilitate their reintegration into the community, but does not provide any treatment for alcohol or drug abuse. The term does not include a facility for transitional living for released offenders.

"Hard surfaced" means 6 inches of decomposed granite or gravel graded and compacted to standards of the development engineering department.

"Hardware store" means a facility for the sale of home, lawn and garden supplies, tools, and construction materials such as brick, lumber and other similar materials.

"Hazardous waste or material" means a waste or material as defined by Section 12 of the Carson City environmental control authority ordinance.

"Health and fitness club" means a building in which facilities are provided for recreational athletic activities including, but not limited to, body building and exercise classes, and shall include associated facilities such as a sauna and solarium.

"Hearing examiner" means the person appointed pursuant to this chapter to review and make decisions on applications for proposed work and pursuant to NRS.

"Hedge" means a 100% sight-obscuring fence-like boundary formed by a dense row of shrubs or low growing mature trees.

"Helipad" means a facility for the landing and taking off of helicopters, but with no accessory gas sales, maintenance or other services.

"Hemp" has the meaning ascribed to it in NRS 557.160 and means any plant of the genus Cannabis sativa L. and any part of such a plant, including, without limitation, the seeds thereof

and all derivatives, extracts, cannabinoids, isomers, acids, salts and salts of isomers, whether growing or not, with a THC concentration that does not exceed the maximum THC concentration established by federal law for hemp and does not include any commodity or product made using hemp.

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

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

"Hillside development manual" means a document created and adopted pursuant to this chapter which contains technical specifications and requirements for development of parcels in areas governed by this chapter. It is incorporated into the development standards, Division 7.

"Home for individual residential care" has the meaning ascribed to it in NRS 449.0105 and means a home in which a natural person furnishes food, shelter, assistance and limited supervision, for compensation, to not more than two persons with intellectual disabilities or with physical disabilities or who are aged or infirm, unless the persons receiving those services are related within the third degree of consanguinity or affinity to the person providing those services. The term does not include:

1. A halfway house for recovering alcohol and drug abusers; or
2. A home in which community-based living arrangement services or supported living services are provided by a provider of such services during any period in which the provider is engaged in providing the services.

"Home improvement center" means a building and/or structures for the purpose of retail sale of all types of materials used in building construction and may include garden centers.

"Home occupation" means a use customarily carried on by a dwelling occupant and incidental to the primary residential use, providing such residential character of the property is not changed and is operated in compliance with Chapter 18.05 (Home Occupation).

"Horse corral or stable (commercial)" means a structure for the keeping of horses, mules, or ponies which are boarded for compensation.

"Horse corral or stable (private)" means an accessory structure for the keeping of horses, mules, or ponies for the use of occupants of the premises.

"Hospice" means a home for the terminally ill.

"Hospital" means a building designed and used for the medical and surgical diagnosis, treatment and housing of persons under the care of doctors and nurses, and supporting services such as gift shops, restaurants and laundromats. Rest homes, nursing homes, convalescent homes and clinics are not included.

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

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

"Ice cream parlor" means a small retail business in which a sweet frozen dessert or snack traditionally made with cream and egg yolks and flavored with a variety of fruits or other extracts are sold and eaten.

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

"Improvement" means a roadway, landscaping, utilities or any other structure.

"Incineration and reduction of garbage, offal, dead animals or refuse" means a device used to burn waste substances and in which all the combustion factors temperature, retention time, turbulence and combustion air, can be controlled.

"Indoor sport and recreation" means recreational uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, penny arcades, electronic video games and indoor racquetball courts.

"Insurance company" means a company which practices the business of providing insurance.

"Interior decorator" means a person who practices or specializes in interior decoration.

"Janitorial and building cleaning service" means an establishment primarily engaged in the provision of off-site maintenance and custodial services. Typical uses include carpet cleaning, janitorial, pest control and window cleaning.

"Jewelry store" means an establishment which primarily sells new and used jewelry, or reconstitutes precious metal into jewelry forms which are sold at retail on the premises.

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

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

"Kiln" means an oven for hardening, baking or drying substances.

"Kitchen" means a room containing such items as a stove, microwave, hot plate, or other cooking/heating devices used for cooking or the preparation of food.

"Labor and service organizations" means a group of workers from a particular job, industry, or employer identified by shared interests or purpose, for example, a business.

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

"Lapidary services" means a service provided by a dealer who specializes in precious or semiprecious stones.

"Lattice tower" means a type of mount that is self-supporting with multiple legs and cross-bracing of structural steel.

"Launderette" means a building or structure where coin-operated laundry machines, using water only, detergents and additives, are made available to the public for the purpose of laundry cleaning.

"Library" means a building containing printed and pictorial material for public use for purposes of study, reference and recreation.

"Lithographer" means one who practices the process in which the image configuration to be printed is rendered on a flat surface, as on stone or now chiefly on sheet zinc or aluminum, and treated so that only those areas to be printed will retain ink.

"Livestock raising" means farm animals kept for use, propagation, or intended profit or gain, and without limiting the generality of the forgoing includes: dairy and beef cattle, horses, swine, sheep, laying hens, chicken and turkey broilers, goats, geese, mink and rabbits.

"Loading space" means a parking space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while handling merchandise or materials, each such space to be not less than 15 feet wide, 60 feet long with 14 feet height clearance.

"Locksmith" means one that repairs or makes locks.

"Lodge" or "fraternal organization" means a facility or area for a special purpose organization or for the sharing of sports, arts, literature, politics, or other similar interest; but not primarily for profit or to render a service that is customarily carried on as a business, excluding churches, synagogues, or other houses of worship.

"Lot" means a distinct parcel of land divided with the intent to transfer ownership or for building 1 primary dwelling unit or structure.

"Lot area" means that area of a horizontal plane bounded by the front, side and rear property lines including any portion of an easement which may exist within such property lines but exclusive of rights-of-way for street purposes. For the purpose of defining lot area, easements are included within the lot area for public utilities and private dead-end driveways serving 4 or fewer lots. Private access easements serving more than 4 lots are not included in lot area. Minimum lot area includes all common parking, landscaping and building areas within a single project site that shares such common facilities and common access for the purposes of creating building envelope parcels, condominium parcels, or other similar subdivision or property within non-residential zoning districts.

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

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

"Lot, double frontage" means a lot (not a corner lot) which adjoins 2 streets, which are parallel or within 45 degrees of being parallel to each other. On a double frontage lot, both street property lines shall be deemed front lot lines, unless designated otherwise on a recorded final map.

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

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

"Lot line" means a property line that divides 1 lot from another lot or from a public or private street or any other public space.

"Lot line, front" shall be the dimension front on a street, except for a flag lot.

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

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

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

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

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

"Magazine sales" means the retail sale of publications issued at regular intervals, usually weekly or monthly, containing articles, stories, photographs, advertisements, and other features, with a cage size that is usually smaller than that of a newspaper but larger than that of a book.

"Main building" means a building devoted to the principal use of the lot on which it is situated. On any lot in a residential district, the term refers to the principal dwelling located on that lot.

"Maintenance" means the upkeep of property, building, structures, amenities, parking facilities, landscaping, or lot including repair, painting, trimming, pruning, as well as watering and other ongoing activities that are associated with maintenance.

"Manufactured building" includes any modular building or any building constructed using 1 or more modular components.

"Manufactured home" has the meaning ascribed to it in NRS 489.113 and means a structure which is built on a permanent chassis, designed to be used with or without a permanent foundation as a dwelling when connected to utilities, transportable in one or more sections and eight feet or more in body width or forty (40) feet or more in body length when transported, or, when erected on-site, contains three hundred twenty (320) square feet or more. The term:

1. Includes:

(a) The plumbing, heating, air-conditioning and electrical systems of the structure.

(b) Any structure:

(I) Which meets the requirements established by NRS 489.113 and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq.; or

(II) Built in compliance with the requirements of Chapter 461 of NRS.

2. Does not include a recreational park trailer.

"Manufacturing" means the use of land, building or structures for the purpose of manufacturing, assembly, making, preparing, inspecting, finishing, treating, altering, warehousing or storing or adapting for sale of any goods, substance, article, thing or service.

"Marijuana" has the meaning ascribed to it in subsection 8 of NRS 453D.030 and means all parts of any plant of the genus Cannabis, whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include:

1. The mature stems of the plant, fiber produced from the stems, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stems except the resin extracted therefrom, fiber, oil or cake, the sterilized seed of the plant which is incapable of germination;

2. The weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink or other products; or

3. Hemp as defined in NRS 557.160.

"Marijuana cultivation facility" has the meaning ascribed to it in subsection 9 of NRS 453D.030 and means an entity licensed to cultivate, process and package marijuana, to have marijuana tested by a marijuana testing facility and to sell marijuana to a retail marijuana store, to a marijuana product manufacturing facility and to other marijuana cultivation facilities, but not to consumers.

"Marijuana distributor" has the meaning ascribed to it in subsection 10 of NRS 453D.030 and means a person licensed to transport marijuana from a marijuana establishment to another marijuana establishment.

"Marijuana establishment" has the meaning ascribed to it in subsection 11 of NRS 453.030D and means a marijuana cultivation facility, marijuana testing facility, marijuana product manufacturing facility, marijuana distributor or retail marijuana store.

"Marijuana product manufacturing facility" has the meaning ascribed to it in subsection 12 of NRS 453D.030 and means an entity licensed to purchase marijuana, manufacture, process and package marijuana and marijuana products, and sell marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana, but not to consumers.

"Marijuana products" has the meaning ascribed to it in subsection 13 of NRS 453D.030 and means products comprised of marijuana or concentrated marijuana and other ingredients that are

~~intended for use or consumption, such as, but not limited to, edible products, ointments, and tinctures.~~

~~"Marijuana retail store" or "retail marijuana store" has the meaning ascribed to "retail marijuana store" in subsection 18 of NRS 453D.030 and means an entity licensed to purchase marijuana from marijuana cultivation facilities, to purchase marijuana and marijuana products from marijuana product manufacturing facilities and retail marijuana stores, and to sell marijuana and marijuana products to consumers.~~

~~"Marijuana testing facility" has the meaning ascribed to it in subsection 15 of NRS 453D.030 and means an entity licensed to test marijuana and marijuana products, including for potency and contaminants.~~

~~"Massage therapy" means the act of rubbing, kneading or otherwise touching the human body with the hands, feet or any device so as to stimulate circulation or make muscles supple, for a fee, gratuity or other consideration. Massage therapy includes "aesthetician" or "esthetician," as defined in NRS 644 Cosmetology. The term "massage" does not include acts, treatments or services within the meanings of "practice of medicine," "osteopathy," "chiropractic," "physical therapy" or "naturopathic healing" as defined by the Nevada Revised Statutes and does not include the offering of sexually oriented services.~~

~~"Meal" means unpackaged food prepared on site, but does not include muffins, fruit, desserts or similar items.~~

~~"Mechanical equipment building" means a structure which houses equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilation, air conditioning and similar purposes.~~

~~"Median" means a paved or planted area separating a street or highway into 2 or more lanes of travel in opposite directions.~~

~~"Medical marijuana cultivation facility" has the meaning ascribed to the term "cultivation facility" in NRS 453A.056 and means a business that:~~

~~1. Is registered with the Department of Taxation pursuant to NRS 453A.322; and~~

~~2. Acquires, possesses, cultivates, delivers, transfers, transports, supplies or sells marijuana and related supplies to:~~

~~(a) Medical marijuana dispensaries;~~

~~(b) Facilities for the production of edible marijuana products or marijuana-infused products; or~~

~~(c) Other cultivation facilities.~~

~~"Medical marijuana dispensary" has the meaning ascribed to it in NRS 453A.115 and means a business that:~~

~~1. Is registered with the Department of Taxation pursuant to NRS 453A.322; and~~

~~2. Acquires, possesses, delivers, transfers, transports, supplies, sells or dispenses marijuana or related supplies and educational materials to the holder of a valid registry identification card as that term is defined in NRS 453A.140.~~

"Medical marijuana establishment" means:

1. A medical marijuana testing facility;

2. A medical marijuana cultivation facility;

3. A medical marijuana product manufacturing facility; or

4. A medical marijuana dispensary.

"Medical marijuana product manufacturing facility" has the meaning ascribed to the term "facility for the production of edible marijuana products or marijuana-infused products" in NRS 453A.105 and means a business that:

1. Is registered with the Department of Taxation pursuant to NRS 453A.322; and

2. Acquires, possesses, manufactures, delivers, transfers, transports, supplies or sells edible marijuana products or marijuana-infused products to medical marijuana dispensaries.

"Medical marijuana testing laboratory" has the meaning ascribed to the term "independent testing laboratory" in NRS 453A.107.

"Messenger service" means a place wherein communications or other items are taken for eventual delivery to another place, or have been already delivered from another place to be receive at place, but in no event does said definition include a place where wages or bets are placed for delivery to another place where receipts from wages or bets have been delivered from other places.

"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.

"Miniature golf course" means an area of land or a building, structure or premises or part thereof, operated for profit or gain as a commercial place of amusement in which facilities are provided to simulate the game of golf or any aspect of the game on a small scale, but does not include a golf ball driving range.

"Mobilehome" means any nonmotive but mobile facility with or without wheels, so designed contrived to permit occupancy thereof, for permanent living or sleeping purposes, when connected to utilities. Mobilehome does not include a travel trailer, commercial coach, manufactured home, or any structure built in compliance with the requirements of Chapter 461 of the NRS.

"Mobilehome park" means a plot of ground divided into spaces, under the ownership or management of 1 person, firm or corporation for the purpose of locating 2 or more mobilehomes for dwelling or sleeping purposes, excluding the proprietor's unit.

"Mobilehome space" means a portion of land within a mobilehome park for the placement of a single mobilehome and the exclusive use of its occupants.

"Modular building" means an office, apartment, school, motel or other building, whether it is a total building or a room, which is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with regulations, adopted pursuant to Section 461.170 of the Nevada Revised Statutes, but does not include a mobilehome.

"Modular component" means any closed unit of construction which bears or requires any electrical, plumbing, heating, air conditioning or any other mechanical connection.

"Monopole" means a type of mount that is self-supporting with a single shaft of wood, steel or concrete and a platform (or racks) for panel antennas arrayed at the top. Vertical co-locations often have arrays at intermediate positions on the monopole.

"Mortuary or funeral chapel" means a facility in which bodies are prepared for burial or cremation; a facility where funeral services are conducted.

"Motel" means an establishment providing sleep accommodations on a transient basis less than 28 consecutive days total with the majority of the rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

"Mount" means the structure or surface upon which antennas are mounted. There are 4 types of mounts:

1. Roof-mount: Mounted on the roof of a building.

2. Side-mount: Mounted on the side of a building.

3. Ground-mount: Mounted on the ground.

4. Structure-mount: Mounted on a structure other than a building.

"Municipal building" means a structure or building in which services traditionally provided by local government, including water, sewer, roads, parks, police and fire protection are housed.

"Municipal garage" means a structure opened or operated by a municipality and used primarily for the parking and storing of vehicles owned by the general public.

"Museum" means a building having public significance by reason of its architecture or former use of occupancy or a building serving as a repository for a collection of natural, scientific, or literary curiosities or objects of interest, or works or art, and arranged, intended and designed to be used by members of the public viewing, with or without an admission charge, and which may include as an accessory use the sale of goods to the public as gifts or for their own use.

"Nightclub" means a commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment are provided.

"Nonconforming building" means a legally constructed building or structure which does not conform in its construction, area, yard, requirements or height to the regulations of the district in which it is located or to the requirement of the Building Code currently adopted by Carson City.

"Nonconforming use" means the legally created use of a building, structure, or land which does not conform to the regulations of the district in which the use exists and a use for which the property owner has proved that alleged violations are legal nonconformities. Failure to prove this means that alleged violations are illegal and subject to prosecution. Proof submitted by the property owner must ascertain the date the nonconformity was established and that it conformed to the zoning code then in effect.

"Nonflammable definition" is as defined by the adopted Uniform Fire Code.

"Nontoxic definition" is as defined by the Carson City health department and Uniform Fire Code currently adopted by Carson City and regulations.

"Notary public" means one legally empowered to witness and certify documents and take affidavits and depositions.

"NRS" means the Nevada Revised Statutes.

"Nursery" means a place where young trees or other plants are grown for transplanting or for sale, and may also include the sale of related accessory supplies.

"Off-site parking" means parking provided for a specific use but located on a site other than the l on which the specific use is located.

"Off-street loading" means designated areas on a development site for the loading and unloading of cargo adjacent to buildings and not in the public right-of-way.

"Office" means a building used primarily for conducting the affairs of a business, profession, service, industry, or government and which may include ancillary services for office workers, such as restaurants, newsstands, or other minor commercial establishments.

"Office" means a building or part thereof, designed, intended or used for the practice of a profession, the business of administrative, professional or clerical operations, including administrative governmental functions or mortgage companies.

"Office park" means a development which contains a number of separate office buildings, accessory and supporting uses and open space and which is designed, planned, constructed and managed on an integrated and coordinated basis.

"Omnidirectional antenna" means a "whip" antenna, this thin rod beams and receives a signal in all directions.

"Open air vending/transient sales lot" means an area that is used exclusively for the sale or taking of orders for any merchandise where such merchandise is displayed or sold in the open area; such activities are not part of the operation of an established business; and no permanent physical structures or facilities are used as integral parts of the sales or order-taking operations. The term includes the display or sale of merchandise in or in connection with a truck, trailer, or movable building of any type.

"Open space" means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public use or enjoyment or for the private use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

"Open space, common" means land within or related to a development that is designed and intended for the common use or enjoyment of the residents of the development and their guests.

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

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

"Optician" means one who makes lenses and eyeglasses.

"Ordinary maintenance or repair" means, in regard to cultural resources, the maintenance or repair of any exterior architectural or environmental feature in or on a historic property to correct deterioration, decay or to sustain the existing form, and that does not involve a material change in design, material or other appearance.

"Other qualifying buildings" means new or recently constructed buildings having architectural character consistent with the significant buildings on the cultural resources inventory project report shall qualify with the recommendation of the historic architecture review commission.

"Outdoor entertainment facilities" means a predominately spectator use conducted in open, partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities and amusement parks.

"Outdoor recreational facility" means uses and facilities pertaining primarily to recreational activities that are carried on primarily outside of structures.

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

"Outdoor sports and recreation facilities" means a recreational use conducted in open, partially enclosed, screened facilities. Typical uses include archery range, driving ranges, miniature gold courses, swimming pools, tennis courts, outdoor racquetball courts and water parks.

"Outside storage" means the use of a significant portion of a lot or area for the long-term retention (more than 24 hours) of materials and machinery or equipment, regardless of whether the materials, machinery, or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. The term does not include new or used motor vehicle sales and rental display, nor does it include accessory and incidental parking of vehicles for residents, guests, customers or employees in connection with a principal use.

"Overlay zone" means a zoning district that is imposed on 1 or more underlying base zoning districts and which provides additional requirements and limitations beyond those required by the underlying zoning district.

"Panel antenna" means a flat surface antenna usually deployed in 3 directional "sectors" (0 degrees to 120 degrees, 120 degrees to 240 degrees and 240 degrees to 360 degrees) and used to concentrate or beam the signal into (or from) that sector only.

"Panel van" means a van not exceeding 7 feet in height, 20 feet in length and maximum MGVW rating 9,500 pounds or less.

"Parcel of land" means any unit legally created and subsequently recorded by the Carson City recorder and shown on the Carson City assessor's maps.

"Park" means a publicly owned area of land, usually with grass, trees, paths, sports fields, playgrounds, picnic areas, and other features for recreation and relaxation.

"Parking, commercial" means a facility for parking that is operated as a business enterprise by charging the public a fee and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises.

"Parking space" means a permanently maintained space on a lot or parcel, suitable for the parking of 1 automobile.

"Pavilion" means a light, sometimes ornamental roofed structure, used at parks or fairs for amusement or shelter.

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

"Perfumery" means an establishment that specializes in making or selling of perfume.

"Permit authority" means the planning and community development department, or other city entity vested with responsibility for issuing and enforcing of building, sign or other permits governed by this chapter.

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

"Personal communications services" means an advanced form of radiotelephone services, capable of transmitting and receiving voice, data, text and video messaging, PCS operates in the 1,850-1,990 MHz range.

"Personal services" means a facility for the sale of personal services or an establishment primarily engaged in providing services involving the care of a person or his or her personal goods or apparel, but not including personal storage. Typical personal services include barber/beauty shop, permanent facial cosmetic shading, shoe repair, tailor, instructional arts studio, photography studio, hand-crafted art studio, safe-deposit boxes, travel bureau, house cleaning services, weight reduction centers or florist (excluding greenhouses).

"Personal storage" means a facility with enclosed storage space, divided into separate compartments, each no larger than 500 square feet in size, which is provided for use by individuals to store personal items or by businesses to store materials for operation of a business establishment but excludes workshops, hobby shops, manufacturing or commercial activity. Typical uses include mini-warehouses.

"Personal storage/retail/office complex" means a mixed use project consisting of retail and/or office space, and mini-storage units. The retail/office space shall comprise a minimum of 60% of a lot's street frontage and shall be constructed prior to or concurrently with the mini-storage units. For the purpose of this section, "mini-storage" means a building or group of buildings in a controlled access compound that contains varying sizes of individual stalls or lockers for the storage of customer's goods or belongings.

"Pet shop" means a retail establishment offering household pets for sale, and where all such creatures are housed within the building, but does not include a shop or place for breeding or overnight boarding of pets.

"Pharmacy" means a business where drugs or medicines are compounded or dispensed by state-licensed pharmacists and which may include retail sales of sundries such as stationery, magazines, cosmetic, and health items.

"Photographer's studio" means a studio used primarily for somebody who takes photographs as a profession, hobby, or art form.

"Planned unit development" means an area of land controlled by a landowner, which is to be developed as a single entity for a number of residential, commercial and/or industrial units, the plan for which does not correspond in lot size, height or size of structure, density, lot coverage and required open space of the regulations established in any one district.

"Post office" means the national organization or government department that is responsible for a country's mail service.

"Previously-owned children's merchandise business" means a business whose primary use is the retail sale of used and new merchandise which is designed for the specific purpose of clothing, entertaining, educating and/or caring for persons under 18 years of age including but not limited to clothing, costumes, play equipment, books, furniture and toys.

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

"Principal dwelling unit" means the main dwelling unit on a parcel of land.

"Printer" means a person or company that prints books, newspapers, or magazines.

"Private club, lodge, or fraternal organization."

1. Club. A facility of a private organization for the preparation and service of food and/or drink for members and their guests.

2. Lodge or fraternal organization. A facility for a special purpose organization for the sharing of sports, arts, literature, politics, or other similar interests; but not primarily for profit or to render a service that is customarily carried on as a business.

"Professional business" means an establishment primarily engaged in rendering professional services to individuals and businesses on a fee or contract basis. Typical uses may include banking, financial institutions, stock brokerage, advertising, employment services, title company, etc.

"Professional occupation" means the occupation of a licensed engineer, licensed architect, certified public accountant, attorney, real estate broker, doctor, dentist, optometrist or similar profession.

"Prohibited use" means a use that is not permitted by any means in a particular zoning district.

"Project list" means the list of development projects which are eligible to make application for building permits from the development project category.

"Property owner" means a person or entity who has fee title to a parcel(s) of real property in the consolidated municipality of Carson City.

"Proposed work" means any construction, alteration, remodeling, restoration, rehabilitation, demolition or removal of the exterior of a building or structure, or the placement of signs or other activity affecting the exterior appearance of any building or structure or the placements of signs, fences, lighting, parking areas or site improvements, or any other activity affecting the exterior landscape features and spaces that characterize a property and its environment.

"Public areas" means parks, playgrounds, trails, paths, and other recreational areas and open spaces; scenic and historic sites; schools and other publicly operated buildings; and other places where the public is directly or indirectly invited to visit or permitted to congregate.

"Public community" means facilities and uses that serve primarily a larger portion of Carson City.

"Public garage" means a building or portion thereof designed and used for the storage, repair or servicing of motor vehicles or boats as a commercial venture.

"Public hearing" means a meeting, announced and advertised in advance and open to the public, in which members of the public have an opportunity to participate.

"Public improvement" means any improvement, facility or service, together with its associated site or right-of-way necessary to provide transportation, drainage, utilities or similar essential services and facilities and that are usually owned and operated by a governmental agency.

"Public neighborhood" means facilities and uses that serve only a small area of the city.

"Public nursery" means land used for the growing of sod, flowers, bushes, trees or other gardening, landscaping or orchard stock for wholesale or retail sale.

"Public notice" means the advertisement of a public hearing in a paper of general circulation and through the mail, or the posting of a sign on property, each designed to indicate the time, date, place and nature of a public hearing.

"Public or private school" means an educational institution for kindergarten, elementary, or secondary education, which is supported by a public, religious, or private organization.

"Public park" or "playground" means a park, playground, swimming pool, reservoir, golf course, or athletic field owned, operated and maintained by a local or state level government entity.

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

"Public right-of-way" means a strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a road, trail, waterline, sanitary sewer, and/or other public utilities or facilities.

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

"Publisher" means a company or person that publishes products such as books, journals, or software.

"Quarry" means an open excavation from which stone or other material is extracted by blasting, cutting, or drilling.

"Radio broadcasting" means a building or portion of a building used as a place for radio broadcasting.

"Radio, TV, microwave communication tower" means a freestanding structure which supports antennae that transmit or receive any portion of the electromagnetic spectrum.

"Ramada" means any roof or shade structure installed, erected or used above a recreational vehicle and vehicle space or any portion thereof.

"Real estate agents and brokers" means a person who buys, sells, and leases property on behalf of somebody else.

"Recording studio" means a building or portion of a building used as a place to record music and videos. The term does not include broadcasting facilities.

"Recreation" means an activity that a person takes part in for pleasure or relaxation rather than as work.

"Recreational vehicle" means the following:

1. Camping Trailer. A folding temporary dwelling structure, mounted on wheels and designed for travel, recreational and vacation use and shall include its towing vehicle;
2. Motorhome. A portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self propelled vehicle;
3. Pickup Coach/Camper. A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation;
4. Travel Trailer. A vehicular, portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreation and vacation use. It shall have a body width not exceeding 8.5 feet, and a body length not exceeding 60 feet, including its towing vehicle;
5. Park Model;
6. A recreational vehicle is not allowed as a guest building in any zoning district.

"Recreational vehicle park" or "campground" means a parcel or tract of land containing 1 gross acre minimum land area, having as its principal use the transient rental of 2 or more spaces for recreational vehicles or camp spaces including accessory buildings and structures and uses. There will not be more than 30 spaces per acre. The term shall be synonymous with the term "campground." Use of land where unoccupied recreational vehicles are offered for sale or lease, or are stored, is not allowed in a recreational vehicle park.

"Recreational vehicle repair" means establishments primarily engaged in the provision of recreational vehicle repair services to individuals and households.

"Recreational vehicle sales" means the use of any building, land area, other premise for the display and sale of new or used automobiles generally but may include light trucks, vans, trailers, or recreation vehicles and including any vehicle preparation or repair work conducted as an accessory use.

"Recreational vehicle space" means a lot or parcel of land in a recreational vehicle park or campground containing a net minimum area of 1,000 square feet for the placement of a single recreational vehicle or camping space for the exclusive use of its occupants for transient dwelling purposes, including permitted accessory uses and structures.

"Recreational vehicle storage" means the keeping, in an enclosed, 100 percent screened area, "RV's" in the same place for more than 24 hours.

"Recycling collection center" means a facility used for the collection and temporary storage of empty beverage containers, aluminum, glass, paper or clothing or other items for recycling purposes conducted totally within an enclosed structure or container. The term does not include processing except for "can banks" that crush cans as they are deposited.

"Recycling operations" means the process by which waste products are reduced to raw materials and transformed into new and often different products.

"Refuse and sewerage systems" means the entire system of sewer collection, treatment and disposal.

"Rental store" means a facility for the rental of general merchandise to the general public. (See also "video rental".)

"Repeater" means a small receiver/relay transmitter of not more than 20 watts output designed to provide service to areas which are not able to receive adequate coverage from the primary sending and receiving site in a wireless communications network.

"Required land area" means the minimum area of a lot or parcel necessary to permit its use under the provisions of this title.

"Required width" means the minimum area of a lot or parcel necessary to permit its use under the provisions of this title.

"Residential facility for groups" has the meaning ascribed to it in NRS and means an establishment that furnishes food, shelter, assistance and limited supervision to a person with an intellectual disability or a person who is aged or infirm. The term:

1. Includes, without limitation, an assisted living facility; and

2. Does not include:

(a) An establishment which provides care only during the day;
(b) A natural person who provides care for no more than two (2) persons in his or her own home;
(c) A natural person who provides care for one (1) or more persons related to him or her within the third degree of consanguinity or affinity;
(d) A halfway house for recovering alcohol and drug abusers; or
(e) A home in which community-based living arrangement services or supported living arrangement services are provided by a provider of such services during any period in which the provider is providing the services.

"Resort" means a group or groups of buildings containing more than 5 dwelling units and/or guest rooms and providing outdoor recreational activities that may include golf, horseback riding, swimming, shuffleboard, tennis and similar activities. A resort may furnish services customarily furnished by a hotel, including a restaurant, cocktail lounge and convention facilities. Has at least 15 percent of its land area devoted to usable open space in addition to required landscaping.

"Restaurant" means a business establishment whose principal business is the preparing and selling of meals of unpackaged food to the customer in a ready to consume state in nondisposable containers, and where the customer consumes these meals while seated at a table within the restaurant building. Alcoholic beverages may be served accessory to food service in a restaurant.

"Restaurant, fast food" means an establishment that offers quick food service and nonalcoholic beverages, accomplished through a limited menu of items already prepared, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. Orders are not generally taken at a table. Ordering or pickup of food may take place from an automobile or drive through window.

"Retail sales" means an establishment engaged in selling goods or merchandise to the general public for personal or household consumption but not for wholesale and rendering services incidental to the sale of such goods. Typical merchandise includes clothing and other apparel, equipment for hobbies or sports, gifts, flowers and household plants, dry goods, groceries, convenience, specialty foods, toys, furniture, books, computers, stationary, hardware and similar consumer goods. The term also includes secondhand dealers but excludes secondhand businesses as defined in this title.

"Revegetation" means the stabilization of disturbed or graded soils by replanting with indigenous or other natural appearing plant materials.

"Rezone" means to change the zoning classification of particular lots or parcels of land.

"Riding academy" means any establishment where horses are kept for riding, driving or stabling for compensation or as an accessory use in the operation of a club, association, ranch or similar establishment.

"Room" means an unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchen, closets, hallways and porches.

"Salvage or reclamation of products" means a facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment which is not considered as another use under this title. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, bottles, inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment and appliances. The term includes facilities for recycling recoverable resources, such as newspapers, magazines, books and other paper products, glass, metal cans and other products, which can be returned to a condition in which they may again be used for production.

"Sandblasting" means to clean, polish, or mark glass, metal, or a stone surface by applying a jet of pressurized air or steam mixed with sand or grit.

"Sanitary landfill" means a site where waste material has been buried.

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

"Satellite dish antennae" means any circular, dish shared or similarly shaped structure designed to receive communications from orbiting satellites or other communication source, together with other equipment related to such purposes. Antennae with signs or lights affixed

thereon shall be subject to regulations contained within Division 4 (Signs) of the development standards.

"School" means an institution of learning which offers instruction in the several branches of learning required to be taught in public and private schools of the state of Nevada.

"School, (K-12)" means a building or institution in which children and teenagers are taught, usually up to the age of 17.

"School, college, university" means an educational institution for higher learning that typically includes an undergraduate college and graduate schools in various disciplines, as well as medical and law schools and sometimes other professional.

"School, vocational" means a building or institution that specializes in teaching a specific skill, especially a practical vocation, including, but not limited to, business, dance, music, martial arts, trade or traffic. The term includes a school where student classes are relayed to a remote location, with limited student time spent at the building.

"Screening" means a permanent method of visually screening or obscuring from view from any property, sidewalk or roadway, one abutting or nearby structure or use from another.

"Secondhand business" means a business dealing in used merchandise or accepting donations of used merchandise for resale, but does not mean antiques, junkyard, pawn shop or secondhand dealers as otherwise defined in this title.

"Secondhand dealer" means a specialty shop which deals solely in 1 kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this definition, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles if no more than 40 percent of the gross floor area of the business is devoted to the sale of used articles. The term secondhand dealer includes the sale of jewelry and scrap precious metals, but does not include the sale of junk in junkyards as defined in this chapter, the sale of used cars or the sale of other items which the city determines do not fit within the intent of this term. The term does not include the buying and selling of foreign or domestic coins for numismatic purposes, which shall be allowed where retail sales of new merchandise is permitted.

"Security service" means a service employed by a private organization to guard and protect a building or other property.

"Senior citizen home" means a dwelling providing shelter and services for people (age 60 or older) which may include living and sleeping facilities, meals, eating assistance, housekeeping, laundry services, dressing, room cleaning, medication reminders, nursing care, related medical services and personal care. Such facilities may also provide other services, such as counseling and transportation for routine social and medical appointments. Senior citizen home does not include a single-family dwelling pursuant to NRS 278.021.

"Seminary" means an institution for the training of candidates for the priesthood, ministry, rabbinate or other religious order.

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

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

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

"Setback area, required" means that portion of a lot which is required to be unoccupied and unobstructed from the ground to the sky between a required setback line and the property line, except as otherwise provided in this title.

"Setback area, side" means a yard area of which the width is measured between the side property line and the required side yard setback line and the depth is measured between the front yard setback line and the rear yard setback line.

"Sewage works facility" means any facility designed for the treatment of sewage, which is operated at a municipality, government agency, or utility for collection, treatment, and disposal of waste and the furnishing of potable water.

"Sheriff's office and jail" means a secure place for keeping people found guilty of minor crimes or awaiting legal judgment.

"Shoeshine stand" means a place where the act of giving a clean or shiny finish to shoes by polishing them is done.

"Shopping center" means a group of 5 or more commercial establishments planned and developed as a unit on a single parcel or commonly managed parcels of land.

"Sight distance area" means the area included within that triangular area between the property line and a diagonal line joining points of the edge of pavement line 40 feet from the point of their intersection, or, in the case of rounded corners, the triangular area between the tangents to the curve and a diagonal line joining points on the tangent 40 feet from the points of their intersection. The tangents referred to are those at the beginning and at the end of a curve at the corner.

"Sight-obscuring fence or wall" means a permanent 100 percent sight-obscuring solid barrier with height of all bulk or stacked items not exceeding the highest portion of the fence or wall.

"Sign painting and lettering" means an establishment which specializes in the production of signs.

"Silk-screening" means a method of printing on paper or fabric in which ink is forced through areas of a silk screen that are not blocked out with an impermeable substance.

"Similar use" means a use that has the same characteristics as the specifically cited uses in terms of the following: trip generation and type of traffic, parking, and circulation, utility demands, environmental impacts, physical space needs and clientele.

"Skating arena" means a building or structure where skating and/or uses associated with skating may be conducted.

"Skyline area" means an area at or near the highest points of a topographic feature and which area is designated as a skyline area on the skyline area map adopted pursuant to Division 7 (Hillside Development) of the development standards.

"Social services center/facility offices" means facilities providing social services directly to the community, such as food banks, blood banks, emergency shelters, crisis centers, etc.

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

"Special use permit" means a specific discretionary approval for a use which has been determined to have unique circumstances, be more intense or to have a potentially greater impact than a permitted use within the same zoning district.

"Sports arena" means an indoor or outdoor area, surrounded by seating for spectators, where shows or sports events take place.

"Stable" means a building in which horses or livestock are sheltered or fed.

"Stained glass" means glass that has been colored so that it can be used to make a mosaic picture, especially in a window. Stained glass may be made by enameling, burning pigments into the surface, or by fusing metallic oxides with it.

"Standard conditions" means conditions which have been approved by the commission or board, and which are designed to be imposed as a matter of course, where applicable, on the approval of development projects.

"Storage" means to keep or store an item(s) for a period of 24 hours or longer in a given location for future use.

"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.

"Story" means that part of a building lying between 2 floors or between the floor and ceiling of the highest usable level in the building, or as defined by the Building Code currently adopted by Carson City.

"Street" means a public thoroughfare which affords a primary means of access to abutting property.

"Street vendor" means a vendor of consumable products (edible or flowers).

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

"Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner and may include a root cellar or similar structure. Not included are residential fences, retaining walls, rockeries, decks not exceeding 30 inches in height above grade and similar improvements of a minor character.

"Summer camp" means a place, usually residential, offering outdoor recreational activities and skill development for children during the summer.

"Sundries" means small miscellaneous items, often of too little value to be enumerated.

"Tattoo parlor" means an establishment whose principal business activity is the placing of designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.

"Taxidermist" means one who practices the art or skill of preparing, stuffing, and presenting dead animal skins so that they appear lifelike.

"Tea house" or "tea room" means a small restaurant facility, or accessory to a bed and breakfast use open to the public, serving items similar to soup, teas, coffees and sandwiches, limited to 1 meal per day.

"Temporary outdoor sales and activities" means all outdoor sidewalk sales, inventory reduction or liquidation sales, distressed merchandise sales, seasonal merchandise sales, conducted in parking areas, sidewalks, or space not enclosed by a building. Temporary outdoor sales may also include related activities designed for promotion such as music, food service or displays. Temporary outdoor sales excludes sales of recreational vehicles, vehicles, boats and similar products when conducted at their regular permanently licensed place of business in accordance with applicable zoning district standards. Temporary outdoor sales are temporary in nature in Carson City and subject to time limitations and are by nature non-recurring daily events.

"Tennis or swimming facility" means an improved area used for the playing of tennis or swimming activities.

"Testing laboratory" means a facility for scientific research and testing in technology intensive fields. Examples include biotechnology, pharmaceuticals, genetics, plastics, fabrics, heat transfer, and research facilities.

"THC" has the meaning ascribed to it in NRS 453.139 and means:

1. Delta-9-tetrahydrocannabinol;

2. Delta-8-tetrahydrocannabinol; and

3. The optical isomers of such substances.

"Theater" means a building or part of a building devoted to showing motion pictures or for dramatic, dance, musical or other live performances.

"Three-sided parcel" means a parcel of land containing 3 property lines and is considered to have only a front yard and 2 side yards when determining setback requirements.

"Tour operator" means a person or company that organizes package tours.

"Tower" means a structure or framework, or monopole, that is designed to support wireless communication transmitting, receiving and/or relaying antennas and/or equipment.

"Towing services" means an establishment that provides for the removal and temporary storage of vehicles, but does not include disposal, disassembly, salvage, or accessory storage of inoperable vehicles.

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

"Trade school" means a facility for instruction and training in trades or crafts such as auto repair, welding, bricklaying, machinery operation, or other similar trades or crafts which require the use of large equipment, or outdoor training activities, or both.

"Trailer" means a vehicle, other than a vehicle defined as recreational vehicle, that is without motor power and is designed for carrying persons, property, equipment, or other items on its own structure, including, but not limited to semi-trailers, utility trailers, flatbed trailers and hauling trailers.

"Trailer coach" means any building, structure, or vehicle equipped with wheels to facilitate movement from place to place or to travel on a public thoroughfare, and designed, used, and maintained for human habitation. Such definition shall include automobiles or trucks where used for living or sleeping purposes.

"Transfer" means either:

1. The change of ownership of a parcel to which an entitlement certificate has been issued; or

2. The change of an entitlement certificate from the original parcel to which it was issued to a second parcel.

"Transfer station" means a fixed facility where solid waste from collection vehicles is consolidated and temporarily stored for subsequent transport to a permanent disposal site. This site does not include an infectious waste incineration facility.

"Transient dwelling purposes" means the continual rental of a recreational vehicle space or spaces to same persons for a period not to exceed 28 days (short term) or 180 days (extended stay).

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

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

"Transition zone" means a zoning district that permits uses compatible with uses permitted in 2 adjacent zones that, without the transition zones, could be considered incompatible to each other.

"Travel agency" means a business that arranges transportation, accommodations, and tours for travelers.

"Truck, pickup" means a vehicle with a maximum height of 10 feet and length of 22 feet, with the capacity to carry a maximum of 6 passengers and containing an attached sided but unenclosed cargo area. Pickup trucks have the capacity to carry an enclosed camper in the unenclosed cargo area.

"Truck rental" means a facility for the rental of new or used trucks. Trucks kept on the lot for rental purposes are not considered to be outside storage.

"Truck stop" means a roadside station that sells fuel for trucks and may include a restaurant for truck drivers.

"Trucking and hauling services" means a building or a portion of a structure where cargo is stored or where trucks load and unload cargo on a regular basis.

"Use separations" means areas of undeveloped property separating different land uses within a business park. The purpose of the use separation is to combine landscaping, drainage, security, and to provide adequate access to light, air, and physical separations between business, commercial and residential uses.

"Utility company" means an agency or public franchise which provides the public with water, electricity, gas, heat, steam, communication, sewage collection or other similar service for a fee.

"Utility connection fee, also called sewer (and/or) water connection fee" means that fee collected by the city pursuant to Chapters 12.01 and 12.03.

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

"Variance" means to request a departure from or not to be in full compliance with the provisions of the zoning ordinance requirements for a specific parcel, except for uses, without changing the zoning ordinance or the underlying zoning of the parcel. A variance is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district. Because of special circumstances applicable to the property, strict application to the provisions of the development code standards and requirements deprives such property of privileges enjoyed by others in the vicinity. A self imposed hardship is not a legitimate ground or reason for a variance approval.

"Variety store" means a retail store that sells a wide range of inexpensive items.

"Vehicle" means any device in, upon, or by which any person or property is or may be transported or drawn along a highway, except devices moved by human power or used exclusively upon stationary rails.

"Vending machine operator" means a business in which the primary use is the leasing of coin operated devices, which dispense a product or service without an attendant.

"Veterinary clinic" means a place where animals are given medical care, and boarding of animals is limited to short term care incidental to the clinic use.

"Video sales and rental" means an establishment primarily engaged in the retail rental or lease of video tapes, films, CD-ROMs, laser discs, electronic games, cassettes or other electronic media. Sales of film, video tapes, laser discs, CD-ROMs, and electronic merchandise associated with VCRs, video cameras, and electronic games are permitted accessory uses.

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

"Wastewater treatment facility" means the facility or group of units used for the treatment of industrial or domestic wastewater from sewer systems, and for the reduction and handling of solids and gases removed from such wastes.

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

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

"Wedding chapel" means an establishment that primarily provides the facilities and services for weddings on a commercial basis. Such facilities may include a chapel, dressing rooms, offices, reception facilities and gardens. This definition does not include churches and similar congregations where weddings are an ancillary use.

"Whip antenna" means a very thin antenna, usually omnidirectional. Whip antennas have minimum silhouettes but also limited ranges.

"Wholesale sales" means the sale of goods in large quantities for resale by a retailer.

"Wholesale showroom facility" means a building used primarily for the storage of goods and materials and secondarily for the display of merchandise for wholesale purchase.

"Wildlife park" means a large enclosed area of land where wild animals wander relatively freely and people pay to drive around and observe them.

"Wind energy conversion system, private use" means a system consisting of a wind turbine, tower, and associated control or conversion electronics for the purpose of providing electrical power to a lawful principle use. A system having a rated capacity of ten (10) kilowatts (kW) or less for residential use or one hundred (100) kW or less for non-residential uses shall be considered a private use system for the purposes of the regulations. These systems are considered accessory uses in all zoning districts.

"Wind machine." The individual component of a Wind Energy Conversion System that converts kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical storage system, electrical metering, or electrical inverters.

"Winery" means a place where wine is made and or sold.

"Wireless communication facility" means all equipment buildings, and structures with which a wireless communication service carrier broadcasts and receives the radio-frequency waves which carry their services and all locations of said equipment or any part thereof.

"Wireless communication service provider" means an entity licensed by the Federal Communication Commission (FCC) to provide wireless communication services to individuals, businesses or institutions.

"Wireless communication services" means commercial mobile radio services, unlicensed wireless services, and common carrier wireless exchange access services as defined in the Telecommunications Act.

"Wrecking yard" means any place where more than 1 damaged, inoperable or obsolete machinery such as cars, trucks and trailers, or parts thereof, are stored, bought, sold, accumulated, exchanged, disassembled or handled.

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

~~"Yard, side" means a yard lying between the side lot line and the main building and extending from the front yard line to the rear yard line.~~

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

~~"Yard, street side" means a yard, abutting a street and lying between the street side lot line and the main building and extending from the front yard line to the rear yard line.~~

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

~~"Youth recreation facility" means an indoor or outdoor facility designed and equipped for the conduct of sports, leisure time activities and other customary and usual youth recreation activities. Programs designed for the users may include leadership programs, education and career guidance, health and life skills, arts, sports, fitness, recreation, and other specialized youth programs.~~

~~"Zoo" means a park where live wild animals from different parts of the world are kept in cages or enclosures for people to come and see, and where they are bred and studied by scientists.~~]

SECTION 54:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

Chapter 18.04 – [~~USE~~] ZONING DISTRICTS

SECTION 55:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.005 (Applicability) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.005 – Applicability. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The provisions of this chapter [~~are applicable~~] **apply** to all [~~lands~~] **land located** within Carson [~~City, Nevada. Process-oriented standards are contained in this section. Design-oriented standards are contained in the development standards handbook, which is parallel in authority to this section.~~] **City.**

SECTION 56:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.010 (Districts established) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.010 – Districts established. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~In order~~] **1. It is the purpose of this section** to classify, regulate and restrict [~~the~~] **:**
(a) The use of [~~land; the~~] **land; and**
(b) The location, use, bulk and height of [~~structures; and to~~] **structures.**
2. To carry out the purposes of this title, [~~land use~~] **zoning** districts **in Carson City** are **hereby** established as follows:

[~~Overlay Zones are areas which may require additional review:~~]

	Abbreviated Designation
Overlay Zoning Districts	
Historic District	
Skyline Ordinance Area	
Planned-Unit Development	**PUD or -P**
Single-Family Residential Districts	**[~~Abbreviated Designation~~]**
Single-Family—5 Acre	SF5A

Single-Family—2 Acre	SF2A
Single-Family—1 Acre	SF1A
Single-Family—21,000 square feet	SF21
Single-Family—12,000 square feet	SF12
Single-Family—6,000 square feet	SF6
[~~Mobilehome~~] **Mobile Home**—6,000 square feet	MH6
[~~Mobilehome~~] **Mobile Home** —12,000 square feet	MH12
[~~Mobilehome~~] **Mobile Home** —1 Acre	MH1A
[~~Mobilehome~~] **Mobile Home** Park	MHP
Multi-Family Residential Districts	
Multi-Family Duplex	MFD
Multi-Family Apartments	MFA
Office Districts	
Residential Office	RO
General Office	GO
Commercial Districts	
Neighborhood Business	NB
Retail Commercial	RC
General Commercial	GC

Tourist Commercial	TC
Mixed Use Districts	
Downtown Mixed-Use	DT-MU
Industrial Districts	
Limited Industrial	LI
General Industrial	GI
General Industrial Airport	GIA
Air Industrial Park	AIP
Agricultural and Rural Districts	
Agricultural	A
Conservation Reserve	CR
[~~Planned Unit Development~~]	[~~PUD or -P~~]
Public Districts	
Public	P
Public Neighborhood	PN
Public Community	PC
Public Regional	PR

SECTION 57:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.015 (Adoption of districts) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.015 – Adoption of districts. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The [~~use~~] **zoning** districts and [~~their~~] **corresponding** boundaries **that** are established by this [~~title and are~~] **chapter must be** illustrated on the official map [~~entitled~~] **titled** "zoning map of Carson City" [~~on file in the planning and community development department. This map is~~] **which is hereby** incorporated in this [~~title~~] **chapter** by reference. [~~The "zoning map of Carson City" shall~~] **A copy of the map must be made available in the Department and at all times** be stored, maintained and kept current by the [~~director.~~] **Director.**

SECTION 58:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.020 (Determination of districts) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.020 – Determination of districts. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~When~~] **1. If** uncertainty exists as to the boundaries of any [~~use districts~~] **zoning district** shown on the official [~~map,~~] **map described in CCMC 18.04.015,** the following rules [~~shall~~] apply:

[~~1.~~] **(a)** Where district boundaries are indicated as approximately following the centerline of streets, [~~alleys,~~] **alleys** or highways, the actual centerline shall be [~~construed to be~~] **deemed** the boundary.

[~~2.~~] **(b)** Where district boundaries are indicated to run approximately parallel to the centerline of a street, the boundary line shall be [~~construed~~] **deemed** to be parallel to the centerline of the street.

[~~3.~~] **(c)** Where district boundaries are indicated on such maps as approximately following the lot or tract lines, the actual lot or tract lines shall be [~~construed to be~~] **deemed** the boundary of [~~such use~~] **the zoning** districts.

[~~4. In a case of uncertainty which~~] **(d) Where district boundaries** cannot be determined by application of the [~~foregoing rules, the director~~] **rules set forth in paragraphs (a), (b) or (c),**

the Director shall determine the location of [~~such use~~] **the** district boundaries. The [~~director's~~] determination **of the Director** may be appealed to the [~~commission for recommendation or conclusion before going to the board.~~] **Commission pursuant to CCMC 18.02.057.**

[~~5. Where,~~] **(e) Where** a public [~~street, alley or parcel of land~~] **right-of-way** is officially vacated or abandoned, the [~~regulations applicable to abutting property shall apply to such vacated or abandoned street or alley.~~] **applicable portion of the abandoned right-of-way shall be deemed to have the same zoning as the property to which the abandoned portion is transferred,**

[~~6.~~] **2.** Where a parcel of land is divided by a zoning district boundary, the following [~~shall~~] **rules** apply:

[~~a.~~] **(a)** The permitted uses for the property [~~shall~~] **must** be determined by the zoning district of the portion of the property on which the use is to be developed or [~~conducted;~~] **conducted.**

[~~b.~~] **(b)** Building setbacks [~~shall~~] **must** be determined by the zoning district of the portion of the property on which the building, or any portion thereof, is [~~located;~~] **located.**

[~~c.~~] **(c)** Where additional building setbacks are required [~~by this title~~] between the adjacent zoning [~~districts, the~~] **districts pursuant to the provisions of this title, each** setback [~~shall~~] **must** be measured from the zoning district boundary on the [~~parcel;~~] **parcel.**

[~~d.~~] To utilize the entire parcel with a use that is [~~only~~] allowed in [~~1~~] **only one** of the [~~2~~] **two** zoning districts, a zoning map amendment or special use permit [~~is required~~] **must be issued** for that portion of the property not zoned for the use.

SECTION 59:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.025 (Determination of uses) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.025 – Determination of uses. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The [~~director~~] **Director** shall review and make a determination on [~~all requests for~~] each **request for a** use **that is** not listed under permitted, accessory and conditional uses in [~~each land use~~] **the applicable zoning** district [~~in compliance~~] **. A determination of the Director must be consistent** with the purpose [~~statement in each land use district.~~] **of each zoning district as set forth in this chapter.**

SECTION 60:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.030 (Nonconforming uses) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.030 – Nonconforming [~~uses.~~] **uses and buildings. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. [~~Continuation of Nonconforming Use. A~~] **Notwithstanding any other provision of this title and except as otherwise provided in this section or any other provision of NRS or CCMC, the** lawful use of land or [~~buildings~~] **a building** not **currently** in conformance with the [~~regulations herein prescribed legally existing~~] **requirements of this title but which was in lawful conformance** at the time [~~of the adoption of the Carson City zoning ordinance, this title, or any amendment hereto, may be continued.~~

~~2. Expansion of Nonconforming Building.~~] **this title was adopted may continue to be in use.**

2. A nonconforming use of land [~~shall~~] **may** not be extended or expanded except **as authorized** by **a** special use [~~permit.~~] **permit issued in accordance with chapter 18.02 of CCMC and, in any event, may not be extended or expanded beyond the parcel on which the nonconforming use is located.**

3. A nonconforming building may be extended or expanded [~~to the extent that any additions meet current code~~] **if the extension or expansion satisfies all current** requirements **set forth in this title** and [~~that such additions do not increase the~~] **does not result in the need for an increase in** parking [~~requirement unless all required parking for the entire building can be provided.~~] **. The limitation on parking does not apply if required parking accommodations can be provided for the extension or expansion.**

4. A building [~~that is~~] **with** nonconforming [~~in~~] setbacks may be extended or expanded along the existing nonconforming setbacks [~~only upon~~] **if authorized by a** special use permit [~~approval.~~] **that is issued in accordance with chapter 18.02 of CCMC.**

5. A building [~~that is~~] **with** nonconforming [~~in~~] setbacks may be extended or expanded further into the setbacks [~~only upon approval of both~~] **if authorized by both** a special use permit and [~~variance.~~] **a variance that are issued in accordance with chapter 18.02 of CCMC.**

6. Minor modifications and **necessary** maintenance [~~necessary to said continuing condition is permitted.~~

~~3. Abandonment of Nonconforming Use. A~~] **to a continuing nonconforming use authorized by subsection 1 are allowed.**

7. Any lawful use of nonconforming land or [~~buildings, which is operationally~~] **a building that is** abandoned or discontinued for a period of 12 consecutive months or [~~more shall not be resumed.~~

~~4. Exceptions. Nonconforming buildings which have been~~] **longer may not resume as a continuing nonconforming use or building under this section.**

8. A nonconforming building that is damaged or destroyed by natural [~~calamity~~] **disaster** may be [~~repaired, reconstructed, moved or altered within~~] **repaired or reconstructed if the repair or reconstruction occurs not later than** 1 year from the date of **the** damage [~~provided the repaired building is proportionate to the previous use.~~

~~5. Nonconforming Parcels. All~~] **and:**

(a) Any deviation in the height or in the setbacks of the building as a result of the repair or reconstruction is in compliance with all applicable zoning requirements;

(b) The total building area is not increased except as otherwise authorized by a special use permit that is issued in accordance with chapter 18.02 of CCMC; and

(c) All repairs and reconstruction satisfy applicable building requirements set forth in CCMC.

9. Any existing **,** legally created [~~parcels of less~~] **parcel consisting of** square footage **in an amount less** than **the square footage currently** required **for a parcel located** within a [~~use district are considered legal nonconforming parcels but must meet all code requirements in that district.~~] **zoning district shall be deemed a continuing nonconforming use authorized by subsection 1 if the parcel satisfies all other requirements set forth in this title.**

SECTION 61:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.035 (Purpose of zoning districts and permitted uses) is hereby repealed (**bold, underlined text** is added, [~~stricken~~] text is deleted) as follows:

18.04.035 [~~**Purpose of zoning districts and permitted uses.**~~] **Repealed.**

[~~**18.04.035 Purpose of zoning districts and permitted uses.**~~

~~The uses permitted in each district are those listed for such district as described in the following sections.~~]

SECTION 62:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.040 (Single-family 5 acre (F5A)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.040– Single-family 5 acre [~~**(SF5A).**~~] **(SF5A) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

The purpose of the SF5A district is to provide for low-density residential units located on large lots and [~~conveying~~] **which are consistent with** a rural environment. [~~These districts are~~] **This district is** consistent with the policies of the [~~rural residential category of the master plan~~

~~1. The primary permitted uses in the SF5A district are this list plus other uses of a similar nature:~~

~~Single-family dwelling;~~
~~Agricultural use;~~

~~Park.~~

~~2. The accessory permitted uses in the SF5A district are this list and other uses of a similar nature:~~

~~Accessory farm structure;~~
~~Accessory structure;~~
~~Animals and fowl;~~
~~Barn or stable;~~
~~Crop storage;~~
~~Farm equipment storage;~~
~~Guest building;~~
~~Home occupation;~~
~~Recreation (swimming pool, tennis court) for individual or subdivision use.~~

~~3. The conditional uses in the SF5A district which require approval of a special use permit are:~~

~~Animal shelter;~~
~~Bed and breakfast inn;~~
~~Cemetery;~~
~~Child care facility (accessory to residential use);~~
~~Kennel (within a building);~~
~~Commercial stable/riding academy;~~
~~Country club;~~
~~Golf course and driving range;~~
~~Health and fitness club;~~
~~Municipal well facility;~~
~~Nursery;~~
~~Ranch and farm hand living quarters/bunkhouses including seasonal housing;~~
~~School, K-12;~~
~~Utility substation;~~
~~Veterinary clinic;~~
~~Winery.~~]

Rural Residential designation in the master plan.

SECTION 63:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.045 (Single-family 2 Acre (SF2A), 1 Acre (SF1A) and 21,000 (SF21) residential districts purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.045 – Single-family 2 Acre (SF2A), 1 Acre (SF1A) and 21,000 (SF21) residential [~~districts.~~] districts; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The purpose of the SF1A, SF2A and SF21 districts [~~are~~] **is** to provide for the development of low-density, large lot, single-family detached residential units. The SF1A, SF2A and SF21 districts are consistent with the policies of the [~~suburban residential category of the master plan.~~] **Low-Density Residential designation in the master plan.**

SECTION 64:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.050 (Single-family 2 Acre (SF2A)) is hereby repealed (**bold, underlined text** is added, ~~[stricken]~~ text is deleted) as follows:

18.04.050 [~~**– Single-family 2 Acre (SF2A).**~~] **Replaced in revision by CCMC 18.04.187.**

[~~**18.04.050 Single-family 2 Acre (SF2A).**~~

~~1. The primary permitted uses in the SF2A district are this list plus other uses of a similar nature:~~

~~Single-family dwelling;~~

~~Park.~~

~~2. The accessory permitted uses incidental to primary permitted uses within the SF2A district are this list plus other uses of a similar nature:~~

~~Accessory farm structure;~~

~~Accessory structure;~~

~~Agricultural use;~~

~~Animals and fowl;~~

~~Guest building;~~

~~Home occupation;~~

~~Recreation (swimming pool, tennis court) for individual or subdivision use.~~

~~3. The conditional uses in the SF2A district which require approval of a special use permit are:~~

~~Agricultural use;~~

~~Bed and breakfast inn;~~

~~Child care facility (accessory to residential use);~~

~~Church;~~

~~Commercial stable/riding academy (accessory to residential use);~~

~~Municipal well facility;~~

~~School, k-12;~~

~~Utility substation;~~

~~Veterinary clinic.~~]

SECTION 65:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.055 (Single-family 1 Acre (SF1A)) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.055 [**~~— Single-family 1 Acre (SF1A).~~**] **Replaced in revision by CCMC 18.04.187.**

[**~~18.04.055 Single-family 1 Acre (SF1A).~~**

~~1. The primary permitted uses in the SF1A district are this list plus other uses of a similar nature:~~

~~Single-family dwelling;~~

~~Park.~~

~~2. The accessory permitted uses incidental to primary permitted uses within the SF1A district are this list plus other uses of a similar nature:~~

~~Accessory farm structure;~~

~~Accessory structure;~~

~~Agricultural use;~~

~~Animals and fowl;~~

~~Guest building;~~

~~Home occupation;~~

~~Recreation (swimming pool, tennis court) for individual or subdivision use.~~

~~3. The conditional uses in the SF1A District which require approval of a special use permit are:~~

~~Bed and breakfast inn;~~

~~Child care facility (accessory to residential use);~~

~~Church;~~

~~Municipal well facility;~~

~~School, k-12;~~

~~Temporary tract sales office;~~

~~Utility substation.~~]

SECTION 66:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.060 (Single-family 21,000 (SF21)) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.060 [~~**– Single-family 21,000 (SF21).**~~] **Replaced in revision by CCMC 18.04.187.**

[~~**18.04.060 Single-family 21,000 (SF21).**~~

~~1. The primary permitted uses in the SF21 district are:~~

~~Single-family dwelling;~~

~~Park.~~

~~2. The accessory permitted uses, incidental to primary permitted uses, within the SF21 district are this list plus other uses of a similar nature:~~

~~Accessory structure;~~

~~Guest building;~~

~~Home occupation;~~

~~Recreation (swimming pool, tennis court) for individual or subdivision use.~~

~~3. The conditional uses in the SF21 district which require approval of a special use permit are:~~

~~Bed and breakfast inn (only within the historic district and subject to the provisions of Title 18 (Bed and Breakfast Inns));~~

~~Child care facility (accessory to residential use);~~

~~Church;~~

~~Municipal well facility;~~

~~School, k-12;~~

~~Temporary tract sales office;~~

~~Utility substation.~~]

SECTION 67:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.065 (Single-family 6,000 (SF6) and 12,000 (SF12) residential districts purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.065 - Single-family 6,000 (SF6) and 12,000 (SF12) residential [~~districts.~~] **districts; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

The purpose of the SF6 and SF12 districts is to provide for the development of single-family detached dwellings in a suburban setting. The SF6 and SF12 districts are consistent with the policies of the [~~low-density residential category of the master plan.~~] **Medium-Density Residential designation in the master plan.**

SECTION 68:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.070 (Single-family 12,000 (SF12)) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.070 [~~**– Single-family 12,000 (SF12).**~~] **Replaced in revision by CCMC 18.04.187.**

[~~**18.04.070 Single-family 12,000 (SF12).**~~

~~1. The primary permitted uses in the SF12 district are:~~

~~Single-family dwelling;~~

~~Park.~~

~~2. The accessory permitted uses, incidental to the primary permitted uses, within the SF12 district are:~~

~~Accessory structure;~~

~~Home occupation;~~

~~Recreation (swimming pool, tennis court) for individual or subdivision use.~~

~~3. The conditional uses in the SF12 district which require approval of a special use permit are:~~

~~Bed and breakfast inn (only within the historic district and subject to the provision of Title 18 (Bed and Breakfast Inns));~~

~~Child care facility (accessory to residential use);~~

~~Church;~~

~~Guest building;~~

~~Municipal well facility;~~

~~School, k-12;~~

~~Temporary tract sales office;~~

~~tility substation.]~~

SECTION 69:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.075 (Single-family 6,000 (SF6)) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.075 [**~~- Single-family 6,000 (SF6).~~**] **Replaced in revision by CCMC 18.04.187.**

[**~~18.04.075 Single-family 6,000 (SF6).~~**

~~1. The primary permitted uses in the SF6 district are:~~

~~Single-family dwelling;~~

~~Park.~~

~~2. The accessory permitted uses, incidental to the primary permitted uses, within the SF6 district are:~~

~~Accessory structure;~~

~~Home occupation;~~

~~Recreation (swimming pool, tennis court) for individual or subdivision use.~~

~~3. The conditional uses in the SF6 district which require approval of a special use permit are:~~

~~Bed and breakfast inn (only within the historic district and subject to the provisions of Title 18 (Bed and Breakfast Inns));~~

~~Child care facility (accessory to residential use);~~

~~Church;~~

~~Guest building;~~

~~Municipal well facility;~~

~~School, k-12;~~

~~Temporary tract sales office;~~

~~Two-family duplex unit on corner lot;~~

~~Utility substation;~~

~~Youth Recreation Facility, operated by youth-oriented organizations recognized as non-profit by IRS Tax Code Section 501(3)(c) only.~~]

SECTION 70:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.080 (Mobilehome 6,000 (MH6), 12,000 (MH12) and 1 acre (MH1A) residential districts purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.080 – [~~Mobilehome~~] Mobile Home 6,000 (MH6), 12,000 (MH12) and 1 acre (MH1A) residential districts ; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The purpose of the MH6, [~~MH12, or~~] **MH12 and** MH1A districts [~~are~~] **is** to establish [~~sub-division~~] **subdivision** lots primarily for [~~mobilehomes. The MH6, MH12 and MH1A districts are consistent with the policies of the mobilehome residential category of the master plan.~~] **mobile homes. The MH6 and MH12 districts are consistent with the policies of the Medium-Density Residential designation established in the master plan. The MH1A district is consistent with the Low-Density Residential designation in the master plan.**

SECTION 71:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.081 (Manufactured or mobilehomes authorized) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.081 – Manufactured [~~or mobilehomes~~] homes and mobile homes authorized. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~Placement of manufactured homes or mobilehomes within mobilehome zoning districts or mobilehome parks.~~

~~1. In those areas which have been designated in Title 18 as allowing mobile or manufactured homes to be utilized as a residence, said mobile or manufactured~~] **1. Manufactured homes and mobile** homes are authorized [~~when~~] **in the areas permitted by this title and if**

installed in conformity with **the** provisions of [~~Nevada Revised Statutes, the~~] **this title, state law and any** regulations adopted **pursuant thereto, including regulations adopted** by the Manufactured Housing Division of the Department of [~~Commerce and the provisions of this Title.~~] **Business and Industry.**

2. [~~Any mobile or~~] **Except as otherwise provided in this subsection, any** manufactured home **or mobile home** installed in Carson City must be constructed or manufactured not more than 15 years [~~prior to~~] **before** the date [~~of the~~] **on which an** application **is submitted** for the [~~mobile or~~] manufactured home **or mobile home** lot development permit or a replacement [~~mobilehome~~] **mobile home** permit for [~~mobilehome parks.~~] **a mobile home park.** This [~~requirement does not pertain to the following:~~

~~a. Any mobile or manufactured home, which is~~] **subsection does not apply to:**

(a) Any manufactured home or mobile home that has been legally authorized for habitation in Carson City [~~prior to~~] **before** January 6, 2005, [~~provided~~] **if** the continuing use complies with [~~Titles 15 and 18 of the Carson City Municipal Code or;~~

~~b.~~] **this title and title 15 of CCMC; or**

(b) Any [~~mobilehome or~~] manufactured home **or mobile home installed** in a [~~mobilehome~~] **mobile home** park that [~~complies with~~] **satisfies** the following standards:

(1) The [~~mobile or~~] manufactured home [~~shall be~~] **or mobile home is** equipped with commercially manufactured [~~skirting, which shall be professionally~~] **skirting that is** installed with a top and bottom railing;

(2) The exterior of the [~~mobile or~~] manufactured home [~~shall be~~] **or mobile home is** in good repair without dents [~~or~~] **,** flaking or peeling paint;

(3) All windows on the [~~mobile or~~] manufactured home [~~shall be~~] **or mobile home are** intact with no cracked, missing or broken panels;

(4) The roof of the [~~mobile or~~] manufactured home [~~shall be~~] **or mobile home is** in good repair with no apparent leaks or missing roofing material;

(5) Any planned or existing add-ons to the [~~mobile or~~] manufactured home [~~must~~] **or mobile home** appear to be factory [~~made, must~~] **made,** match the [~~mobilehome or manufactured home, and must be in compliance~~] **manufactured home or mobile home and are consistent** with the [~~Carson City Building Code; and~~] **requirements set forth in chapter 15.05 of CCMC; and**

(6) The continuing use [~~complies with Titles 15 and 18 of the Carson City Municipal Code.~~] **of the manufactured home or mobile home satisfies the requirements set forth in this title and title 15 of CCMC.**

SECTION 72:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.085 (Mobilehome 6,000 (MH6) and (MH12) residential districts) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.085 [~~**—Mobilehome 6,000 (MH6) and 12,000 (MH12) residential districts.**~~] **Replaced in revision by CCMC 18.04.187.**

[~~**18.04.085 Mobilehome 6,000 (MH6) and 12,000 (MH12) residential districts.**~~

~~1. The primary permitted uses in the MH6 and MH12 districts are:~~

~~Mobilehome dwelling;~~

~~Single-family dwelling;~~

~~Park.~~

~~2. The accessory permitted uses in the MH6 and MH12 districts are:~~

~~Accessory structure; Home occupation; Recreation (swimming pool, tennis court) for individual or subdivision use;~~

~~3. The conditional uses in the MH6 and MH12 districts which require approval of a special use permit are:~~

~~Child care facility (accessory to residential use); Church; Guest building; Municipal well facility; School, k-12; Temporary tract sales office; Utility substation.~~]

SECTION 73:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.090 (Mobilehome 1 Acre (MH1A) residential district) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.090 [~~**-Mobilehome 1 Acre (MH1A) residential district.**~~] **Replaced in revision by CCMC 18.04.187.**

[~~**18.04.090 Mobilehome 1 Acre (MH1A) residential district.**~~

~~1. The primary permitted uses in the MH1A district are this list plus other uses of a similar nature:~~

~~Mobilehome dwelling;~~

~~Single-family dwelling;~~

~~Park.~~

~~2. The accessory permitted uses incidental to primary permitted uses within the MH1A district are this list plus other uses of a similar nature:~~

~~Accessory farm structure;~~

~~Accessory structure;~~

~~Agricultural use;~~

~~Animals and fowl;~~

~~Guest building;~~

~~Home occupation;~~

~~Recreation (swimming pool, tennis court) for individual or subdivision use.~~

~~3. The conditional uses in the MH1A district which require approval of a special use permit are:~~

~~Child care facility (accessory to residential use);~~

~~Church;~~

~~Municipal well facility;~~

~~School, k-12;~~

~~Temporary tract sales office;~~

~~Utility substation;~~

~~Veterinary clinic.~~]

SECTION 74:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.095 (Mobilehome park (MHP)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.095 [~~**Mobilehome park (MHP).**~~] **Mobile home park district. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020, 278.250 and 461A.110)**

1. [~~Purpose and Scope.~~

~~a.~~] The purpose of the [~~mobilehome~~] **mobile home** park district is to [~~ensure~~] **:**

(a) Ensure compatibility with adjacent uses and [~~to ensure~~] **the** adequate interface and mitigation of potential adverse impacts, while providing for the comprehensive review of a [~~mobilehome~~] **mobile home** park development by public hearing and **the involvement of** various [~~city~~] **City** departments in a coordinated **and** efficient [~~manner, prior to the construction of any mobilehome park improvement. It is also the purpose of this chapter to implement several~~] **manner before any construction.**

(b) Implement the objectives and recommendations of the master plan by:

(1) Providing land for future development without sacrificing the character and qualities identified with Carson City;

(2) Assuring land use patterns consistent with the circulation network and availability of public services and facilities;

(3) Maintaining building and site design standards sufficient to protect the health, safety and welfare of [~~city~~] **City** residents and visitors;

(4) Resolving potential conflicts between adjacent land uses;

(5) Assuring appropriate residential zoning to provide housing opportunities to all income levels;

(6) Promoting flood drainage areas to be retained as open space; and

(7) Promoting better community design appearance and recognition of Carson City by providing a more pleasing environment for residents, [b~~usiness~~] **businesses** and visitors.

[~~b. Scope.~~

~~(1) This chapter provides for the following:~~] **(c) Establish:**

[~~i.~~] **(1)** Procedures for **the** coordinated review of conceptual plans by [~~city departments;~~

~~ii.~~] **City departments; and**

(2) Procedures for the coordinated review of [~~application~~] **applications** to construct a [~~mobilehome~~] **mobile home** park;

[~~(2) No mobilehome park shall hereafter~~]

2. A mobile home park may not be constructed or remodeled in Carson City [~~unless~~] **until** approval has first been obtained in accordance with the provisions of this [~~chapter.~~

~~(3) The authority for this chapter is found in the Nevada Revised Statutes section 461.A.110 and the state's guidelines on regulations, construction and alteration of mobilehome parks and spaces, effective June 29, 1984.~~

~~2. Location of Mobilehome Parks. Mobilehome~~]

3. Mobile home parks are permitted only within the [~~mobilehome~~] **mobile home** park, retail commercial and general commercial districts and **are** subject to special use permit approval.

[~~3. Permitted Uses within a Mobilehome Park.~~

~~a.~~] **4.** The uses permitted within [~~mobilehome~~] **mobile home** parks are:

[~~(1) Mobilehome~~] **(a) Mobile home**;

[~~(2)~~] **(b)** A manager's office used in conjunction with the [~~mobilehome~~] **mobile home** park operation;

[~~(3) Social~~] **(c) A social** or recreation center operated exclusively for the convenience of **the mobile home** park residents;

[~~(4) Park laundry facilities;~~

~~(5) Home~~] **(d) Laundry facilities for the mobile home park;**

(e) A home occupation [~~in accordance with the provisions of Title 18 (Definitions) of this code;~~

~~(6) The director may permit any other uses which may be~~] **that is consistent with the provisions of this title; and**

(f) Any other use determined **by the Director** to be substantially similar to [~~those listed above,~~] **uses described in paragraphs (a) to (f) and which is** operated exclusively for the convenience of [~~mobilehome~~] **mobile home** park [~~residents, which~~] **residents and** are not detrimental to the public health, safety and welfare.

[~~b.~~] **5.** The conditional uses in the MHP district which require approval of a special use permit are:

[~~(1)~~] **(a)** The utilization of social and recreation centers and facilities for activities not related to the park residents;

[~~(2)~~] **(b)** Child care facility;

[~~(3)~~] **(c)** Convenience store;

[~~(4)~~] **(d)** Limited sales of items related to the maintenance and operation of [~~mobilehomes~~] **mobile homes** within the [~~park;~~] **the mobile home park; and**

[~~(5)~~] **(e)** The limited display and sale of [~~mobilehome~~] **mobile home** units installed as model units. The number of model units permitted [~~is to be determined as part of the~~] **must be specified as a condition of a** special use [~~permit. There shall be~~] **, pursuant to which appropriate** measures **must be established** to assure that the display and sales activities [~~do not overshadow~~] **are not inconsistent with** the residential character of [~~a mobilehome~~] **the mobile home** park.

[~~4. Procedures for the Review and Approval of a Mobilehome Park.~~

~~a.~~] **6. The review and approval of a proposed mobile home park must be made in accordance with the following procedures:**

(a) A pre-application conference with the [~~director in order to explain city ordinances and regulations, is required prior to~~] **Director must occur before** the submission of a [~~mobilehome~~] **mobile home** park development plan for [~~the review by Carson City. The purpose of the pre-application conference is to familiarize~~] **the purpose of providing** the applicant with **a general overview of** the **applicable** provisions of [~~the mobilehome park ordinance and requirements.~~] **this title relating to mobile home parks.**

[~~b.~~] **(b)** A development plan for a [~~mobilehome~~] **mobile home** park consisting of 10 or more units [~~shall~~] **must** be processed as a major project review [~~item, prior to~~] **item before** the submission of an application for the construction of a [~~mobilehome~~] **mobile home** park. [~~Each~~] **A completed** application **and the required fee** for a major project review [~~shall~~] **must** be submitted to the [~~director and include the required information and fees.~~] **Director. This paragraph does not apply to a development plan for a mobile home park consisting of less than 10 units.**

[~~c.~~] **(c)** After the pre-application conference and **, if applicable, a** major project review process [~~has been completed for a park proposing 10 or more units, or a pre-application conference has been completed for a park proposing less than 10 units, an applicant may then proceed to~~] **has been completed, the applicant may** apply for a building [~~permit, within~~] **permit. The application for a building permit must be submitted not later than** 180 days [~~of~~] **after the date of** the [~~project review meeting.~~] **pre-application conference or the major project review, if applicable.**

[~~d. The building and safety department is~~] **(d) The Department shall be** responsible for processing the plans for [~~the~~] review by [~~city~~] **City** departments and **for** collecting the fees for reviews as required by [~~the code. No~~] **this title. A** permit for construction [~~shall be~~] **may not be** issued [~~unless~~] **until** approval has [~~first~~] been [~~received from the planning and community development, and other pertinent departments.~~] **obtained from each City department involved in the review.**

[~~e. Each~~] **(e) An** application to construct a [~~mobilehome~~] **mobile home** park [~~shall~~] **must** be submitted to the [~~building department and be accompanied by the required information.~~] **Department.**

[~~f. No modifications~~] **(f) Modifications** or revisions to final approved plans [~~can be made unless all the above departments approve said modifications or revisions.~~] **are prohibited unless approval is obtained from every City department involved in the review process.**

[~~g. The development engineering services department shall inspect each mobilehome park and the installation and/or construction thereon of any item required for compliance with provisions of this chapter.~~

~~5. Mobilehome Park Requirements.~~] **7.** The standards provided in this section are intended to require sufficient open space and complementary uses under conditions which assure protection of the character of the district in which the [~~mobilehome~~] **mobile home** park is located. [~~Each mobilehome~~] **Every mobile home** park constructed and operated under the provisions of this [~~chapter shall provide for the following in the manner herein specified.~~] **of this title must satisfy the following requirements:**

[~~a. All mobilehome~~] **(a) All mobile home** parks [~~shall~~] **must** be developed in accordance with [~~the existing city codes, requirements and standards and specifically that of the Carson City planning and community development, and other pertinent departments.~~] **the provisions of this title.**

[~~b.~~] **(b)** The standards of development for the [~~locations,~~] **location,** width, layout and servicing of public and private streets and highways, alleys, ways for public service facilities, curbs, gutters, sidewalks, street lights, parks, playgrounds, school grounds, storm water drainage, water supply and distribution, sanitary sewers and sewage collection for [~~mobilehome~~] **mobile home** parks [~~shall be in accordance with those~~] **must be consistent with the** standards adopted by [~~Carson~~] **the** City.

[~~c.~~] **(c)** All [~~mobilehome~~] **mobile home** parks [~~shall~~] **must** be developed in accordance with [~~the State of Nevada Manufactured Housing Division, Regulation, Construction and Alteration of Mobilehome Parks and Space Standards which are not superseded by this chapter.~~] **state laws and regulations governing manufactured housing.**

[~~d. All mobilehome~~] **(d) All mobile home** parks [~~shall be located on a well drained site, properly~~] **must be** graded in accordance with [~~Division 13 of~~] the **applicable** development [~~standards.~~] **standards set forth in this title.**

[~~e.~~] **(e)** The minimum [~~mobilehome~~] **mobile home** park site area required is 1 acre.

[~~f. 2~~] **(f) Two or more** rental [~~mobilehome units or more~~] **mobile home units** on a single parcel of land [~~are considered to be a mobilehome~~] **, other than a mobile home unit that has been approved as an accessory dwelling unit pursuant to this title, shall be deemed a mobile home** park [~~and, therefore, subject to compliance with all~~] **subject to the** provisions of this chapter. [~~Mobilehome~~] **Mobile home** parks [~~shall~~] **must** be served by [~~city~~] **City** water and sewer utility systems. The provision of electric energy to [~~the~~] **a mobile home** park and each unit within

the **mobile home** park is mandatory. [~~Within the park all~~] **All** utilities [~~shall~~] **located within a mobile home park must** be placed underground.

[~~6. Nonconforming Uses.~~

~~a. Within Carson City there exist mobilehome parks which are considered lawful before the passage of the ordinance codified in this chapter, but may be prohibited or nonconforming under this chapter. It is the intent of this chapter to permit these nonconformities to continue until removed or abandoned for a period of 1 year, but not to encourage their expansion unless in accordance with Title 18 (Nonconforming Uses) of this code requiring approval of a special use permit for the expansion of a nonconforming use.~~

~~b. When a nonconforming use ceases to exist for any reason for a period exceeding 1 year, any subsequent use of such land shall conform to the regulations specified by this chapter.~~

~~c. Nonconforming uses shall not be enlarged or altered in a way which increases the park's nonconformity except that a nonconforming use/structure may be structurally altered if required by law or approval of a special use permit.~~

~~d. Any enlargement or expansion of a nonconforming use shall conform to the regulations of this chapter.~~

~~e. Shall a mobilehome park use be destroyed or damaged by any means, it shall not be reconstructed, except in conformity with this chapter's regulations.~~] [18.04.030 Nonconforming Uses applies here; no need to repeat.]

SECTION 75:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.100 (Multifamily duplex (MFD) residential district) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.100– Multifamily duplex (MFD) residential [~~**district.**~~] **district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

The purpose of the MFD district is to establish lots primarily for medium to [l~~ow~~] **high** density single-family and duplex units. The MFD district is consistent with the policies of the [~~medium density residential category of~~] **High Density Residential designation in** the master plan.

[~~1. The primary permitted uses in the MFD district are:~~

~~Park;~~
~~Single-family dwelling;~~
~~Two-family dwelling.~~

~~2. The accessory permitted uses in the MFD district are:~~

~~Accessory structure;~~
~~Home occupation;~~
~~Recreation (swimming pool, tennis court) for individual or subdivision use.~~

~~3. The conditional uses in the MFD district which require approval of a special use permit are:~~

~~Child care facility (accessory to residential use);~~
~~Church;~~
~~Multi-family dwelling;~~
~~Municipal well facility;~~
~~School, k-12;~~
~~Temporary tract sales office;~~
~~Utility substation.~~]

SECTION 76:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.105 (Multifamily apartment (MFA) residential district) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.105 – Multifamily apartment (MFA) residential [~~**district.**~~] **district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

The MFA district is intended to provide for the development of a variety of multifamily units [~~such as duplexes,~~] **including, without limitation,** townhouses and high density apartments. The MFA district is consistent with the policies of the [~~high density residential category of~~] **High Density Residential designation in** the master plan.

[~~1. The primary permitted uses in the MFA district are:~~

~~Multifamily dwelling;~~
~~Park;~~
~~Single family dwelling;~~
~~Two-family dwelling.~~

~~2. The accessory permitted uses in the MFA district are:~~

~~Accessory structure;~~
~~Home occupation;~~
~~Recreation (swimming pool, tennis court) for individual or subdivision use.~~

~~3. The conditional uses in the MFA district which require approval of a special use permit are:~~

~~Child care facility (accessory to residential use);~~
~~Church;~~
~~Congregate care housing/senior citizen home;~~
~~Municipal well facility;~~
~~School, k-12;~~

~~Temporary tract sales office;~~
~~Utility substation.~~]

SECTION 77:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.110 (Residential office (RO)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.110 – Residential office [~~(RO).~~] **(RO) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. The purposes of the RO district are to [~~preserve~~] **:**

(a) Preserve the desirable characteristics of the residential environment [~~insofar as possible~~] **to the greatest extent** while permitting selected, nonresidential [~~uses; to promote~~] **uses;**

(b) Promote the development of offices in appropriately located areas in the vicinity of commercial [~~zones and multiple family~~] **districts and multi-family** residential [~~zones,~~] **districts** along major [~~thoroughfares,~~] **thoroughfares** or in other portions of the [~~city~~] **City** in conformity with the master plan; and [~~to preserve~~]

(c) Preserve adequate usable open space for **the** benefit of the occupants within the area and to ensure appropriate development of sites occupied by other uses in a manner comparable to and harmonious with the residential uses in the area or district.

2. The RO district is consistent with the policies of the Mixed-Use Residential designation in the master plan.

[~~1. The primary permitted uses in the RO district are this list plus other uses of a similar nature:~~

~~Art gallery;~~
~~Massage therapy;~~
~~Museum;~~
~~Office;~~
~~Park;~~
~~Single-family, two-family dwelling;~~
~~Tea house.~~

~~2. The accessory permitted uses in the RO district are:~~

~~Automobile parking lot or garage (commercial or public);~~
~~Home occupation.~~

~~3. The conditional uses in the RO district which require approval of a special use permit are:~~

~~Bed and Breakfast Inn (only within the historic district, and limited to single family 6000, residential office and retail commercial zoning districts, subject to the provisions of Title 18 Development Standards Division 1.7 Bed and Breakfast Inns;~~

~~Child care facility (accessory to residential use);~~
~~Church;~~
~~Clinic;~~
~~Funeral home, mortuary;~~
~~Laboratory (medical, optical, dental and veterinarian);~~
~~Multi-family dwelling;~~
~~Municipal building;~~
~~Municipal well facility;~~
~~Pharmacy;~~
~~School, k-12;~~
~~Temporary tract sales office;~~
~~Utility substation.~~]

SECTION 78:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.115 (General office (GO) purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.115 – General office [~~(GO).~~] **(GO) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. The [~~purpose~~] **purposes** of the GO district [~~is to promote~~] **are to:**

(a) Promote the development of offices in appropriately located areas in the vicinity of commercial [~~zone,~~] **,** single-family and multifamily residential [~~zones, encouraging~~] **while promoting** mixed uses along collector and arterial [~~streets,~~] **streets** or in other portions of the [~~city~~] **City** in conformity with the master [~~plan; to preserve~~] **master plan;**

(b) Preserve the desirable characteristics of the residential environment [~~insofar as possible~~] **to the greatest extent possible** while permitting selected nonresidential uses; and [~~to preserve~~]

(c) Preserve adequate usable open space for **the** benefit of the occupants within the area and to ensure appropriate development of sites occupied by other uses in a manner comparable to and harmonious with the residential uses in the area or district.

[~~1. The primary permitted uses in the~~] **The** GO district [~~are this list plus other uses of a similar nature and those uses allowed in Section 18.04.110 Residential Office, except those uses appearing in Section 18.04.115.3 General Office as conditional uses which require a special use permit:~~

~~Community clubhouse;~~

~~Library, public or private;~~
~~Multi-family dwelling;~~
~~Utility company (bill paying office).~~

~~2. The accessory permitted uses in the GO district are:~~

~~Automobile parking lot or garage (commercial or public)~~
~~Home occupation;~~
~~Park.~~

~~3. The conditional uses in the GO district which require approval of a special use permit are:~~

~~Automobile parking lot or garage;~~
~~Beauty shop;~~
~~Child care facility;~~
~~Church;~~
~~Funeral home, mortuary;~~
~~Municipal building;~~
~~Municipal well facility;~~
~~School, k-12;~~
~~Temporary tract sales office;~~
~~Utility substation.~~]

is consistent with the policies of the Mixed-Use Residential designation in the master plan.

SECTION 79:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.120 (Neighborhood business (NB)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.120 – Neighborhood business [~~**(NB).**~~] **(NB) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. The purpose of the NB District is to provide services for [~~the larger neighborhood, within~~] **larger neighborhoods that are appropriate for** walking or bicycling [~~distance,~~] **as pedestrian traffic** and **which are** limited primarily to offices and **the** retail sale of new merchandise. [~~Unless expressly permitted otherwise by this section,~~]

2. Except as otherwise specifically authorized by this section, all uses within the NB District [~~shall~~] **must** be conducted [~~with~~] **within** a building [~~with no~~] **and without** outside storage.

3. Temporary outdoor [~~display and sale~~] **displays and sales** of merchandise for a period not to exceed [~~thirty (30) days within~~] **30 days in** a calendar year may be authorized by the Director subject to [~~Title 18.02.115.8 (Outdoor Sales and Activities).~~] **the provisions of chapter 18.02 of CCMC.**

[1. The Primary Permitted Uses in the NB District are this list plus other uses of a similar nature and those uses allowed in Section 18.04.115 General Office, except those uses appearing in Section 18.04.120.3 Neighborhood Business as Conditional uses which require a Special Use Permit:

Antiques, retail;

Architect and engineering supplies;

Art store;

Automobile service (automobile gas, with minor maintenance and repair service, no body repair);

Automobile wash (full and self service);

Bakery;

Bank;

Barber shop;

Bicycle shop, retail (repair, accessory);

Bookstore;

Cameras and film, retail (photo finishing, accessory);

Clothing sales/dress shop;

Coffee shop;

Coin store;

Convenience store;

Delicatessen;

Drugstore and pharmacy;

Dry cleaning;

Fabric store;

Florist;

Gaming (limited);

Gift shop and souvenirs;

Green house;

Handyman repair shop;

Hardware store;

Health food products, retail;

Hobbies and crafts, retail;

Ice cream parlor;

~~Interior decorator;~~

~~Jewelry store, retail;~~

~~Knit shop;~~

~~Launderette (coin operated);~~

~~Liquor and alcoholic beverages, retail;~~

~~Locksmith;~~

~~Perfumery;~~

~~Photographer's studio;~~

~~Post office;~~

~~Sewing machine, retail and repair;~~

~~Shoe repair;~~

~~Shoe store;~~

~~Shoeshine stand;~~

~~Sporting goods store;~~

~~Stationery store;~~

~~Tailoring;~~

~~Tobacco shop;~~

~~Toys, retail;~~

~~Travel agency;~~

~~Variety store;~~

~~Video rental and sales;~~

~~Watch repair;~~

~~Yarn shop.~~

~~2. Accessory Permitted Uses, Incidental to Primary Permitted Uses, in the NB District are:~~

~~Automobile parking lot or garage (commercial or public);~~

~~Home occupation;~~

~~Park.~~

~~3. The Conditional Uses in the NB District which require approval of a Special Use Permit are:~~

~~Automobile parts, tires and accessories;~~

~~Bar;~~

~~Business operating continually between 8:00 p.m. and 6:00 a.m. or on a twenty-four-hour a day basis;~~

~~Child care facility;~~

~~Church;~~

~~Congregate care housing/senior citizen home;~~

~~Equipment rental (within a building);~~

~~Funeral home, mortuary;~~

~~Health and fitness club;~~

~~Municipal well facility;~~

~~Music studio;~~

~~Personal storage retail/office complex subject to Division 1 and 1.10 personal storage of the development standards;~~

~~Pet grooming;~~

~~Pet shop;~~

~~Restaurant, with or without outdoor seating and cooking;~~

~~School, K—12;~~

~~Single-family, two-family and multi-family dwelling;~~

~~Temporary tract sales office;~~

~~Utility substation;~~

~~Veterinary clinic;~~

~~Wallpaper and interior decorating supplies.~~]

3. The NB district is consistent with the policies of the Neighborhood Commercial designation in the master plan.

SECTION 80:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.125 (Downtown mixed-use (DT-MU)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.125 – Downtown mixed-use [~~**(DT-MU).**~~] **(DT-MU) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. The purpose of the DT-MU district is to preserve a mixed-use district limited primarily to retail sales of new [~~merchandise,~~] **merchandise and other uses related to** office, residential [~~and tourist related uses.~~] **, restaurants, personal services and tourism.**

2. All uses within the DT-MU district [~~shall~~] **must** be conducted within a building [~~except by approval of~~] **unless expressly authorized by** a [~~Special Use Permit~~] **special use permit** or [~~as otherwise permitted by this section or the DT-MU development standards.~~] **the provisions of this title or Title 18 Appendix.**

3. The DT-MU district is consistent with the policies of the Downtown Mixed-Use designation in the master pan.

[~~1. The primary permitted uses in the DT-MU district are this list, plus other uses of a similar nature:~~

~~Accounting and bookkeeping;~~

~~Alcoholic beverage sales (accessory to restaurant);~~

~~Antiques, retail;~~

~~Art gallery;~~

~~Art store;~~

~~Art studio;~~

~~Artist, commercial;~~

~~Astrology parlor/fortune telling/clairvoyance and palmistry;~~

~~Bakery;~~

~~Bank;~~

~~Bar;~~

~~Barber shop;~~

~~Beauty shop;~~

~~Bed and breakfast inn;~~

~~Bible and church supplies;~~

~~Bicycle shop, retail (repair, accessory);~~

~~Boarding and rooming house;~~

~~Body apparel shop;~~

~~Bookstore;~~

~~Brew pub;~~

~~Cameras and film, retail (photo finishing, accessory);~~

~~Candy and confectionary, retail;~~

~~Caterer;~~

~~Ceramic products;~~

~~Christmas tree sales;~~

~~Church;~~

~~Clock, retail and repair;~~

~~Clothing sales/dress shop;~~

~~Club, supper and amusement;~~

~~Coffee shop;~~

~~Coin store;~~

~~Community/regional commercial or office center;~~

~~Computer sales and repair;~~

~~Costumes, party and wedding supplies and rental;~~

~~Delicatessen;~~

~~Delivery service;~~

~~Department store;~~

~~Detective or private investigation agency;~~

~~Draperies, blinds and window coverings;~~

~~Drugstore and pharmacy;~~

~~Dry goods store;~~

~~Electrical appliances, retail;~~

~~Embroidery shop;~~

~~Farmer's market;~~

~~Florist;~~

~~Fraternal association;~~

~~Furs and leather goods;~~

~~Gallery;~~

~~Gaming (limited);~~

~~Gift shop and souvenirs;~~

~~Health and fitness club;~~

~~Health food products, retail;~~

~~Herbs, retail;~~

~~Hobbies and crafts, retail;~~

~~Hotel;~~

~~Ice cream parlor;~~

~~Information kiosk;~~

~~Interior decorator;~~

~~Jewelry store, retail;~~

~~Juice bar;~~

~~Knit shop;~~

~~Library;~~

~~Liquor and alcoholic beverages, retail;~~

~~Locksmith;~~

~~Magazine sales;~~

~~Mail services, parcel post, postboxes;~~

~~Massage therapy;~~

~~Museum;~~

~~Music store;~~

~~Office;~~

~~Open space;~~

~~Optician;~~

~~Park;~~

~~Perfumery;~~

~~Personal services;~~

~~Photographer's studio;~~

~~Photographic finishing, supplies and picture framing;~~

~~Public safety facilities (police or fire substation or dispatch; no jail facilities);~~

~~Radio, stereo store;~~

~~Residential (single-family, duplex and multi-family dwellings);~~

~~Restaurant (with or without outdoor seating; no drive-through);~~

~~Retail sales;~~

~~Rubber and metal stamp, retail (shop accessory);~~

~~Sewing machine, retail and repair;~~

~~Shoe repair;~~

~~Shoe store;~~

~~Shoeshine stand;~~

~~Sporting goods store;~~

~~Stained glass;~~

~~Stationery store;~~

~~Street vendor (subject to development standards);~~

~~Tailoring;~~

~~Taxi cab stand;~~

~~Tea house;~~

~~Telephone sales;~~

~~Temporary outdoor display and sales subject to Title 18 (Outdoor Sales and Activities);~~

~~Theater;~~

~~Toys, retail;~~

~~Transit passenger facility;~~

~~Veterinary clinic;~~

~~Watch repair;~~

~~Wedding chapel.~~

~~2. The conditional uses in the DT-MU district which require approval of a special use permit are:~~

~~Amusement arcade;~~

~~Amusement devices, sales and service;~~

~~Automobile service station (no repair) (convenience market accessory);~~

~~Child care facility;~~

~~Equipment rental (within a building);~~

~~Gaming (unlimited);~~

~~Hotel, residence;~~

~~Mail order house;~~

~~Motel;~~

~~Municipal well facility;~~

~~Outside storage (accessory to a primary use);~~

~~Public parking lot and parking garage (not accessory to a primary use);~~

~~Restaurant with drive-through;~~

~~School, college or university and vocational;~~

~~Utility substation.~~]

SECTION 81:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.130 (Retail commercial (RC)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.130 – Retail commercial [~~(RC.~~] **(RC) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. The purpose of the RC District is to preserve a **commercial** district limited primarily to offices and retail sale of new merchandise [~~and~~] **,** excluding all uses in the General Commercial and Industrial [~~Districts,~~] **districts** except for some service uses which are compatible with the [~~zone.~~] **district.**

2. All uses within the RC District [~~shall~~] **must** be conducted within a [~~building, and aside from~~] **building and except for** display windows, be screened from view. Outdoor display and storage of [~~autos,~~] **automobiles,** recreational [~~vehicles, or mobilehomes~~] **vehicles or mobile homes** in conjunction with an existing business [~~with sales of autos, recreation vehicles and mobilehomes~~] **for the sale of automobiles, recreational vehicles and mobile homes** is allowed in accordance [~~with Division 2 of the Development Standards and provided the vehicles or mobilehomes do not~~] **with the development standards set forth in Title 18 Appendix if the outdoor display or storage:**

(a) Does not encroach into **a** City or [~~State Right-of-Way~~] **State right-of-way** without an approved encroachment permit **;** and [~~are~~]

(b) Is screened from adjacent parcels.

3. Temporary outdoor [~~display and sale~~] **displays and sales** of merchandise for a period not to exceed 30 days [~~within~~] **in** a calendar year may be authorized by the Director [~~subject to Title 18.02.115.8 (Outdoor Sales and Activities).~~] **subject to the provisions of this title.**

4. The RC district is consistent with the policies of the Commercial/Regional Commercial designation in the master plan.

[~~1. The Primary Permitted Uses in the RC District are this list, those uses allowed in 18.04.120 Neighborhood Business, except those uses appearing in Section 18.04.130.3 Retail Commercial as Conditional uses which require a Special Use Permit, plus other uses of a similar nature:~~

~~Accounting and Bookkeeping~~

~~Alcoholic Beverage Sales (accessory to a restaurant)~~
~~Amusement Devices, Sales and Service~~
~~Apparel Shop~~
~~Appliances~~

~~Art Studio~~
~~Artist, Commercial~~
~~Astrology Parlor/Fortune Telling/Clairvoyance and Palmistry~~
~~Automobile Parts, Tires and Accessories~~
~~Automobile Rental~~
~~Automobile Retail New or Used~~
~~Automobile Service (automobile gas, maintenance and repair service, no body repair)~~
~~Bible and Church Supplies~~
~~Blood Bank~~
~~Blueprint and Photocopy Services~~
~~Boarding and Rooming House~~
~~Body Piercing~~
~~Bowling Alley~~
~~Brew Pub~~
~~Cafeteria~~
~~Candy and Confectionary, Retail~~
~~Carpet and Floor Coverings~~
~~Caterer~~
~~Ceramics, Ceramic Products with Kiln~~
~~Chemist, Analytical and Consulting~~
~~Christmas Tree Sales~~
~~Clock, Retail and Repair~~
~~Club, Supper and Amusement~~
~~Collectible Store~~
~~Computer Sales and Repair~~
~~Copy Center~~
~~Costumes, Party and Wedding Supplies and Rental~~
~~Credit Bureau~~
~~Delivery Service~~
~~Department Store~~
~~Detective or Private Investigation Agency~~
~~Draperies, Blinds and Window Coverings~~
~~Drugstore and Pharmacy~~
~~Dry Goods Store~~
~~Electrical Appliances, Retail~~
~~Embroidery Shop~~
~~Employment Agency~~
~~Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)~~
~~Factory Outlet Store~~
~~Fraternal Association~~
~~Furniture and Home Furnishings, Office and Home, including Retail~~
~~Furs and Leather Goods~~
~~Garden Supplies~~

~~Grocery Store~~
~~Gun Store~~
~~Gunsmith~~
~~Herbs, Retail~~
~~Hotel~~
~~Juice Bar~~
~~Lapidary Service~~
~~Magazine Sales~~
~~Mail Order House~~
~~Mail Services, Parcel Post, Post Boxes~~
~~Market (Mini-Market, Food-Market, Super-Market)~~
~~Mobilehome Sales, (Office)~~
~~Motel~~
~~Motorcycle Sales, Service and Accessories~~
~~Office Supplies~~
~~Optician~~
~~Photographic Finishing, Supplies and Picture Framing~~
~~Pumpkin Sales~~
~~Radio, Stereo Store~~
~~Radio Studio (no antennas)~~
~~Recreational Vehicle and Trailer Sales (including Rental)~~
~~Rubber and Metal Stamp, Retail (shop accessory)~~
~~Satellite Equipment Sales~~
~~Security Service~~
~~Stained Glass~~
~~Stamp Shop~~
~~Taxi Cab Stand~~
~~Telephone Sales Office~~
~~Television Repair Store~~
~~Theater~~
~~Wedding Chapel~~

~~2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the RC District are:~~

~~Home Occupation~~
~~Outside Storage, limited by and to subject to Development Standards Division 1 and 1.12 Outside Storage~~
~~Storage containers (temporary) subject to Division 1 and 1.10 Personal Storage of the Development Standards~~
~~Temporary Outdoor Display and Sales subject to Title 18 (Outdoor Sales and Activities)~~

~~3. The Conditional Uses in the RC District which require approval of a Special Use Permit are:~~

~~Amusement Arcade~~
~~Bar~~
~~Bed and Breakfast Inn (only within the Historic District, and limited to Single Family 6000, Residential Office and Retail Commercial zoning districts, subject to the provisions of Title 18 Development Standards Division 1.7 Bed and Breakfast Inns)~~
~~Building Materials (indoor only)~~
~~Bus Passenger Depot~~
~~Child Care Facility~~
~~Community/Regional Commercial or Office Center~~
~~Congregate Care Housing/Senior Citizen Home~~
~~Facial Cosmetic Shading, Permanent~~
~~Farmers Market~~
~~Funeral Home, Mortuary~~
~~Gaming (unlimited)~~
~~Golf Course and Driving Range~~
~~Hospital~~
~~Hotel Residence~~
~~Janitorial and Building Cleaning Service~~
~~Kennel~~
~~Miniature Golf Course~~
~~Mobilehome Park~~
~~Municipal Well Facility~~
~~Newspaper Print Office~~
~~Permanent Outdoor Sales subject to Title 18.02.115.8 (Outdoor Sales and Activities)~~
~~Personal Storage/Retail/Office Complex subject to Division 1 and 1.10 Personal Storage of the Development Standards~~
~~Printer and/or Publisher~~
~~Recreational Vehicle Park~~
~~Schools, K-12, College, University or Vocational~~
~~Single Family, Two-Family and Multi-Family Dwelling~~
~~Skating Arena~~
~~Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards~~
~~Street Vendors are limited to the DT-MU and RC zoning districts, subject to Division 1 and 1.11 Street Vendors of the Development Standards~~
~~Tattoo Parlor~~
~~Tennis or Swimming Facility~~
~~Trailer or Truck Rental~~
~~Utility Substation~~
~~Veterinary Clinic~~
~~Youth Recreation Facility~~]

SECTION 82:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.135 (General commercial (GC)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.135 – General commercial [~~(GC.~~] (GC) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service [~~facilities,~~] **facilities** and offices.

2. Temporary unscreened outdoor [~~display and sale~~] **displays and sales** of merchandise for a period not to exceed 30 days [~~within~~] **in** a calendar year may be authorized by the Director [~~pursuant to subsection 8 of CCMC 18.02.115, which establishes provisions relating to outdoor sales and activities.~~] **subject to the provisions of this title.**

3. The GC district is consistent with the policies of the Commercial/Regional designation in the master plan.

[~~1. The Primary Permitted Uses in the GC District are retail and wholesale uses, and other uses of a similar nature. Except for any use described in subsection 3 of CCMC 18.04.135 that is a general commercial conditional use which requires a Special Use Permit, retail commercial uses as described in CCMC 18.04.130 are allowed in addition to the following:~~

~~Animal hospital;~~
~~Appliance repair shop;~~
~~Archery range;~~
~~Assayer;~~
~~Assembly (of product incidental to sales use and limited to thirty percent (30%) of the primary uses floor area);~~
~~Auction sales;~~
~~Automobile repair;~~
~~Ballroom;~~
~~Billiard or pool hall;~~
~~Bookbindery;~~
~~Diaper service;~~
~~Display designer;~~
~~Express office;~~
~~Facial cosmetic shading, permanent;~~
~~Lithographer, screen printer;~~
~~Nightclub;~~
~~Parcel delivery service, branch (off-street loading only);~~
~~Pawn shop;~~
~~Personal storage within an enclosed building (no storage of paints or chemicals);~~

Plumbing and heating equipment and supplies;
Second hand business;
Sign painting and lettering;
Sport playing field;
Sports arena;
Taxidermist;
Thrift store;
Tire sales, repair and mounting;
Upholstery (wholesale, retail, installation and incidental manufacturing);
Warehouse.

2. The accessory permitted uses incidental to primary permitted uses in the GC District are:

Automobile pawn (accessory to automobile sales);
Home occupation;
Outside storage (subject to Division 1 and 1.12 Outside Storage of the Development Standards;
Temporary outdoor sales subject to Title 18.02.115.8 (Outdoor Sales and Activities).

3. The Conditional Uses in the GC District which require approval of a Special Use Permit are:

Ambulance service and garage;
Armored car service and garage;
Automobile body repair, painting, towing service and garage (vehicles must be stored within enclosed sight-obscured area). The following conditions shall apply to auto body repair in addition to all other requirements in this chapter.

a. Required minimum land area in the GC District for auto body repair shall be twelve thousand (12,000) square feet.
b. All outside storage containers or other similar enclosures shall be screened to public rights-of-way by a maintained one hundred percent (100%) sight obscuring fence or wall permanently installed and maintained at a minimum height of six (6) feet.

Automobile pawn (not accessory to automobile sales);
Bus line office, service and storage garage;
Cabinet shop (manufacturing);
Cemetery, mausoleum, sarcophagus, crypt;
Child care facility;
Community/regional commercial or office center;
Congregate care housing/senior citizen home;
Crematorium;
Equipment rental (outside storage);
Farmers market;
Flea market (indoor);
Golf course and driving range;

~~Hospital;~~
~~Hotel, residence;~~
~~Medical Marijuana Dispensary or Marijuana Retail Store (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Commercial within Sections 29 through 32 of Township 15 N., Range 20 E., south of Moses Street (South Carson Street vicinity) and within Sections 1, 2, 9, 10, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E., east of the I-580 freeway (Highway 50 East vicinity).~~
~~Mobilehome park;~~
~~Municipal well facility;~~
~~Permanent outdoor sales subject to Title 18.02.115.8 (Outdoor Sales and Activities);~~
~~Recreational vehicle park;~~
~~Recycling collection center;~~
~~Schools, K—12, college or university;~~
~~Single-family two-family and multi-family dwelling;~~
~~Utility substation;~~
~~Welding supplies and gases (retail and wholesale sales) (no filling or repair of cylinders);~~
~~Youth recreation facility.~~]

SECTION 83:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.140 (Tourist commercial (TC) purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.140 – Tourist commercial [~~**(TC).**~~] **(TC) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. The TC district is intended to permit a broad range of primary and accessory tourist commercial uses to encourage tourism and to serve the visitor-related activities of Carson City. All uses within this district [~~shall~~] **must** be oriented toward the promotion, accommodation and service of tourism and associated needs of the commercial [~~tourist related~~] **tourist-related** activities and services.

2. The TC district is [~~also~~] established to provide for **the** development and enhancement of the retail and personal service [~~uses,~~] **uses** to further serve as a convenience to the needs of the tourist traveler and the associated service providers. Accessory services, which serve to foster the tourist commercial nature of the district, are encouraged and allowed to provide balance for the community.

[~~This~~] **3. The TC** district is [~~envisioned~~] **intended** to present a sense of arrival [~~and/or~~] **and** gateway presence through the enhancement of both design and location. These TC areas [~~shall also~~] **must** be designed to further ensure compatibility with the surrounding land uses

through the provision of design guidelines [~~(setbacks~~] **including, without limitation, guidelines for setbacks,** screening, [~~buffers,~~] **buffers and** hours of [~~operation, etc.) included~~] **operation as set forth** in the development standards [~~for Carson City.~~] **established in Title 18 Appendix.**

4. The TC district is consistent with the policies of the Commercial/Regional Commercial designation in the master plan.

[~~1. The primary permitted uses in the TC district are this list plus other uses of a similar nature:~~

~~Automobile service (automobile gas, maintenance and repair service, no body repair);~~
~~Bar;~~
~~Bed and breakfast inn;~~
~~Campground/RV park (30-day maximum stay);~~
~~Commercial amusement and recreation, indoor and outdoor;~~
~~Convenience store;~~
~~Convention facility;~~
~~Gaming (unlimited);~~
~~Golf course and driving range;~~
~~Hotel;~~
~~Hotel, residence;~~
~~Indoor sports and recreation facility;~~
~~Motel;~~
~~Museum;~~
~~Nightclub;~~
~~Office;~~
~~Outdoor entertainment facility;~~
~~Outdoor recreational facility (public or private);~~
~~Personal services;~~
~~Private and public club;~~
~~Rental car facility;~~
~~Resort;~~
~~Restaurant;~~
~~Theater;~~
~~Wedding chapel.~~

~~2. The accessory permitted uses incidental to the primary permitted uses in the TC district are:~~

~~Within hotel, motel or commercial complex: automated teller machine, automobile rental, pharmacy, gift store, bakers, boutique, book shop, beauty shop, restaurant, food court, and/or travel agency;~~
~~Antiques, retail;~~
~~Health and fitness club;~~
~~Retail sales;~~
~~Watchman's quarters.~~

~~3. The conditional uses in the TC district which require approval of a special use permit are:~~

~~Campground/RV park (180 day maximum stay);~~
~~Cemetery;~~
~~Child care facility;~~
~~Clinic;~~
~~Municipal well facility;~~
~~Outdoor display/sales/services;~~
~~Personal storage retail/office complex subject to Division 1 and 1.10 (Personal Storage) of the development standards;~~
~~Recreational vehicle and trailer repair;~~
~~Recreational vehicle and trailer sales (including rental);~~
~~Recreational vehicle storage, covered;~~
~~Retail sales;~~
~~Trade center;~~
~~Transport/transfer cargo facility;~~
~~Truck stop;~~
~~Utility substation.~~]

SECTION 84:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.145 (Limited industrial (LI)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.145 – Limited industrial [~~(LI).~~] (LI) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. The LI [~~District~~] **district** is established to preserve an industrial district restricted to a use engaged in the assembly or manufacture from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, [~~sales,~~] **sales** and distribution of such products, but excluding basic industrial processing.

2. Temporary unscreened outdoor [~~display and sale~~] **displays and sales** of merchandise for a period not to exceed 30 days [~~within~~] **in** a calendar year may be authorized by the Director [~~pursuant to subsection 8 of CCMC 18.02.115, which establishes provisions relating to outdoor sales and activities.~~] **subject to the limitations set forth in chapter 18.02 of CCMC.** Unless a use is specifically set forth in this section, uses listed in the General Industrial district are prohibited in the LI [~~District.~~] **district.**

3. The purpose of the LI district is consistent with the policies of the Industrial designation in the master plan.

[1. The Primary Permitted Uses in the LI District are the uses set forth below and other uses of a similar nature. Except for residential uses, all general commercial uses as described in CCMC 18.04.135 that are not listed as LI conditional uses are allowed. Residential uses are not permitted or conditionally permitted in the LI zone. A watchman's quarters is permitted pursuant to the requirements of this title in conjunction with a primary permitted use.

Assembly, fabricating and manufacturing of products and materials in accordance with the purpose of this section;

Bottling plant/brewery facility;

Grinding and sharpening of tools.

2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the LI District are:

Machine shop (limited to in house products or internal use);

Outside storage (subject to Division 1 and 1.12 Outside Storage of the Development Standards);

Storage containers (subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards);

Temporary Outdoor Sales and Activities (subject to Title 18.02.115.8 Outdoor Sales and Activities).

3. The Conditional Uses in the LI District which require approval of a Special Use Permit are:

Auto body repair, painting, towing (vehicles must be stored within enclosed sight obscured area);

Child care facility;

Flea market (indoor only);

Golf course and/or driving range;

Government facilities;

Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use;

Metallurgical lab;

Municipal well facility;

Outside storage (as a primary permitted use) subject to Division 1 and 1.12 Outside Storage of the Development Standards;

Permanent outdoor sales subject to Title 18.02.115.8 (Outdoor Sales and Activities);

Storage business (outside storage within enclosed sight obscured area);

Utility substation;

Welding supplies and gases (retail and wholesale sales).

4. The following uses are prohibited within the LI District:

Marijuana Establishments;

Medical Marijuana Establishments;

Residential uses (except watchman's quarters as described in 18.04.145.1).

~~Schools (except vocational), K—12, college or university.~~]

SECTION 85:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.150 (General Industrial (GIA)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.150 – General industrial [~~(GI).~~] (GI) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The GI District is established to preserve an industrial district for uses engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. Specific uses set forth in this section are prohibited in the Limited Industrial and Air Industrial Park districts unless specifically identified as a use in those sections.

[~~1. The Primary Permitted Uses in the GI District are the uses as described below and other uses of a similar nature. Any permitted or conditional uses described in any commercial district or limited industrial district which are not identified as GI conditional uses are allowed, but does not include outdoor recreational use or facility nor any residential use except as watchman's quarters in conjunction with those uses permitted exclusively in GI District.~~

~~Automobile pawn shop;~~
~~Automobile storage (no dismantling);~~
~~Blacksmith shop;~~
~~Building material (bulk)/lumber storage yard and sales;~~
~~Butane, propane storage and sales;~~
~~Cannery;~~
~~Cement or direct products sale;~~
~~Cesspool cleaner yard;~~
~~Contractor's large equipment, sales, repair, supplies, or storage;~~
~~Crane storage yard;~~
~~Crating and hauling depot or storage~~
~~Crop dusting equipment yard;~~
~~Die casting;~~
~~Distillation of liquor;~~
~~Dog training school;~~
~~Dry cleaning plant;~~
~~Equipment storage yard;~~
~~Farm products storage;~~
~~Grain elevator;~~

House mover;
Industrial service firms;
Laboratories (chemist, veterinarian, and research);
Machine shop;
Metal working plant, plating, shaping and bending process;
Paving contractor large equipment, sales, service and storage;
Planing mill;
Power plant (electrical or gas);
Radio studio or TV station with antenna towers;
Recycle center;
Road building equipment sales and storage;
Septic tank service;
Sheet metal shop;
Stone grinding;
Tattoo parlor (body piercing, accessory);
Termite or pest control;
Tire rebuilding, retreading;
Tractor service;
Tree service;
Truck depot, parking, repair;
Welding shop;
Wood storage yard screened from view from public right-of-way with six-foot sight obscuring fence or wall.

2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the GI District are:

Mechanical equipment building
Storage containers subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards

3. The Conditional Uses in the GI District which require approval of a Special Use Permit are:

Acetylene manufacturing and sale;
Acid manufacturing and sales (including class H products);
Adult entertainment facility (no adult entertainment facility shall be located within one thousand (1,000) feet of a park, church, school, residential use district or other adult entertainment facility or in any general industrial district located west of the east boundary of Sections 21, 28 and 33 of T.16 N., R. 20 E., M.D.B.M., Sections 4, 9, 16, 21, 28 and 33 of T. 15 N., R. 20 E., M.D.B.M. and Sections 4 and 9 of T.14 N., R. 20 E.) No outcall performers are permitted outside of this area;
Ammunition manufacturing;
Asphalt manufacturing;
Auto wrecking yards;
Bulk station (fuel);
Chemical manufacturing;

~~Child care facility (accessory use to a business within the main building or within an accessory building);~~

~~Chromium plating;~~

~~Coal and coke yard;~~

~~Concrete batch plant;~~

~~Contractor's wrecking yard;~~

~~Creosote manufacturing;~~

~~Disinfectant manufacturing;~~

~~Dye manufacturing;~~

~~Dump refuse or disposal yard;~~

~~Electroplating works;~~

~~Explosive manufacturing;~~

~~Flea market;~~

~~Foundry;~~

~~Excavation/mining, gravel pit;~~

~~Hide and tallow processing;~~

~~Incineration of animals and garbage;~~

~~Insecticide manufacturing;~~

~~Junk dealer's yard;~~

~~Leather tanning;~~

~~Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use;~~

~~Lubrication compounds, manufacturing;~~

~~Marijuana Distributor (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments);~~

~~Matches, manufacturing;~~

~~Meat packer;~~

~~Medical Marijuana Cultivation Facility or Marijuana Cultivation Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;~~

~~Medical Marijuana Dispensary or Marijuana Retail Store (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial within Sections 1, 2, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E (Highway 50 East vicinity);~~

~~Medical Marijuana Product Manufacturing Facility or Marijuana Product Manufacturing Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;~~

~~Medical Marijuana Testing Facility or Marijuana Testing Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;~~

~~Metal ore reduction;~~
~~Milling company;~~
~~Motorcycle race track;~~
~~Ore dump;~~
~~Oxygen manufacturing;~~
~~Paint manufacturing;~~
~~Plastic products manufacturing;~~
~~Quarry, stone;~~
~~Rendering works;~~
~~Rock crushing and stripping;~~
~~Scrap metal processing;~~
~~Sewer service equipment yard;~~
~~Slaughterhouse;~~
~~Stockyard;~~
~~Tannery;~~
~~Topsoil stripping;~~
~~Tire manufacturing~~
~~Utility Substation;~~
~~Water, oil, gas or geothermal drilling operations;~~

~~Other conditional uses requiring a special use permit are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public's health, safety and welfare.~~

~~4. The following uses are prohibited within the GI District:~~

~~Churches;~~
~~Institutions;~~
~~Outdoor recreational use or facility;~~
~~Residential uses;~~
~~Schools (other than vocational).~~]

SECTION 86:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.152 (General Industrial Airport (GIA)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.152 – General [~~Industrial Airport (GIA).~~] industrial airport (GIA) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The GIA [~~District~~] **district** is established to preserve an industrial district which combines the uses engaged in the assembly or manufacture of products from previously prepared materials with the uses engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, while continuing to promote accessory airport and support services due to the proximity of the district to the Carson City Airport.

[~~1. The Primary Permitted Uses in the GIA District are any permitted or conditional uses specifically listed in the General Industrial, Limited Industrial and Air Industrial Park districts which are not listed as GIA conditional uses, plus other uses of a similar nature. Any permitted uses listed in any commercial district including outdoor recreational use or facility and any residential use are prohibited, with the exception of watchman's quarters in conjunction with those uses permitted exclusively in the GIA District.~~

~~2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the GIA District are:~~

~~Mechanical equipment building;~~
~~Storage containers subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards.~~

~~3. The Conditional Uses in the GIA District which require approval of a Special Use Permit are:~~

~~Acetylene manufacturing and sale;~~
~~Acid manufacturing and sales (including class H products);~~
~~Ammunition manufacturing;~~
~~Asphalt manufacturing;~~
~~Auto wrecking yards;~~
~~Bulk station (fuel);~~
~~Chemical manufacturing;~~
~~Child care facility (accessory use to a business within the main building or within an accessory building);~~
~~Chromium plating;~~
~~Coal and coke yard;~~
~~Concrete batch plant;~~
~~Contractor's wrecking yard;~~
~~Creosote manufacturing;~~
~~Disinfectant manufacturing;~~
~~Dye manufacturing;~~
~~Dump refuse or disposal yard;~~
~~Electroplating works;~~
~~Explosive manufacturing;~~
~~Flea market;~~
~~Foundry;~~

~~Excavation/mining, gravel pit;~~
~~Hide and tallow processing;~~
~~Incineration of animals and garbage;~~
~~Insecticide manufacturing;~~
~~Junk dealer's yard;~~
~~Leather tanning;~~
~~Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use;~~
~~Lubrication compounds, manufacturing;~~
~~Marijuana Distributor (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments);~~
~~Matches, manufacturing;~~
~~Meat packer;~~
~~Medical Marijuana Cultivation Facility or Marijuana Cultivation Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;~~
~~Medical Marijuana Product Manufacturing Facility or Marijuana Product Manufacturing Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;~~
~~Medical Marijuana Testing Facility or Marijuana Testing Facility (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport, until such time the use is not prohibited under federal law or regulation;~~
~~Metal ore reduction;~~
~~Milling company;~~
~~Motorcycle race track;~~
~~Ore dump;~~
~~Oxygen manufacturing;~~
~~Paint Manufacturing;~~
~~Plastic products manufacturing;;~~
~~Quarry, stone;~~
~~Rendering works;~~
~~Rock crushing and stripping;~~
~~Scrap metal processing;~~
~~Sewer service equipment yard;~~
~~Slaughterhouse;~~

~~Stockyard;~~
~~Tannery;~~
~~Topsoil stripping;~~
~~Tire manufacturing;~~
~~Utility Substation;~~
~~Water, oil, gas or geothermal drilling operations;~~
~~Other conditional uses requiring a special use permit are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public's health, safety and welfare.~~

~~4. The following uses are prohibited within the GIA District:~~

~~Adult Entertainment Facility;~~
~~Any permitted use listed in any commercial district;~~
~~Any use or facility on any property that shares any portion of a boundary with the Carson City Airport and which is prohibited under federal law or regulation, until such time the use is not prohibited under federal law or regulation;~~
~~Churches;~~
~~Institutions;~~
~~Medical Marijuana Dispensary;~~
~~Outdoor recreational use or facility;~~
~~Residential uses;~~
~~Schools (other than vocational).~~]

SECTION 87:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.155 (Air industrial park (AIP)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.155 – Air industrial park [~~(AIP).~~] **(AIP) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

The AIP District is established to preserve a highly landscaped industrial district with limited types of industrial [~~uses, providing~~] **, including** accessory airport and support [~~services,~~] **but** excluding unscreened outside storage.

[~~1. The following uses and uses of a similar nature are allowed as Primary Permitted Uses in the AIP District:~~

~~Airport accessory uses and support services;~~

~~Assembly, manufacturing, processing and fabricating of products and materials excluding uses in General Industrial, 18.04.150.3 Conditional Uses, 18.04.150.4 Prohibited Uses, and Air Industrial Park 18.04.155.3 Prohibited Uses;~~

~~Machine shop (limited to in-house products or internal use);~~

~~Offices (limited contact with general public)~~

~~Personal storage within an enclosed building (no storage of paints or chemicals), subject to Division 1 and 1.10 Personal Storage of the Development Standards;~~

~~Storage containers as an accessory to a Primary Permitted Use, subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards.~~

~~2. The Conditional Uses in the AIP District which require approval of a Special Use Permit are:~~

~~Outside storage, subject to Development Standards, Division 1 an 1.12 Outside Storage of the Development Standards;~~

~~Child care facility (accessory to a business within the main building or within an accessory building;~~

~~Other uses not listed in Air Industrial Park 18.04.155.1 which, in the opinion of the planning commission, are in keeping with the purpose of the AIP district;~~

~~Utility substation.~~

~~3. The following uses are prohibited within the AIP District:~~

~~Automobile body repairs, dismantling or storage;~~
~~Casting foundry;~~
~~Churches;~~
~~Contractors yard;~~
~~Equipment storage yard;~~
~~Extrusion of metals;~~
~~Junkyard;~~
~~Residential (except watchman's quarters incidental to a legal primary use);~~
~~Schools;~~
~~Truck depot;~~

~~Other prohibited uses are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public's health, safety and welfare.~~]

SECTION 88:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.160 (Agriculture (A)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.160 – Agriculture [~~(A).~~] **(A) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

The purpose of the A district is to identify those lands that are used for [~~cattle~~] raising **livestock** or agricultural purposes.

[~~1. The primary permitted uses in the A district are:~~

~~Accessory farm structure;~~
~~Agricultural use;~~
~~Barn or stable;~~
~~Animals and fowl;~~
~~Crop production (commercial);~~
~~Flood control facility;~~
~~Livestock raising;~~
~~Park;~~
~~Residential (limited to 1 dwelling per 20 acres or larger);~~
~~Winery.~~

~~2. The accessory permitted uses incidental to primary permitted and conditional uses in the A district are:~~

~~Accessory structure;~~
~~Domestic and agricultural well;~~
~~Guest building;~~
~~Watchman's quarters.~~

~~3. The conditional uses in the A district which require approval of a special use permit are:~~

~~Agricultural services;~~
~~Animal boarding facility;~~
~~Child care facility;~~
~~Church;~~
~~Municipal well facility;~~
~~Oil, gas or geothermal drilling operation;~~
~~Outdoor recreational facility (public or private);~~
~~Ranch and farm hand living quarters/bunkhouses including seasonal housing;~~
~~Recreational vehicle park~~
~~Utility substation.~~]

SECTION 89:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.165 (Conservation reserve (CR)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.165 – Conservation reserve [~~(CR).~~] (CR) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The purpose of the CR district is to identify the outlying lands that may be developed in the future when water supply, roads, schools, sewer and other public facilities and services are provided for potential development and lands with environmental constraints.

[~~1. The primary permitted uses in the CR district are:~~

~~Accessory farm structure;~~
~~Agricultural use;~~
~~Animals and fowl;~~
~~Fire protection facility;~~
~~Flood control facility;~~
~~Park;~~
~~Residential (limited to 1 dwelling per 20 acres or larger);~~
~~Water storage facility.~~

~~2. The accessory permitted uses incidental to primary permitted and conditional uses in the CR District are:~~

~~Accessory structure;~~
~~Domestic and agricultural well;~~
~~Guest building;~~
~~Watchman's quarters.~~

~~3. The conditional uses in the CR district which require approval of a special use permit are:~~

~~Agricultural services;~~
~~Animal boarding facility;~~
~~Cemetery;~~
~~Child care facility;~~
~~Church;~~
~~Extraction operation;~~
~~Fraternal association;~~
~~Municipal well facility;~~
~~Oil, gas or geothermal driving operation;~~
~~Outdoor recreational facility (public or private);~~
~~Recreational vehicle park;~~
~~Utility substation.~~]

SECTION 90:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.170 (Public (P)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.170 – Public [~~(P).~~] (P) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. The Public district generally applies to land that is owned by the State of Nevada and located in Carson City. The [~~purpose~~] **purposes** of the [~~public~~] (P) district [~~is~~] **are** to [~~achieve the following:~~

~~1. To accommodate~~] **(a) Accommodate** the wide range of public institutional and auxiliary uses which are established in response to the [~~health, safety,~~] **health and safety and the** cultural and welfare needs of the [~~citizens of the city.~~

~~2. To organize~~] **the public.**

(b) Organize the assemblage of specific, nonprofit and [~~profit~~] **for-profit** public facilities into efficient **,** functionally [~~compatible,~~] **compatible** and attractively planned administrative centers in conformance with the master plan [~~and to establish~~] **to facilitate** special use permit approval for all uses **and** thereby [~~ensuring~~] **ensure** compatibility with adjacent **,** more restrictive districts. All [~~public~~] (P) district development standards [~~relative~~] **in relation** to lot area, setbacks, building height, landscaping, off-street parking and signs [~~shall~~] **must** be based on **the** requirements and conditions of the **applicable** special use [~~permit.~~] **permit that is issued.**

[~~3. To establish~~] **(c) Establish** site plan approval for [~~many~~] **the appropriate** uses **and** thereby [~~ensuring~~] **ensure** compatibility with adjacent **,** more restrictive districts **.** [~~and to organize the assemblage of specific, nonprofit and profit public facilities into efficient functionally compatible and attractively planned uses in conformance with the master plan.~~

~~The conditional uses in the public (P) district which require approval of a special use permit are:~~

~~Building and facilities owned, leased or operated by the city of Carson City, Carson City unified school district or any other district, state of Nevada or the government of the United States;~~

~~Cemetery;~~

~~Child care facility;~~

~~Civic auditorium and theater;~~

~~Historical site;~~

~~Hospital;~~

~~Library;~~

~~Military site;~~

~~Municipal well facility;~~

~~Museum;~~

~~Offices;~~

~~Park;~~

~~Public parking lot;~~

~~Recreational vehicle park;~~

~~School;~~

~~Storage;~~

~~Storage containers (permanent) as an accessory to a primary permitted use, subject to Division 1 and 1.10 (Personal Storage) of the development standards;~~

~~Utility substation;~~

~~Wastewater treatment facility;~~

~~Water, oil, gas or geothermal drilling operations;~~

~~Development standards. All public (P) district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the special use permit.~~]

SECTION 91:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.175 (Public neighborhood (PN)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.175 – Public neighborhood [**~~(PN).~~**] **(PN) and public community (PC) districts; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

[~~Public neighborhood (PN) means~~] **1. The purposes of the PN and PC districts are to:**

(a) Accommodate facilities and uses that serve only a small area of the [~~city. Utility substations are prohibited within the PN district. The purpose of the public neighborhood (PN) district is to achieve the following:~~

~~1. To accommodate~~] **City.**

(b) Accommodate the wide range of public institutional and auxiliary uses which are established in response to the[~~health, safety,~~] **health and safety and** cultural and welfare needs of the [~~citizens of the city.~~

~~2. To organize~~] **City.**

(c) Organize the assemblage of specific, nonprofit and [~~profit~~] **for-profit** public facilities into efficient **,** functionally [~~compatible,~~] **compatible** and attractively planned administrative centers in conformance with the master plan [~~and to establish~~] **to facilitate** special use permit approval for all uses **and** thereby [~~ensuring~~] **ensure** compatibility with adjacent **,** more restrictive districts. All [~~public neighborhood~~] (PN) **and (PC)** district development standards [~~relative~~] **in relation** to lot area, setbacks, building height, landscaping, off-street parking and signs [~~shall~~] **must** be based on **the** requirements and conditions of the **applicable** special use [~~permit.~~] **permit that is issued.**

[~~3. To establish~~] **(d) Establish** site plan approval for [~~many~~] **the appropriate** uses **and** thereby [~~ensuring~~] **ensure** compatibility with adjacent **,** more restrictive districts **.** [~~and to organize the assemblage of specific, nonprofit and profit public facilities into efficient functionally compatible and attractively planned uses in conformance with the master plan.~~

~~The conditional uses permitted in the public neighborhood (PN) district which require approval of a special use permit are:~~

~~Adult/child care facility;~~

~~Buildings and facilities owned, leased, or operated by the city of Carson City, Carson City school district or any other district, state of Nevada or the government of the United States;~~

~~Historical site;~~

~~Library;~~

~~Municipal well facility;~~

~~Neighborhood park;~~

~~Public administrative office;~~

~~Public parks;~~

~~Public parking lots;~~

~~Schools, (elementary and middle);~~

~~Sheriffs substation;~~

~~Storage;~~

~~Storage containers (permanent) as an accessory to a a primary permitted use, subject to Division 1 and 1.10 (Personal Storage) of the development standards;~~

~~Storm drainage and floodplain devices;~~

~~Development standards. All public neighborhood (PN) district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the special use permit.~~]

2. Utility substations are prohibited in the PN district.

SECTION 92:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.180 (Public community (PC)) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.180 [~~— Public community (PC).~~] Replaced in revision by CCMC 18.04.187.

[~~**18.04.180 Public community (PC).**~~

~~Public community (PC) means facilities and uses that serve primarily a large portion of Carson City. The purpose of the public community (PC) district is to achieve the following:~~

~~1. To accommodate the wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the city.~~

~~2. To organize the assemblage of specific, nonprofit and profit public facilities into efficient functionally compatible, and attractively planned administrative centers in conformance with the master plan and to establish special use permit approval for all uses thereby ensuring compatibility with adjacent more restrictive districts. All public community (PC) district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the special use permit.~~

~~3. To establish site plan approval for many uses thereby ensuring compatibility with adjacent more restrictive districts and to organize the assemblage of specific, nonprofit and profit public facilities into efficient functionally compatible and attractively planned uses hi conformance with the master plan.~~

~~The conditional uses permitted in the public community(PC) district which require approval of a special use permit are:~~

~~Buildings and facilities owned, leased, or operated by the city of Carson City, Carson city school district or any other district, state of Nevada or the government of the United States;~~

~~Cemetery;~~

~~Child care facility;~~

~~Civic auditorium and theater;~~

~~Fire station;~~

~~Historical site;~~

~~Hospital;~~

~~Library;~~

~~Municipal well facility;~~

~~Museum;~~

~~Public administrative office;~~

~~Public parks;~~

~~Public parking lots;~~

~~Resource management use/groundwater recharge use;~~

~~Schools (elementary, middle, high school, and college/university);~~

~~Senior center;~~

~~Sheriff's office and jail;~~

~~Storage;~~

~~Storage containers (permanent) as an accessory to a a primary permitted use, subject to Division 1 and 1.10 (Personal Storage) of the development standards;~~

~~Storm drainage and floodplain devices;~~

~~Swimming pool;~~

~~Utility easement;~~

~~Utility facilities;~~

~~Utility substation;~~

~~Development standards. All public community (PC) district development standards relative to lot area, setbacks, building height, landscaping, off-street parking, and signs shall be based on requirements and conditions of the special use permit.~~]

SECTION 93:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.185 (Public regional (PR)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.185 – Public regional [~~**(PR).**~~] **(PR) district; purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

[~~PR means Federal,~~] **The purpose of the PR district is to accommodate federal,** state and [~~city~~] **City** facilities and uses [~~whose main purpose is~~] to sustain wide regional needs. [~~The Conditional Uses permitted in the PR District which require approval of a Special Use Permit are:~~

~~Airports/heliports;~~
~~Animal shelter;~~
~~Archaeological heritage/cultural resource;~~
~~Buildings and facilities owned, leased, or operated by the City of Carson City, Carson City School District or any other district, State of Nevada or the government of the United States;~~
~~Bus terminal/station;~~
~~Cemetery;~~
~~Child care facility;~~
~~Civic auditorium and theater;~~
~~Clinic;~~
~~Community institution (non-profit);~~

~~Communication antenna/tower;~~
~~Congregate care housing/senior citizen home~~
~~Conservation and wildlife sanctuary;~~
~~Convention facility;~~
~~Corporate yard;~~
~~Crisis care facility/residency/center~~
~~Equestrian center;~~
~~Fairground/theme park;~~
~~Farm;~~
~~Farmer's market;~~
~~Flood/storm drain protection devices;~~
~~Forest area;~~
~~Fuel storage tank facility;~~
~~Golf course/driving range/club house;~~
~~Historical site;~~
~~Hospital;~~
~~Impound yard;~~
~~Institutional use;~~
~~Library;~~
~~Maintenance garage;~~
~~Military facility;~~
~~Municipal well facility;~~
~~Municipal garage;~~
~~Municipal training facility;~~
~~Museum;~~
~~Noise attenuation barrier;~~
~~Open space;~~
~~Outside storage;~~
~~Pavilion/stadium;~~
~~Prison;~~
~~Public administrative office;~~
~~Public nursery;~~
~~Public park/playground;~~
~~Public parking lots;~~
~~Public performing arts center;~~
~~Public utility building;~~
~~Public water supply;~~
~~Quarry/extraction site;~~
~~Radio station/TV station tower;~~
~~Regional park;~~
~~Resource management use/groundwater recharge use;~~
~~Schools (elementary, middle, high school, and college/university);~~
~~Sewage works facility;~~
~~Social services center/facility offices;~~
~~Special complementary uses;~~

~~Sport playing field;~~
~~Storage;~~
~~Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards;~~
~~Storage facility;~~
~~Storm drainage and floodplain devices;~~
~~Summer camp;~~
~~Tennis court complex;~~
~~Transfer station/sanitary landfill;~~
~~Utility easement;~~
~~Utility facilities;~~
~~Utility substation;~~
~~Warehouse;~~
~~Waste disposal area/site facility;~~
~~Wastewater treatment facility;~~
~~Watchman's quarters;~~
~~Water facility;~~
~~Water, oil, gas or geothermal drilling operation sites;~~
~~Water tank;~~
~~Water works facility;~~
~~Wilderness area;~~
~~Wildlife park/preserves/habitat area;~~
~~Wind energy conversion facility;~~
~~Zoo.~~]

SECTION 94:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) by adding thereto a new Section 18.04.187 (Zoning map and zoning code amendments) as follows:

18.04.187 – Table of permitted uses. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The permitted uses for each of the zoning districts set forth in this chapter are hereby established in the following tables:

Agriculture and Conservation Reserve Districts Use Table

P = Permitted as a primary use
S = Special use permit required (conditional use)
V = Supplemental standards
A = Administrative permit

Blank = Prohibited

	Primary Use	A	CR
√	Accessory dwelling unit	P	P
	Agricultural services	S	S
	Agricultural	P	P
	Animal boarding facility	S	S
	Cemetery	S	S
√	Child care facility/Adult care facility	S	S
	Church	S	S
	Conservation and wildlife sanctuary	S	S
	Equestrian center	S	S
	Extraction operation		S
	Flood control facility/storm drain protection devices	A	A
	Fraternal association		S
	Livestock raising	P	P
	Municipal well facility	A	A
	Oil, gas or geothermal drilling operation	S	S
	Open Space	P	P
	Outdoor recreational facility (public or private)	S	S
	Park	P	P
	Ranch and farm hand living quarters/bunkhouses including seasonal housing	S	
√	Recreational vehicle park or campground	S	S
	Residential (limited to 1 dwelling per 20 acres or larger)	P	P
	Trails	P	P
	Utility substation	S	S
	Veterinary clinic	S	
√	Watchman's quarters	A	A
	Water storage facility	A	A
	Winery	P	A
√	Wireless communications facility	P/S	P/S

Residential Districts Use Table

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Supplemental Standards

A = Administrative permit

Blank = Prohibited

	Primary Use	SF5A	SF2A	SF1A	SF21	SF12	SF6	MH12	MH6	MH1A	MHP	MFD	MFA
√	Accessory dwelling unit	A	A	A	A	S	S	S	S	A			
	Agricultural use	P	S										
	Animal shelter	S											
	Bed and breakfast inn	S	S	S						S			
	Bed and breakfast inn only within the Historic District				S	S	S						

	Cemetery	S											
	Child care facility (accessory to residential use)	S	S	S	S	S	S	S	S	S	S	S	S
	Church	S	S	S	S	S	S	S	S	S		S	S
√	Congregate care housing/senior citizen home												S
	Country club	S											
	Golf course and driving range	S											
	Kennel (within a building)	S											
	Mobilehome model units										A		
	Municipal well facility	P	P	P	P	P	P	P	P	P		P	P
	Nursery	S											
	Park	P	P	P	P	P	P	P	P	P		P	P
	Ranch and farm hand living quarters/ bunkhouses including seasonal housing	S											
	Recreation (pool, tennis court) for individual or subdivision use	P	P	P	P	P	P	P	P	P	P	P	P
√	Residence, mobile home/manufactured home	P	P	P	P	P	P	P	P	P	P	P	
	Residence, multi-family											S	P
	Residence, single-family	P	P	P	P	P	P	P	P	P	P	P	P
	Residence, two-family duplex unit on corner lots only					P	P					P	P
	Riding academy	S											
	Riding academy (accessory to residential use)		S										
	School, K-12	S	S	S	S	S	S	S	S	S		S	S
	Utility substation	S	S	S	S	S	S	S	S	S		S	S
	Veterinary clinic	S	S							S			
	Winery	S											
√	Wireless communication facility[3]	S	S	S	S	S	S	S	S	S	S	S	S

Commercial and Industrial Districts Use Tables

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Supplemental Standards

A = Administrative permit

Blank = Prohibited

		Commercial							Industrial			
	Primary Use	RO	GO	NB	DTMU	RC	GC	TC	LI	GI	AIP	GIA
	Acetylene manufacturing and sale									S		S
	Acid manufacturing and sales (including class H products)									S		S
	Adult entertainment facility (no adult entertainment facility shall be located within one 1,000 feet of a park, church, school, residential use district or other adult entertainment facility or in any general industrial district located west of the east boundary of Sections 21, 28 and 33 of T.16 N., R. 20 E., M.D.B.M., Sections 4, 9, 16, 21, 28 and 33 of T. 15 N., R. 20 E., M.D.B.M. and Sections 4 and 9 of T.14 N., R. 20 E.) No outcall performers are permitted outside of this area									S		
√	Adult merchandise retail establishment (per Title 18 Appendix Division 1.19)					P	P		P	P		
	Airport accessory uses and support services										P	P
	Ambulance service and garage						S		P	P		
	Amusement arcade			S	P	S	P	P	P	P		
	Amusement devices, sales and service				S	P	P		P	P		
	Animal boarding facility						S		S	S		
	Animal hospital						P		P	P		
	Antiques, retail			P	P	P	P	P	P	P		
	Appliances repair shop			P		P	P		P	P		
	Armored car service and garage						S		P	P		
	Art gallery	P	P	P	P	P	P	P	P	P		
	Asphalt manufacturing									S		S
	Assembly, fabricating and manufacturing of products and materials								P	P	P	P
	Auction sales						P		P	P		
	Automobile body repair, painting, towing service and garage (vehicles must be stored within enclosed sight-obscured area).[2]						P		S	P		
	Automobile pawn (accessory to automobile sales)						P		P	P		
	Automobile pawn (not accessory to automobile sales)						S		P	P		
	Automobile rental					P	P	P	P	P		
	Automobile repair						P		P	P		

	Automobile, recreational vehicle or trailer retail, new or used					P	P		P	P		
	Automobile service (gas, with minor maintenance and repair service, no body repair)			P		P	P		P	P		
	Automobile service station (no repair) (convenience market accessory)				S							
	Automobile wash			P		P	P		P	P		
	Automobile wrecking yards									S		S
	Bank			P	P	P	P	P	P	P		
	Bar			S	P	P	P	P	P	P		
	Barber shop	P	P	P	P	P	P	P	P	P		
	Beauty shop	P	P	P	P	P	P	P	P	P		
V	Bed and breakfast inn	S			P	P	P	P	P	P		
	Blacksmith									P		P
	Boarding and Rooming House				P	P	P		P			
	Bottling plant								P	P		P
	Brew pub			S	P	P	P	P	P	P		
	Brewery with a tasting room							P				
	Building materials (indoor only)					P	P		P	P		
	Bulk station (fuel)									S		S
	Bus line office, service and storage garage						S		P	P		
	Bus passenger depot/Transit passenger facility				P	P	P	P	P	P		
	Business operating continually between 8 PM and 6 AM or on a 24-hour basis			S	P	P	P	P	P	P	P	P
	Butcher Shop					P	P					
	Butane, propane storage and sales									P		P
	Cabinet shop (manufacturing)						S		P	P		
	Cannery									P		P
	Carpet and floor coverings					P	P		P	P		
	Caterer				P	P	P	P	P	P		
	Cement or direct products sale									P		P
	Cemetery						S	S	P	P		
	Ceramic products with kiln				P	P	P		P	P		

V	Child care facility/adult care facility	S	S	S	S	S	S	S	S			
	Child care facility (accessory to a business within the main building or within an accessory building		P	P	P	P	P	P	P	S	S	S
V	Child care facility (accessory to residential use)	S										
	Church	S	S	S	P	P	P		P			
	Clinic	S	P	P	P	P	P	S	P	P		
	Club, [supper and amusement] service				P	P	P	P	P			
	Community clubhouse		P	P		P	P	P	P	P		
	Community/regional commercial or office center (greater than 150,000 sq. ft.)				P	S	S	S	P	P		
	Concrete batch plant									S		S
V	Congregate care housing			S		S	S					
	Convention facility				P	S	P	P	P	P		
	Crematorium						S		P	P		
	Distillation of liquor									P		P
	Dog training school									P		P
	Dry cleaning plant									P		P
	Dye manufacturing									S		S
	Electroplating works									S		S
	Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)					P	P		P	P		
	Equipment rental (outside storage)						S		P	P		
	Equipment rental (within a building)			S	S	P	P	P	P	P		
	Esthetician	P	P	P	P	P	P	P	P	P		
	Excavation/mining, gravel pit									S		S
	Farmers market				P	S	S	P	P	P		
	Flea market (indoor)						S	S	S	P		P
	Flea market (outdoor)									S		S
	Foundry									S		S
	Fraternal association	S	S	S	P	P	P		P			
	Fuel storage tank facility									S		S
	Funeral home; mortuary	S	S	S		S	P		P	P		

	Gaming (limited)			P	P	P	P		P	P		
	Gaming (unlimited)			S	S	S	P	P	P	P		
	Golf course					S	S	P	S			
	Grain elevator									P		P
	Greenhouse			P		P	P	P	P	P		
	Grinding and sharpening of tools								P	P		
	Gunsmith					P	P	P	P	P		
	Health and fitness club			S	P	P	P	A	P	P		
	Hospital					S	S		P	P		
	Hotel				P	P	P	P	P	P		
	Hotel, residence				S	S	S	P	P			
	House mover									P		P
	Impound yard								S	P		P
	Indoor sports and recreation facility					S	P	P	P	P		
	Janitor and building cleaning service					S	P		P	P		
	Junk yard									S		S
	Kennel					S	P		P	P		
	Laboratory (chemist, veterinarian, and manufacturing)								P	P		P
	Laboratory (medical, optical, or dental)	S	P	P		P	P	P	P	P		
	Laundromat			P	P	P	P	P	P	P		
	Library, public or private	P	P	P	P	P	P	P	P	P		
	Machine shop						P		P	P		P
	Mail services, parcel post, post boxes			P	P	P	P	P	P	P		
	Manufacturing, fabricating and assembly of products and materials								P	P	P	P
	Manufacturing of potentially hazardous products which may produce gaseous byproducts or obnoxious odors, which have an inflammable or explosive nature, which cause dust that may be offensive to adjoining property owners, or for which the process creates excessive noise, or products or processes which may be considered to be detrimental to the public's health, safety and welfare. Uses include but are not limited to manufacturing of ammunition, creosote, disinfectants, dyes, explosives, lubrication compounds, matches, oxygen, paint, tires, chromium plating or electroplating works, hide or tallow processing, leather tanning, rendering works, and similar products and processes as determined by the Director									S		S
√	Marijuana Distributor									S		S
√	Marijuana Cultivation Facility or Medical Marijuana Cultivation Facility, limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with									S		S

	the Carson City Airport											
√	Marijuana Product Manufacturing Facility or Medical Marijuana Product Manufacturing Facility, limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport								S		S
√	Marijuana Retail Store or Medical Marijuana Dispensary, limited to those areas zoned General Industrial within Sections 1, 2, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E (Highway 50 East vicinity)						S			S		
√	Marijuana Testing Facility or Medical Marijuana Testing Facility, limited to those areas zoned General Industrial east of the I-580 freeway and north of the north boundary of Sections 13 through 18 of Township 15 N, Range 20 E, except on any property that shares any portion of a boundary with the Carson City Airport									S		S
	Massage therapy	P	P	P	P	P	P	P	P	P		
	Metal ore reduction									S		S
	Metal working plant, plating, shaping and bending process									P		P
	Metallurgical lab								S	P		P
	Milling company									S		S
√	Mobile home park					S	S					
	Mobile home sales (office)					P	P		P	P		
	Motel				S	P	P	P	P	P		
	Motorcycle race track									S		S
	Motorcycle Sales, Service and Accessories					P	P		P	P		
	Municipal building	S	S	P	P	P	P	P	P	P		
	Municipal well facility	S	S	S	S	S	S	S	S	P		P
	Museum	P	P	P	P	P	P	P	P	P		
	Music studio			S	P	P	P	P	P	P		
	Newspaper print office					S	P		P	P		
	Nightclub						P	P	P	P		
	Office	P	P	P	P	P	P	P	P	P		
	Office (limited contact with general public)										P	P
	Ore dump									S		S
	Other uses not listed in the Air Industrial Park zoning district which are in keeping with the purpose of the AIP district										S	
	Outdoor entertainment facility							P	S	S		
	Outdoor recreational facility (public or private)						S	P	S			
√	Outdoor sales, permanent, subject to Title 18.02.115.8 (Outdoor Sales and Activities)					A	A	A	A	P		
√	Outside storage								S	P	S	P
	Park	P	A	A	P	P	P	P	P			
	Parking lot	A	A	A	A	P	P	P	P	P		
	Parking garage	A	S	A	S	P	P	P	P	P		
	Paving contractor large equipment, sales, service and storage									P		P
	Personal services	S	S	P	P	P	P	P	P	P		
√	Personal storage retail/office complex			S		S	P	S	P	P		

√	Personal storage within an enclosed building (no storage of paints or chemicals)						P	S	P	P	P	
	Pest control									P		P
	Pet Grooming			S	P	P	P	P	P	P		
	Pet shop			S		P	P		P	P		
	Pharmacy	S	S	P	P	P	P		P	P		
	Planing mill									P		P
	Plumbing and heating equipment and supplies						P		P	P		
	Post office			P		P	P	P	P	P		
	Power plant (electrical or gas)									P		
	Printer and/or publisher					S	P		P	P		
	Quarry, stone									S		S
	Radio studio or TV station with antenna towers								P	P		P
	Radio studio (no antennas)					P	P		P	P		
	Recreational vehicle and trailer repair						S	S	P	P		
√	Recreational vehicle park or campground (30-day maximum stay)					S	S	P	P	P		
√	Recreational vehicle park or campground (180-day maximum stay)							S				
	Recreational vehicle storage							S	P	P	S	P
	Recycling collection center						S		P	P		
	Recycling operations									P		P
√	Residence, multi-family	S	P	S	P	S	S					
√	Residence, single-family	P	P	S	P	S	S					
√	Residence, two-family	P	P	S	P	S	S					
	Restaurant, no drive-through	S		S	P	P	P	P	P	P		
	Restaurant with drive-through			S	S	P	P	P	P	P		P
	Retail sales			P	P	P	P	P	P	P		
	Rock crushing and stripping									S		S
	School, college or university				S	S	S					
	School, K-12	S	S	S	S	S	S					
	School, vocational				S	S	P			P		P
	Scrap metal processing									S		S
	Septic tank service									P		P
	Sewer service equipment yard									S		S
	Sheet metal shop									P		P
	Sign painting and lettering						P	P	P	P		
	Slaughterhouse									S		S
	Sports arena						P		P	P		
	Stockyard									S		S
	Stone grinding									P		P
√	Storage containers (permanent)					S	S	S	A	A	A	A
√	Storage containers (up to 90 days) subject to Division 1 and 1.10 Personal Storage of the Development Standards					A	A	A	A	A	A	A
√	Street vendor (subject to development standards; limited to DTMU and RC)				P	S						
	Tattoo parlor					S	P		P	P		
	Taxidermist						P		P	P		
	Theater				P	P	P	P	P	P		

	Thrift store					P	P		P	P		
	Tire rebuilding, retreading									P		P
	Tire sales, repair and mounting					P	P		P	P		
	Topsoil stripping									S		S
	Tract sales office, temporary	A	A	A		A	A		A	A		
	Tractor service								P	P		P
	Trailer rental or truck rental					S	P		P	P		
	Transfer station									S		S
	Tree service								P	P		P
	Truck depot, parking, repair									P		P
	Truck rental or trailer rental					S	P	S	P	P		
	Truck stop						S	S	S	P		
	Upholstery (wholesale, retail, installation and incidental manufacturing)						P		P	P		
	Utility substation	S	S	S	S	S	S	S	S	S	S	S
	Veterinary clinic			S	P	S	P		P	P		
	Water, oil, gas or geothermal drilling operations									S		S
	Warehouse						P	S	P	P		
V	Watchman's quarters							A		A	A	
	Wedding chapel/Event venue/Party venue				P	P	P	P	P	P		
	Welding shop									P		P
V	Wireless communication facility	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S
	Welding supplies and gases (retail and wholesale sales) (no filling or repair of cylinders)						S		S	P		P
	Wind/Solar Farm									S		
	Youth Recreation Facility					S	S	S	P	P		

Public Districts Use Tables

P = Permitted as a primary use
S = Special Use Permit required (conditional use)
V = Supplemental Standards
A = Administrative permit
Blank = Prohibited

	Primary Use	P	PN/ PC	PR
	Agricultural use			S
	Airports			S
	Animal shelter	S	S	S

	Buildings and facilities owned, leased or operated by the city of Carson City, Carson City unified school district or any other district, state of Nevada or the government of the United States if over 2,500 sq. ft.	**S**	**S**	**S**
	Buildings and facilities owned, leased or operated by the city of Carson City, Carson City unified school district or any other district, state of Nevada or the government of the United States if under 2,500 sq. ft.	**P**	**P**	**P**
	Bus passenger depot/transit passenger facility	**S**	**S**	**S**
	Cemetery	**S**	**S**	**S**
√	**Child care facility/Adult care facility**	**S**	**S**	**S**
	Civic auditorium and theater	**S**	**S**	**S**
	Clinic	**S**	**S**	**S**
	Community institution (non-profit)	**S**	**S**	**S**
√	**Congregate care housing**	**S**	**S**	**S**
	Conservation and wildlife sanctuary			**S**
	Convention facility			**S**
	Corporate yard	**S**	**S**	**S**
	Equestrian center			**S**
	Fairground/theme park			**S**
	Farmer's market	**S**	**S**	**S**
	Fire station	**S**	**S**	**S**
	Fuel storage tank facility			**S**
	Golf course			**S**
	Heliports			**S**
	Hospital	**S**	**S**	**S**

	Impound yard			**S**
	Library	**S**	**S**	**S**
	Military site	**S**		**S**
	Municipal garage			**S**
	Municipal well facility	**P**	**P**	**P**
	Museum	**S**	**S**	**S**
	Nursery			**S**
	[Open space]	**P**	**P**	**P**
	Outdoor recreation	**S**	**S**	**S**
√	**Outside storage**	**S**	**S**	**S**
	Park	**P**	**P**	**P**
	Parking lot, public	**S**	**S**	**S**
	Pavilion/stadium			**S**
	Prison			**S**
	Public utility building			**S**
	Quarry/extraction site			**S**
√	**Recreational vehicle park or campground**	**S**		**S**
	School	**S**	**S**	**S**
	Sheriff's office and jail		**S**	
√	**Storage containers**	**S**	**S**	**S**
	Summer camp	**S**	**S**	**S**
	Trail	**P**	**P**	**P**
	Transfer station/sanitary landfill			**S**
	Utility substation	**S**	**S**	**S**
	Warehouse over 2,500 sq. ft.			**S**

	Warehouse under 2,500 sq. ft.			**P**
	Wastewater treatment facility	**S**		**S**
V	**Watchman's quarters**			**S**
	Water, oil, gas or geothermal drilling operations	**S**		**S**
	Water storage facility	**S**	**S**	**S**
	Wildlife park/preserves/habitat area			**P**
V	**Wireless communications facility**	**P/S**	**P/S**	**P/S**
	Zoo			**S**

SECTION 95:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.190 (Residential districts intensity and dimensional standards) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.190 – Residential districts [~~intensity~~] density and dimensional standards. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

All development in residential districts shall be subject to the [~~intensity~~] **density** and dimensional standards set forth in the following table. These standards may be further limited or modified by other applicable sections of this [~~code~~] **Code** and the development [~~standards.~~] **standards set forth in Title 18 Appendix.**

Site Development Standards

Zoning Districts	Minimum Parcel Area (Acres or Square Feet)	Maximum Density (dwelling units per acre)	Minimum Lot Width (Feet)	Maximum Lot Depth (Feet)	Maximum Height (Feet)	Minimum Setbacks (Feet): Front	Minimum Setbacks (Feet): Side	Minimum Setbacks (Feet): Street Side	Minimum Setbacks (Feet): Rear
SF5A (1)	5 AC	1 per 5 AC parcel	200 ([~~9~~]**8**)	N/A	40*	100	50	50	50

SF2A (1)	2 AC	1 per 2 AC parcel	200 ([~~9~~]**8**)	N/A	32*	50	20	20	30
SF1A (1)	1 AC	1 per 1 AC	120 ([~~9~~]**8**)	360 ([~~7~~]**6**)	32*	30	15	20	30
SF21 (1)	21,000 SF	1 per 21,000 SF parcel	80 ([~~9~~]**8**)	240 ([~~7~~]**6**)	26*	20	10	15	20
SF12 (1)	12,000 SF	1 per 12,000 SF parcel	70 ([~~9~~]**8**)	210 ([~~7~~]**6**)	26*	20	10	15	20
SF6 (1)	6,000 SF 6,500 SF Corner	1 per 6,000 SF parcel/6,500 SF corner parcel	60 ([~~9~~]**8**)	180 ([~~7~~]**6**) (120 cul-de-sac)	26*	20	5	10	10 ([~~3~~]**2**)
MH6 (1)	6,000 SF 6,500 SF Corner	1 per 6,000 SF parcel/ **6,500 SF corner parcel**	60 ([~~9~~]**8**)	180 ([~~7~~]**6**)	26*	20	5	10	10 ([~~3~~]**2**)
MH12 (1)	12,000 SF	1 per 12,000 SF parcel	70 ([~~9~~]**8**)	210 ([~~7~~]**6**)	26*	20	10	15	20
MH1A (1)	1 AC	1 per acre	120 ([~~9~~]**8**)	360 ([~~7~~]**6**)	32*	30	15	20	30
MFD	6,000 SF	[~~1 or~~] 2 per 6,000 SF parcel	60 ([~~9~~]**8**)	150	26*	20	5 ([~~4~~]**3**)	10	10 ([~~3~~]**4**)
MFA (7)	6,000 SF	29-36; 1,200 SF of land area/1 bedroom units or studios	60 (8)	150	45*	10 [~~(9)~~]	10 (3,4,7)	10 [~~(10)~~]	20 (4)

		and/or 1,500 SF of land area/2 bedroom or more units							
MHP	1 AC	N/A	N/A	N/A	N/A	10 ([6]**5**)	10 ([6]**5**	10 ([6]**5**	10 ([6]**5**
[~~RO (1)~~]	~~[6,000 SF]~~	~~[7.26]~~	~~[60 (8)]~~	~~[150]~~	~~[35*]~~	~~[10 (9)]~~	~~[10 (3)]~~	~~[10 (10)]~~	~~[20]~~

Footnotes:

Additional Requirements or Allowances:

* Additional height allowed by [~~Special Use Permit.~~] **special use permit.**

(1) Only 1 main [~~building or home~~] **residence** is allowed per [~~1~~] parcel.

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

(3) Side setback may be waived if 2 adjacent structures are connected by a parapet firewall.

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

(5) Park perimeter only; see [~~Division 10 of the development standards~~] **mobile home park development standards set forth in Title 18 Appendix** for interior space/setback requirements.

(6) Maximum lot depth is three times the minimum lot width except as necessary to meet minimum parcel size.

(7) See [~~Development Standards Division 1.17~~] **multi-family apartment standards set forth in Title 18 Appendix** for open space requirements and additional standards. Side setback: 10 feet for external property boundaries and minimum 10 feet between residential structures for internal setbacks.

(8) 54 feet minimum street frontage at the end of a cul-de-sac.

~~[(9) An additional 10 feet is required for each story above 2 stories.~~

~~(10) An additional 5 feet is required for each story above 2 stories.~~]

SECTION 96:

That Title 18 (ZONING), Chapter 18.04 (USE DISTRICTS), Section 18.04.195 (Non-residential districts intensity and dimensional standards) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.04.195 – Non-residential districts intensity and dimensional standards. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

All development in non-residential districts shall be subject to the intensity and dimensional **standards** set forth in the following table. These standards may be further limited or modified by other applicable sections of this [~~code~~] **Code** and the development [~~standards.~~] **standards set forth in Title 18 Appendix.**

Site Development Standards

Zoning Districts	Minimum Area (SF or AC) [13]	Minimum Lot Width (Feet)	Maximum Lot Depth (Feet)	Maximum Height (Feet)	Minimum Setbacks (Feet): Front	Minimum Setbacks (Feet): Side	Minimum Setbacks (Feet): Street Side	Minimum Setbacks (Feet): Rear
RO	6,000 SF	60 [12]	150	35 [1]	10 [8,14]	10 [~~5~~]	10 [8,15]	20 [~~8~~]
GO	6,000 SF	60	150	50 [1]	10 [8,15]	10	10 [8]	20 [6,8]
NB	9,000 SF [4]	75	N/A	26 [1]	0 [7,8]	0 [7]	0 [7,8]	0 [7,8]
RC	6,000 SF	50	N/A	45 [1]	0 [7,8]	0 [7]	0 [7,8]	0 [7,8]
GC	6,000 SF	60	N/A	45 [1]	0 [7,8]	0 [7]	0 [7,8]	0 [7,8]
TC	6,000 SF	60	N/A	45 [1]	0 [8]	0 [7]	0 [8]	0 [8]
DT-MU	6,000 SF	50	N/A	(2)	0 [9,2]	0 [9,2]	0 [9,2]	0 [9, 2]
LI	21,000 SF	100	N/A	32 [1]	30 [8,10]	10 [10,11]	10 [8,10]	30 [8,10,11]
GI	12,000 SF	120	N/A	45 [1]	30 [8,10]	0 [10]	0 [8, 10]	0 [8,10]
GIA	12,000 SF	120	N/A	45 [1]	30 [8,10]	0 [10]	0 [8,10]	0 [8,10]

AIP	20,000 SF	100	N/A	45 [1]	30 [8]	20	20 [8]	30 [8]
CR	20 AC	300	N/A	40 [1]	30	20	20	30
A	20 AC	300	N/A	40 [1]	30	20	20	30
P	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]
PN/PC/PR	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]	N/A [3]

Footnotes:

Additional Requirements or Allowances:

1. Additional height allowed by special use permit.

2. Subject to the [~~Development Standards Division 6, Downtown Mixed-Use District.~~] **development standards for the Downtown Mixed-Use District as set forth in Title 18 Appendix.**

3. Building height, building setbacks, minimum area, minimum lot width and maximum lot depth to be determined by special use permit.

4. For each main structure.

5. Side setback may be waived if 2 adjacent structures are connected by a parapet fire wall.

6. Rear yard [~~shall~~] **must** be increased by 10 feet for each story above 2 stories. Where the rear yard abuts a commercial district, the setback is 0 feet.

7. Adjacent to [~~Residential District~~] **residential district,** 30 feet is required. Corner lots require setback for sight distance.

8. Business Arterial landscape setback requirement = 10 feet (average).

9. Adjacent to residential district, 10 feet required. Corner lots require setback for sight distance.

10. 50 feet adjacent to residential district.

11. If adjacent to [~~Limited Industrial (LI) District,~~] **LI district,** side and rear yard setbacks may be reduced to 0 subject to applicable building and fire codes.

12. 54 feet minimum street frontage at the end of cul-de-sac.

13. Except in the CR, A, P, PN, PC and PR zoning districts, minimum area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating

building envelopes or condominium units where common access is provided to the project site. Minimum lot width (feet) and maximum lot depth (feet) requirements may be waived.

14. An additional 10 feet is required for each story above 2 stories.

15. An additional 5 feet is required for each story above 2 stories.

SECTION 97:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.005 (Applicability) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.005 – Applicability. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

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

SECTION 98:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.010 (Parking) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.010 [~~**— Parking.**~~] **Repealed.**

[~~**18.05.010 Parking.**~~

~~Each use shall provide at least the minimum number of off-street parking spaces required by the standards set forth in Division 2, Parking and Loading, of the development standards.~~]

SECTION 99:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.015 (Trash, refuse and recycled material storage) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.015 [~~**— Trash, refuse and recycled material storage.**~~] **Repealed.**

[~~**18.05.020 Landscaping.**~~

~~Each use shall provide at least the minimum required landscaping as required by the standards set forth in Division 3 of the development standards.~~]

SECTION 100:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.020 (Landscaping) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.020 [~~**— Landscaping.**~~] **Repealed.**

[~~**18.05.020 Landscaping.**~~

~~Each use shall provide at least the minimum required landscaping as required by the standards set forth in Division 3 of the development standards.~~]

SECTION 101:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.025 (Temporary construction containers) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.025 – [~~**Temporary construction**~~] **Storage containers. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. Temporary construction containers are permitted [~~by~~] **and may be used pursuant to a** temporary use permit or in conjunction with an active building permit in all zoning districts [~~within Carson City. Temporary construction containers~~] **. A temporary construction container** must be directly **related to and** associated with construction activity **,** and must be shown on the site plan submitted for [~~a~~] **the** building permit. [~~Up to~~] **Except as otherwise provided in this subsection, not more than** 3 containers **at a construction site** may be [~~utilized~~] **used** to house

fixtures, materials or merchandise [~~pertaining to the~~] **resulting from** construction [~~per construction site. On job sites exceeding 5 acres or 50,000 square feet of building area, the number of~~] **. At the sole discretion of the Direction, additional** temporary construction containers may be [~~increased at the discretion of the director. Upon~~] **used at a job site that is greater than 5 acres or 50,000 square feet in building area. All temporary construction containers must be removed from a job site after the** completion of [~~the~~] **a construction** project and [~~prior to issuance of~~] **before** a final certificate of [~~occupancy, all construction containers must be removed from the construction site.~~] **occupancy may be issued.**

2. Except as otherwise provided in this subsection, storage containers or other similar enclosures may be used in the commercial, industrial and public zoning districts subject to the following limitations:

(a) Storage containers must be used on a temporary basis and for not longer than a period of 90 days in one calendar year.

(b) The use of a metal storage container in any industrial zoning district for a period of longer than 90 days in a calendar year must be approved by the Director.

(c) Except as otherwise provided in this paragraph, the use of a metal storage container in a commercial or public zoning district for a period of longer than 90 days in a calendar year must be approved pursuant to a special use permit. The use of a metal storage container is in a neighborhood business zoning district is prohibited.

(d) Storage containers must satisfy the requirements established by the development standards as set forth in Title 18 Appendix.

->-> This subsection does not apply to storage containers that are used in conjunction with a building permit.

3. Metal storage containers may be used in residential zoning districts subject to the limitations established by the development standards as set forth in Title 18 Appendix.

4. Except as otherwise specifically authorized by the provisions of this title, the following enclosures may not be used for storage or occupied for living or sleeping purposes in any zoning district:

(a) An automobile.

(b) A recreational vehicle.

(c) A tent.

(d) A train car.

(e) A semi-truck trailer.

(f) A passenger coach.

(g) A bus.

(h) A streetcar body.

(i) Any other similar enclosure or rolling stock.

5. Nothing in this section shall be deemed to preclude the use of a storage container for a period of 30 consecutive days or less in each calendar year in a residential zoning district.

SECTION 102:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.030 (Temporary construction containers) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.030 – [~~**Trailers, mobilehomes,**~~] **Manufactured homes, mobile homes, recreational** [~~**vehicles,**~~] **vehicles and commercial coaches .** [~~**and storage containers.**~~] **(Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

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

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

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

~~2. a. A mobilehome~~]

1. A manufactured home or mobile home may be used for permanent living or sleeping quarters [~~only in a mobilehome park or mobilehome subdivision, and for temporary living quarters, where authorized by the commission.~~

~~b.~~] **in:**

(a) A manufactured home or mobile home park or subdivision.

(b) A single-family residential zoning district if an application, along with the required application fee for a manufactured home or mobile home in the district, is submitted to the Director on a form prescribed by the Department and approved. The application must contain, at a minimum, the following information unless waived by the Director:

(1) Written and photographic proof that the manufactured home or mobile home has siding, roof pitch and roofing materials consistent with what is used on at least 51 percent of other residential structures located within 300 feet of the property on which the manufactured home or mobile home is proposed to be installed;

(2) Written documentation showing that the foundation of the manufactured home or mobile home will be masked architecturally with materials consistent with what is used on at least 51 percent of other residential structures located within 300 feet of the property on which the manufactured or mobile home is proposed to be installed;

(3) A copy of the purchase agreement for the manufactured home or mobile home, including the floor plan and elevations; and

(4) A signed attestation from the owner of the lot on which the manufactured home or mobile home is proposed to be installed stating that the installation will comply with

all covenants, conditions and restrictions and that the lot is not located within a historic district of the City.

2. A manufactured home or mobile home may be used for temporary living or sleeping quarters:

(a) During construction and for the term of the corresponding building permit if the manufactured home or mobile home is located on the same parcel where the construction is occurring for the main residence.

(b) For miners or stockmen in the conservation reserve and agricultural zoning districts, for an initial period not to exceed 1 year upon approval by the Director and for additional periods of renewal upon the annual review and approval of the Director.

3. A recreational vehicle may be used for temporary living or sleeping quarters only in a recreational vehicle park or [~~where~~] **except as otherwise** permitted by [~~Title~~] **titles** 10 and [~~Title~~] 13 of [~~the Carson City Municipal Code. Parking lots are not considered~~] **of CCMC. For the purpose of this subsection, a parking lot shall not be deemed a** recreational vehicle [~~parks.~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

~~3. A~~] **park.**

4. Except as otherwise provided in this subsection, a commercial coach may be used [~~for~~] **as** an office with the approval of a special use permit. A special use permit is not required [~~when~~] **if** a commercial coach is [~~used:~~] **used as:**

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

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

~~(1) It~~] **it** will not be used for living quarters,

[(2)] **subject to the following requirements:**

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

~~(3)~~] **coach.**

(2) The authorization **under this paragraph** is only effective **for a period of 1 year or** until permanent office space can be constructed [~~and in no even longer than 1 year,~~

~~(4)~~] **, whichever is shorter.**

(3) The placement of the temporary office coach must meet all **applicable** setback [~~requirements, and~~

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

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

~~a. As living quarters when the applicant is constructing a residence on the same parcel;~~

~~b. As a temporary living quarters for miners or stockmen in conservation reserve and agricultural districts. Placement of the mobilehome must meet the requirements of the fire, planning and community development and other relevant~~

~~departments. Authorization for this use is valid for 1 year from date of approval and may receive a single 1 year renewal by the director.~~

~~5. The storage of an~~]

5. An unoccupied [~~mobilehome~~] **manufactured home, mobile home** or recreational vehicle [~~is permitted only on appropriate commercial or industrial zoned land. Storage of a recreational vehicle in an unoccupied state will also be permitted on the land of the legal owner of the recreational vehicle in any residential zone.~~] **may only be stored:**

(a) On property located in a zoning district where outside storage is permitted; and

(b) If in a residential zoning district, on the same property where the owner of the manufactured home, mobile home or recreational vehicle resides.

SECTION 103:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.035 (Watchman's quarters) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.035 – Watchman's quarters. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~In order to provide~~] **1. To facilitate** increased security within the industrial, commercial, agriculture and conservation reserve **zoning** districts, a watchman's quarters may be [~~provided~~] **authorized** as an accessory use under the following conditions:

[~~1.~~] **(a)** The watchman's quarters must clearly be **an** accessory to the main use;

[~~2. There shall be no payment of rent by the occupant of the quarters;~~

~~3.~~] **and**

(b) The **watchman's** quarters [~~are~~] **is** limited to 1 [~~family:~~] **.**

[~~4. The quarters will be reviewed every 2 years for compliance with this code by the director and if no longer necessary, or not in compliance, the quarters will be removed or corrected. The~~] **family.**

2. A watchman's quarters may be required to be removed [~~at anytime if not in compliance~~] **if it does not comply** with any [~~conditions~~] **condition** of approval.

[~~5.~~] Additional conditions of approval may be required by the [~~director to insure~~] **Director to ensure** compatibility with adjacent uses.

[~~6. Watchman's~~] **3. A watchman's** quarters [~~can~~] **may** be a manufactured home or a site constructed home. [~~A~~]

4. The use of a recreational vehicle [~~shall not be allowed~~] as a watchman's [~~quarters.~~] **quarters is prohibited.**

SECTION 104:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.040 (Heliports) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.040 [~~**—Heliports.**~~] **Repealed.**

[~~**18.05.040 Heliports.**~~

~~1. No area of land, water, parking lot, rooftop or other site or structure within Carson City will be used as a heliport without approval of a special use permit issued in accordance with the provisions of this chapter.~~

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

SECTION 105:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.045 (Home occupation) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.045 – Home occupation. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

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

All home occupations [~~shall be~~] **are** subject to and must comply with the following [~~provisions of this Section:~~

~~1. Business license requirements. All home occupations must obtain a~~]

1. A Carson City business license [~~and meet the requirements of this Section.~~

~~2. Sale of merchandise. Sale~~] **must be obtained before the operation of any home business.**

2. The sale of goods, samples, materials, equipment or other objects on the premises [~~is not permitted. Home occupations shall~~] **of a home occupation is prohibited. Except as**

otherwise specifically required or authorized pursuant to federal regulations for the sale of firearms by a licensed firearm dealer, the owner of a home occupation shall not conduct business in person with [~~clients at the home address, with the exception of federally licensed gun dealers, required by federal regulations to conduct firearm sales at their home location~~.

~~3. Size Limits. No more than twenty percent (20%) of the total ground floor area of the dwelling and accessory structure may be used for home occupation.~~

~~4. Employees. No on-site~~] **with any customer or client on the premises of the home occupation.**

3. A home occupation must be an accessory to the use of the property as a residence.

4. On-site office staff **and employees** or [~~business~~] **other** personnel [~~shall be permitted in any~~] **are prohibited from working at the site of a** home occupation unless [~~the employees are~~] **the persons are family** members of the [~~resident family~~] **owner** and reside on the premises.

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

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

~~7. There shall be no outside~~]

7. The outdoor storage of materials or [~~equipment; no storage~~] **equipment and the indoor or outdoor storage** of toxic or hazardous materials, including **, without limitation,** ammunition and [~~gunpowder; not shall~~] **gunpowder, is prohibited. Any** merchandise **must not** be visible from outside the dwelling.

8. [~~Location. The~~] **A** home occupation [~~shall~~] **must** be confined within the main building [~~and/or accessory structure~~] **on the property or, if applicable, within an authorized accessory structure that serves** as a secondary use of the residential use. [~~When~~] **If a home occupation is** conducted in a garage, the home occupation [~~shall~~] **must** not permanently eliminate the use of the garage as a parking space for [~~a car, nor shall the bay door be open while the home occupation is conducted within the garage.~~

~~9. Use of facilities and utilities.~~] **an automobile.**

9. The use of utilities and community facilities [~~shall be limited to~~] **on the property must be consistent with the level of use** that **is** normally associated with the use of the property for residential purposes.

10. [~~Advertising. There must not be any~~] **Any** public advertising which calls attention to the fact that the dwelling is being used for business [~~purposes. Telephone~~] **purposes is prohibited. Except as otherwise provided in this subsection, telephone** listings, business [~~cards, or~~] **and** any other advertising of the [~~business, shall~~] **home occupation must** not include the dwelling address. The name, [~~telephone,~~] **telephone number** and purpose of the home occupation may be [~~advertising on not more than one~~] **advertised on a** vehicle [~~which~~] **that** is operated by [~~the resident or residents of the dwelling in conjunction with the business.~~] **a resident**

of the dwelling in which the home occupation is conducted. The home address may appear on letterhead and invoices [~~when~~] **if** the home address is also the business address.

11. [~~Electromagnetic interference.~~] Electrical or mechanical equipment which [~~creates~~] **create** video or audio interference in customary residential electrical appliances or [~~causes~~] **cause** fluctuations in line voltage outside [~~the~~] **a** dwelling unit [~~is~~] **are** prohibited.

12. [~~Fire safety. Activities conducted~~] **Any activity** and **any** equipment or material used or stored [~~shall~~] **must** not adversely [~~change~~] **affect** the fire safety of [~~the~~] **any** premises.

13. [~~Parking. No~~] **Except for one panel van or pickup truck that is used for personal transportation, the** parking or placement of **any** commercial [~~vehicles such as trucks, trailers,~~] **vehicle, including, without limitation, a truck, trailer or associated** equipment or materials [~~except one (1) panel van or pickup truck, when used for personal transportation.~~] **, is prohibited unless screened from public view.**

14. Except as otherwise specifically authorized by the rules and regulations of the Carson City Department of Health and Human Services, the processing or packaging of food as a home occupation is prohibited.

15. Any on-site repair or maintenance of a vehicle that is not owned by the owner of the home occupation is prohibited.

SECTION 106:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.050 (Accessory farm structures) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.050 [~~**— Accessory farm structures.**~~] **Repealed.**

[~~**18.05.050 Accessory farm structures.**~~

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

SECTION 107:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.055 (Accessory structures) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.055 – Accessory structures. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. [~~It shall be~~] **Except as otherwise provided in this subsection, it is** unlawful **for any person** to construct, erect or locate in any residential [~~district, private garages~~] **district a private garage** or other accessory [~~buildings~~] **building** without a [~~permissive~~] **permitted** main [~~building, except: a~~] **building. A** temporary building may be constructed and occupied as a legal use pending the construction of a permanent use [~~providing that no permit shall~~] **except that a permit may not** be issued for [~~such~~] **the** temporary structure unless a permit [~~also be~~] **is concurrently** issued [~~at the same time~~] for the permanent building. If [~~it be proposed to convert said~~] **a** temporary structure **is proposed to be converted** to a permissive accessory use upon completion of the [~~main structure, said conversion shall~~] **main use, the conversion must** occur upon completion of the [~~final structure~~] **main use** or be removed at that time or [~~within a period of one (1)~~] **not later than 1** year from the date [~~of issuance of original permit.~~] **the permit for the temporary use was issued, whichever is earlier.**

2. [~~A detached accessory structure not exceeding 120 square feet in area and not exceeding fifteen (15) feet in overall height may be built in all residential districts except SF5A, SF2A, SF1A and MH1A within required side and rear yard setbacks provided such structure, eaves and other projections are at least three (3) feet from property line, and the accessory structure is allowed in the zoning district where it is proposed.~~

~~3. A detached accessory structure one hundred twenty (120) square feet in area up to four hundred (400) square feet in area and not exceeding fifteen (15) feet in overall height may be built in all residential districts except SF5A, SF2A, SF1A and MH1A, within required side and rear yard setbacks, provided such structure, eaves and other projections are at least five (5) feet from property lines, and the accessory structure is allowed in the zoning district where it is proposed. All accessory structures exceeding four hundred (400) square feet in area in all residential districts must meet standard zoning setback requirements.~~

~~4. On a corner lot facing two (2) streets, no accessory building shall be erected so as to encroach upon the front or street side yard setbacks.~~

~~5. If an accessory building is connected to the main building by a breezeway or other structure, which is not habitable space as defined by the Building Code currently adopted by Carson City, each structure shall meet full yard setback requirements for that district and shall be considered an accessory building and a main structure for calculation of square footage of accessory structures.~~

~~6. A detached accessory structure shall be located not closer to any other building on the same or adjoining lot than allowed by the Building Code and Fire Code as currently adopted by Carson City.~~

~~7. The cumulative square footage of the accessory building(s) or accessory structure(s) is limited to fifty percent (50%) of the total square footage of the primary building excluding the basement. If the cumulative square footage of the accessory building(s) or accessory structure(s) is more than fifty percent (50%) and not greater than seventy-five percent (75%) of the total square footage of the primary building excluding the basement approval by administrative permit is required. If the cumulative square footage of the accessory building(s) or accessory structure(s) exceeds seventy-five percent (75%) of the total square footage of the primary building excluding the basement approval by special use permit is required. Accessory farm building(s) or structure(s)~~

~~may be excluded from additional review as provided under Title 18.05.050 Accessory Farm Structures.~~

~~8. Accessory structure(s) shall not exceed five percent (5%) of the parcel size on parcels twenty-one thousand (21,000) square feet or larger, unless approved prior to issuance of a building permit by Special Use Permit.~~

~~9. Accessory Farm Structures exceeding five percent (5%) of the parcel size on parcels zoned one (1) acre or larger may be exempted under Title 18.05.050 Accessory Farm Structures from Special Use Permit approval requirements.~~

~~10. A maximum of five (5) parking bays within detached accessory structure(s) are allowed on the same lot unless approved prior to issuance of a building permit by approval of a Special Use Permit.~~] **Accessory structures in all residential zoning districts are subject to the setback requirements as established in the following table:**

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

Footnotes:

(1) If an accessory building is connected to the main building by a breezeway or other roof structure open to the outside, each structure must meet full yard setback requirements for the zoning district in which the property is located.

(2) Includes eaves and other building projections.

(3) See table of permitted uses in CCMC Chapter 18.04.

3. Accessory structures in all residential zoning districts are subject to the permit approvals as established in the following table:

Zoning district	Accessory structure size [1]	Required Approval [2]
SF6, MH6, SF12, MH12, SF21	Not more than 500 square feet or 75% of the primary structure [3], whichever is larger	Building permit
	More than 500 square feet, and more than 75% but not more than 100% of the primary structure	Administrative permit

	More than 500 square feet and more than 100% of the primary structure	**Special use permit**
SF1A, MH1A, SF2A, SF5A	**Not more than 1,000 square feet or 75% of the primary structure, whichever is larger**	**Building permit**
	More than 1,000 square feet, and more than 75% but not more than 100% of the primary structure	**Administrative permit**
	More than 1,000 square feet and more than 100% of the primary structure	**Special use permit**

Footnotes:

(1) For the purpose of this subsection, accessory structure size means the total aggregate size of all detached accessory structures, excluding detached trellis structures and attached patio covers and breezeways that are not enclosed.

(2) All structures over 200 square feet require a building permit in addition to any required discretionary permit. Structures 200 square feet or smaller that are used exclusively for storage may be exempt from the requirement to obtain a building permit pursuant to the provisions of title 15 of CCMC.

(3) For the purpose of this section, primary structure size means the total floor area of the main structure, excluding any basement, in addition to the total floor area of any attached garage space.

4. The following design standards apply to all detached accessory structures that are located in a residential zoning district and which are greater than 500 square feet in area:

(a) The massing and proportion of a building must be compatible with and complementary to the surroundings of the building and the environmental characteristics of the neighborhood in which the building is located; and

(b) Building colors must match or complement the building materials and colors of the primary structure.

5. Except for SF5A, SF2A, SF1A and MH1A zoning districts, a detached accessory structure that does not exceed 120 square feet in area and 15 feet in overall height may be built in all residential zoning districts and within required side and rear yard setbacks if the structure, including any eaves or other projections from the structure, are not less than 3 feet from the property line and the structure is not otherwise prohibited in the zoning district where the structure is proposed to be located.

6. Except for SF5A, SF2A, SF1A and MH1A zoning districts, a detached accessory structure that is not less than 120 square feet in area and not greater than 400 square feet in area and does not exceed 15 feet in overall height may be built in all residential districts and within required side and rear yard setbacks if the structure, including any eaves or other projections from the structure, are not less than 5 feet from the property line and the structure is not otherwise prohibited in the zoning district where the structure is proposed to be located. Any accessory structure that exceeds 400 square feet in area and is proposed to be located in a residential zoning district must meet standard zoning setback requirements.

7. An accessory structure may not be located on any corner lot that faces two streets in a manner such that the structure encroaches upon the front or street side yard setbacks.

SECTION 108:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.060 (Accessory use) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.060 [~~**— Accessory use.**~~] **Repealed.**

[~~**18.05.060 Accessory use.**~~

~~When the term "accessory use" refers to the sale of used items, the accessory use must not exceed 40 percent of the gross floor area or 40 percent of the stock. The term "accessory use" is defined in Title 18 (Definitions).~~]

SECTION 109:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.065 (Uses required to be within a structure) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.065 – Uses required to be within a structure. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~In~~] **Except as otherwise provided in this section,** all **uses in an** office, commercial and industrial [~~districts, all uses~~] **district** must be conducted within a fully enclosed [~~structure, except that automobile sales, boat sales, large equipment sales, Christmas trees, pumpkins, or other large equipment for sale or rent, may be displayed outdoors by sales or rental businesses, or businesses determined by the Director to be of a similar nature or circumstance.~~] **structure. Outdoor displays for the sale or rental of large items, including automobiles, boats and large equipment, and the sale of Christmas trees and pumpkins, or other items of a similar nature as determined by the Director, are not required to be in a fully enclosed structure.**

SECTION 110:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.075 (Manufactured home installation within a single-family zoning district) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.075 [~~**— Manufactured home installation within a single-family zoning district.**~~] **Replaced in revision by CCMC 18.05.030.**

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

~~1. The placement of a manufactured home in accordance with this section must apply under the requirements of this chapter and Division 1 of the development standards.~~

~~2. For the purpose of this chapter, the term "primarily" shall mean "51 percent" and the term "immediate vicinity" shall mean "within 300 feet" of the subject parcel, excluding commercial, multi-family and industrial development.~~

~~3. The owner/owner's agent shall satisfy the requirements of providing written and photographic documentation indicating the manufactured home has siding and roof pitch/slope and covering consistent with what is primarily used in the immediate vicinity.~~

~~4. The owner/owner's agent shall satisfy the requirements of providing documentation indicating that the foundation of the manufactured home will be masked architecturally with materials primarily used by other structures in the immediate vicinity.~~

~~5. The owner/owner's agent shall provide a copy of the purchase agreement, with elevations and floor plans of the unit including proper dimensions.~~

~~6. The owner/owner's agent shall provide the appropriate fee for the pre-permit submittal.~~

~~7. The placement shall comply with all covenants, conditions and restrictions (CC&R's) of the subdivision/PUD where the manufactured home is proposed to be located.~~

~~a. The owner/owner's agent shall provide a copy of CC&R's or written documentation of the nonexistence of CC&R's within the subject area.~~

~~8. The owner/owner's agent shall arrange for a pre-placement inspection appointment prior to placement of the manufactured home on the subject site.~~]

SECTION 111:

That Title 18 (ZONING), Chapter 18.05 (GENERAL PROVISIONS), Section 18.05.080 (Private use wind energy conversion systems) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.05.080 – Private use of wind energy conversion systems. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020, 278.02077 and 278.250)

1. To balance the need for clean, renewable energy resources against the protection of the health, safety and welfare of the community, the purpose of this section is to regulate **the** private

use **of** wind energy conversion systems ~~[(WECS) for the production of electricity for use on the subject site~~] **to generate electricity for use by the owner of real property on his or her own property as an accessory use** and for net metering **.** [~~through the power company.~~

~~(1) Applicability and Definition.~~

~~a. Private use wind energy conversion Systems (WECS). A private use wind energy conversion system consists of a wind turbine, tower, and associated control or conversion electronics for the purpose of providing electrical power to a lawful principle use. A system having a rated capacity of ten (10) kilowatts (kW) or less for residential use or one hundred (100) kW or less for non-residential uses shall be considered a private system for the purposes of these regulations. Not more than one (1) machine shall be allowed per parcel of land when the size of the parcel is less than one (1) acre in size. WECS are considered accessory uses as stated in CCMC 18.03.010 (Words and Terms Defined), Accessory Building or Accessory Structure and Accessory Use, and are allowed in all zoning districts.~~

~~b. Wind Machine. The individual component of a wind energy conversion system that converts kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical storage system, electrical metering, or electrical inverters. This term shall include the towers or supporting structures.~~

~~c. Building Code(s). All codes, ordinances, policies and procedures, and standards adopted and enforced by the Carson City Building Division.~~

~~d. Fire Code(s). All codes, ordinances, policies and procedures, and standards adopted and enforced by the Carson City Fire Department.~~

~~e. FAA. The use of this acronym shall denote the Federal Aviation Administration or any other applicable authority that regulates air safety within the Carson City jurisdiction.~~

~~f. Private use wind energy conversion systems shall be allowed as accessory uses in all public zoning districts without the requirement of special use permit approval provided the system meets all other requirements of this section.~~

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

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

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

[~~b. Number per parcel. A maximum of one (1)~~] **(b) Not more than one** wind machine [~~per parcel is permitted on parcels~~] **may be placed on any parcel that is**

less than [~~one (1)~~] **1** acre in [~~size; a maximum of one (1)~~] **size and not more than one** wind machine per acre [~~is permitted on parcels~~] **may be placed on any parcel** greater than [~~one (1)~~] **1** acre in size.

[~~c. Setbacks.~~] **(c)** Minimum setbacks for [~~private use~~] wind machines [~~shall be:~~] **must be in accordance with the following provisions:**

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

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

[~~iii)~~] **(3)** A [~~ten-foot~~] **10-foot** minimum setback from any part of the **wind** machine, **including, without limitation,** rotors or guy wires **,** to the property line of any other non-residential zoning district.

[~~iv) Wind machines shall~~] **(4) A wind machine may** not be located within the front yard **or street-side yard** setback [~~nor within the street-side setback of~~] **on** any parcel [~~of land in~~] **within a** residential zoning [~~districts.~~

~~d. Height.~~] **district.**

d) The total extended height of a wind energy conversion system must not exceed the maximum height allowed for a structure in the zoning district in which the system is [~~located, unless~~] **located unless expressly authorized by** a special use permit **.** [~~is issued.~~

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

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

~~e. Lighting. Wind system towers shall~~] **(e) A wind system tower may** not be artificially lighted unless required, in writing, by the Federal Aviation Administration [(~~FAA) or other~~] **or another** applicable authority that regulates air safety. [~~Where the FAA requires lighting,~~] **If lighting of the tower is required,** the lighting [~~shall~~] **must** be **of** the lowest intensity allowable under FAA [~~regulations;~~] **regulations,** the fixtures [~~shall~~] **must** be shielded and directed **in a manner and** to the greatest extent possible to minimize glare and visibility from the [~~ground;~~] **,** and no strobe lighting [~~shall be permitted,~~] **may be used** unless expressly required by the FAA.

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

[~~i)~~] **(1)** The tower [~~shall~~] **must** be designed and installed [~~so that there shall be no~~] **in a manner such that any** exterior step bolts or [~~a~~] ladder on the tower [~~readily accessible to the public for~~] **are placed at** a minimum **tower** height of [~~twelve (12)~~] **not less than 12** feet above the [~~ground.~~] **ground to prevent unauthorized access.** For lattice or guyed towers, sheets of metal or wood or other barrier [~~shall~~] **must** be fastened to the bottom tower

[~~section such that it cannot readily be climbed;~~] **to prevent unauthorized climbing on the lattice or guyed tower;** and

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

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

[~~h. Noise.~~] **(h)** All wind machines [~~shall comply~~] **must be in compliance** with the noise **level** requirements **set forth** in this [~~section. These levels, however,~~] **section, which** may **only** be exceeded during short-term events such as **an** utility [~~outages and~~] **outage or a** severe wind [~~storms.~~] **storm.** A manufacturer's sound report [~~shall be required~~] **must be** with a building permit application.

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

~~ii) Sound below twenty (20) Hertz. No~~] **expense of the owner.**

(j) A wind machine or **any** combination of wind machines [~~shall~~] **must** be operated [~~so~~] **in a manner such** that impulsive **any** sound **level** below [~~twenty (20)~~] **20** Hertz **does not** adversely [~~affects~~] **affect** the **peaceful enjoyment,** habitability or use of any off-site dwelling unit, hospital, school, library or nursing home.

[~~i. Aesthetics and Maintenance.~~

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

~~ii) Electrical Wires.~~]

(l) All electrical wires leading from the tower to electrical control facilities [~~shall~~] **must** be located underground.

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

[~~j. Signs/Labels. The only advertising sign allowed on the~~] **(m) Any advertisement on a** wind machine [~~shall be~~] **must be limited to** a manufacturer's label, not exceeding [~~one (1)~~] **1** square foot in [~~size,~~] **size and** located on the generator housing.

[~~k. Compliance with FAA Regulations.~~] **(n)** All wind machines [~~shall~~] **must** comply with applicable [~~FAA regulations,~~] **regulations of the Federal Aviation Administration,** including **, without limitation,** any necessary approvals for installations.

[~~l. Ice Throw. The potential~~] **(o) Any** ice throw or ice shedding from [~~the proposed~~] **a** wind machine [~~shall~~] **must** not cross the property lines of the site.

[~~m. Certified Safe. Evidence shall be~~] **(p) In addition to any other information that is required to be** submitted with [~~a~~] **an application for a** building permit [~~application~~] **pursuant to this title, an application must also include evidence satisfactory to the Department** that [~~the~~] **a proposed** wind machine has been constructed in accordance with accepted industry standards and certified safe.

[~~(3) Repair and Removal of Wind Machines. Any wind machine found to be unsafe by an official of the Carson City~~] **3. The** Building Division **of the Department** shall immediately [~~cease operation upon notification by Carson City and shall be repaired by the~~] **issue to any owner of a wind machine that is determined by the Department to be unsafe a written notice ordering the** owner to [~~meet federal, state, and local safety standards or be removed within six (6) months. Wind machines that are~~] **immediately cease any further operation of the wind machine until all applicable safety standards are satisfied and, if such standards are not satisfied in**

the time prescribed, to immediately remove the wind machine from the property. Any wind machine that has not operated for a continuous period of [~~twelve (12)~~] **12** months [~~shall~~] **must** be removed by the owner **.** [~~of the wind machine.~~]

[~~a. When~~] **4. If** a wind machine is removed from a site, all associated and ancillary equipment, batteries, devices, structures [~~or support(s) for that system shall~~] **and support for the wind machine that do not otherwise satisfy applicable building height and setback requirements must** also be removed. For the [~~purposes~~] **purpose** of this section, **the** non-operation **of a wind machine** shall be deemed to include, [~~but shall not be limited to,~~] **without limitation, any circumstance where** the blades of the wind machine [~~remaining~~] **remains** stationary [~~so~~] **such** that wind resources are not being converted into electric or mechanical energy, or the wind machine is no longer connected to the public utility electricity distribution system.

[~~(4) Mounting of Wind Machines. Attachment of the~~] **5. The attachment of a** wind machine, including any support or structural components, to any building or structure [~~shall~~] **must** be in strict compliance with [~~regulations of the Carson City Building Division.~~] **the applicable provisions of CCMC and any rules or regulations of the Building Division of the Department.**

[~~(5) Additional Safety Restrictions.~~] **6.** An application for the issuance of a special use permit that is submitted pursuant to this [~~Title~~] **title** for the installation of a [~~private use~~] wind energy conversion [~~system:~~] **system for private use:**

[~~a.~~] **(a)** May not be denied solely because of the proposed height of the system.

[~~b.~~] **(b)** May, in accordance with NRS [~~278.023077,~~] **278.02077,** be denied if it is determined, based on the size, height or configuration of the system, that installation of the system:

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

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

[~~(6) Compliance with Regulations.~~

~~a.~~] **7.** All **wind energy conversion** systems [~~shall~~] **must** comply with applicable fire and building [~~codes.~~] **Code provisions.**

[~~b. All~~] **Except as otherwise provided in subsection 8, all** standards **set forth in this section** are absolute. [~~Once wind machines are permitted, the owners have the option of compliance~~] **After a wind machine has been permitted, an owner may elect to continuously comply** with the standards or [~~discontinuation of operations. If the operation of the wind machine(s) does not comply with the provisions of this article, the operator shall promptly take all measures necessary to comply with these regulations, including, but not limited to, discontinued operation of one (1) or more wind machines.~~

~~c. Variations to the regulations and standards~~] **discontinue operation.**

8. Any variation of or deviation from the provisions of this section may only be [~~permitted~~] **authorized** by **the issuance of a** special use [~~permit, approval of which shall be pursuant to Title 18, Section 18.02 (Special Use Permits).~~] **permit.**
9. The proposed installation of a wind energy conversion system in the Carson City historic district must be approved by the Historic Resources Commission in accordance with chapter 18.06 of CCMC.
10. The Director may require the owner of a wind energy conversion system to immediately cease operation for a violation of this section or any other applicable provision of state or federal law or CCMC by issuing written notice.
11. As used in this section:
(a) "Wind energy conversion system" means a system consisting of a wind turbine, tower and associated control or conversion electronics that is used for providing electricity.
(b) "Wind machine" means the individual component of a wind energy conversion system that converts kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical storage system, electrical metering or electrical inverters.
(c) "Total extended height" means the height above adjacent grade to a blade tip or any other portion of a wind energy conversion system at its highest point of travel.
(d) "Tower height" means the height above adjacent grade to the fixed point of the tower, excluding the wind turbine.

SECTION 112:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.005 (Title) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.005 –[~~**Title.**~~] **Short title. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)**

This chapter [~~shall be known and~~] may be cited [~~in all proceedings~~] as the Carson City Historic District Ordinance.

SECTION 113:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.010 (Purpose/applicability) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.010 –[~~Purpose/applicability.~~] Purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

The purpose of this chapter is to promote the educational, cultural and economic values of Carson City, and the health, safety and general welfare of the public through the preservation, maintenance and protection of districts, sites, buildings, and objects of significant historical, archaeological and cultural interest within Carson City.

[~~Process-oriented standards are contained in this section. Design-oriented standards are contained in the development standards which is parallel in authority to this section.~~]

SECTION 114:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.015 (Procedure for proposed project) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.015 [~~**– Procedure for proposed project.**~~] **Replaced in revision by CCMC 18.06.047.**

[~~**18.06.015 Procedure for proposed project.**~~

~~Any proposed project to construct, alter, remodel, restore, renovate, rehabilitate, demolish, remove or change the exterior appearance of a building or structure; or to place signs, fences, or lighting; or to construct parking areas of site improvements; or which affects the exterior landscape features and spaces that characterize a property and its environment shall not be started without prior approval of an application submitted to the historic resources commission (HRC) as provided for by this chapter.~~]

SECTION 115:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.020 (Historic resources commission (HRC)) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.020 – Historic [~~**resources commission (HRC).**~~] **Resources Commission; creation. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)**

There is **hereby** created [~~a body to be known as the historic resources commission (HRC) which shall~~] **the Historic Resources Commission which must** consist of seven members appointed by the [~~board.~~] **Board of Supervisors in accordance with CCMC 18.06.025.**

SECTION 116:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.025 (Qualifications of membership) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.025 – Qualifications of membership. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. [~~All members must reside in Carson City.~~] **The Historic Resources Commission consists of the following persons who must be appointed by the Board of Supervisors:**

[~~2.~~] **(a)** At least one [~~(1) member,~~] but not more than two [~~(2) members of the HRC, must be~~] **persons** professionally qualified as an architect or a design professional with experience in historic preservation.

[~~3.~~] **(b)** At least one [~~(1) member,~~] but not more than two [~~(2) members of the HRC, must be~~] **persons** professionally qualified in building construction.

[~~4.~~] **(c)** At least one [~~(1) member,~~] but not more than two [~~(2) members of the HRC, shall be~~] **persons qualified as** a professional in the field of historic preservation.

[~~5.~~] **(d)** At least one [~~(1) member,~~] but not more than two [~~(2) members of the HRC, must be~~] **persons qualified as** a professional in the disciplines of archeology, anthropology, history or related professions.

[~~6.~~] **(e)** At least one [~~(1) person,~~] but not more than two [~~(2) persons who owns~~] **owning real** property and [~~resides~~] **residing** within the [~~district, must be included in the membership.~~] **historic district.**

[~~7. The~~] **2. In making the appointments pursuant to subsection 1, the** Board [~~shall~~] **of Supervisors will** endeavor to include in the membership **those** persons with **a** demonstrated knowledge and interest in Carson City history and in design, finance, real property transactions, archeology or other matters likely to advance the business of the [~~HRC.~~] **Historic Resources Commission.**

SECTION 117:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.030 (Duties of the HRC) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.030 – [~~Duties of the HRC.~~] Historic Resources Commission: duties; authority. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. [~~It shall be the duty of the HRC to serve as advisor to~~] **The Historic Resources Commission shall advise** the [~~board~~] **Board of Supervisors** in all [~~mailers~~] **matters** concerning the identification, designation, preservation and enhancement of areas, sites and structures of historic significance in Carson City and take action on open space use assessments, National Register nominations, the survey and preservation of archaeological [~~sites,~~] **sites** and the survey and inventory of properties of historic significance and proposed projects governed by this chapter.

2. [~~In this regard the HRC may:~~] **The Historic Resources Commission may:**

[~~a.~~] **(a)** Prepare and maintain an inventory of all property within Carson City having the potential for designation as archaeological property;

[~~b.~~] **(b)** Prepare and maintain an inventory of all property within Carson City having the potential for designation as historic property;

[~~c.~~] **(c)** Recommend to the [~~board~~] **Board of Supervisors** certain areas, places, buildings, structures and objects as appropriate for designation as historic [~~provided in this chapter;~~] **;**

[~~d.~~] **(d)** Review and recommend appropriate action regarding any construction, remodel, demolition, removal or other changes proposed for structures, fences visible from public right-of-ways or areas designated historic by the [~~board, all as limited by this chapter;~~] **Board of Supervisors;**

[~~e.~~] **(e)** Recommend to the [~~board~~] **Board of Supervisors** such changes in the zoning [~~ordinance,~~] **and** building [~~codes or other local laws~~] **provisions of this Code or any other provision of this Code** as may enhance the purposes of this chapter;

[~~3.~~] **(f)** Recommend to the [~~board~~] **Board of Supervisors** or conduct public information programs to increase public awareness of the value of archaeological, historic, architectural and cultural preservation in Carson City;

[~~a.~~] **(g)** Recommend to the [~~board~~] **Board of Supervisors** the purchase of essential structures where private preservation is not feasible;

[~~b.~~] **(h)** Cooperate with the [~~state historic preservation office~~] **Nevada State Historic Preservation Office** in designating structures, sites or areas for historical markers and plaques;

[~~c.~~] **(i)** Assist and advise other [~~city~~] **Carson City** and state departments, agencies and commissions regarding historic properties in Carson City; **and**

[~~d.~~] **(j)** Recommend to the [board] **Board of Supervisors** that special recognition be given to structures, sites or areas which exemplify an outstanding example of historic preservation within Carson City.

(k) Formulate and apply standards, policies and guidelines of the Historic Resources Commission upon approval by the Board of Supervisors.

(l) Develop and adopt standards for the remediation of defects in a building or structure designated as a historic place or located in a historic district, and for the maintenance, repair and preservation of such buildings or structures.

SECTION 118:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.035 (Historic designation criteria) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.035 – Historic designation criteria. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. Any cultural resource may be designated a [~~"Historic Place"~~] **historic place** by the [~~board if:~~] **Board of Supervisors if the cultural resource:**

[~~a. The cultural resource so designated has~~] **(a) Has** existed in the same basic form for more than [~~fifty (50) years; and~~] **50 years;**

[~~b. It is~~] **(b) Is** not unsound or [~~dangerous; and~~] **: and**

[~~c. It is~~] **(c) Is** possessed of one [~~(1)~~] or more of the following characteristics:

(1) [~~Exemplifies~~] **The cultural resource exemplifies** or reflects special elements of the [~~city's~~] cultural, social, economic, political, aesthetic, engineering or architectural [~~past;~~] **past of the City;**

(2) [~~Embodies~~] **The cultural resource embodies** the distinguishing characteristics of a style, period, method of construction or development in the [~~city~~] **City** or serves as a valuable example of the use of indigenous materials or [~~craftsmanship:~~] **craftsmanship;**

(3) [~~Represents~~] **The cultural resource represents** the notable work of a master [~~builder.~~] **builder,** designer or architect;

(4) [~~Represents~~] **The cultural resource represents** a rare building type, style, design or indigenous building form; **or**

(5) [~~Identifiable~~] **The cultural resource is identifiable** with persons or events significant in local, state or national history.

2. Specific street faces, interrelated groupings of buildings, structures and grounds, or other geographically defined areas of the [~~city~~] **City** may be designated an "Historic District" by the [~~board if:~~] **Board of Supervisors if any such structure or place:**

[~~a. It appears~~] **(a) Appear** to constitute a fairly distinct section of the [~~city,~~] **City;**

[~~b. It is~~] **(b) Is** possessed of a general character or ambiance, through prevailing architecture, landscaping and other cultural development, of a period more than [~~fifty (50) years ago,~~] **50 years in the past;** and

[~~c. It is~~] **(c) Is** worthy of preservation and protection for aesthetic interest or value, educational [~~potential,~~] **potential** and significance in [~~Carson City's past.~~] **in the past history of the City.**

3. A historic place may be located contiguous or non-contiguous to the historic district.

SECTION 119:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.040 (Historic designation - Procedure) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.040 – Historic designation [**~~– Procedure.~~**] **: procedure. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)**

1. [~~Any~~] **The designation of a** historic place or district [~~shall be designated by resolution of the HRC or board. Affected properties shall only be noticed after notice to owners of the property or properties and by publication and public hearing, all as provided in law.~~

~~2. Any~~] **may be recommended to the Board of Supervisors by the Historic Resources Commission upon the adoption of a resolution.**

2. A historic district [~~shall~~] **must** be identified upon the zoning or land use map of Carson City with a superimposed symbol [~~"H,"~~] **"H"** but no modification of the underlying zone or permitted uses is intended or allowed except as provided in [~~the code.~~] **this Code.**

3. [~~Any~~] **A** historic designation may be removed or boundaries modified after notice, publication and hearing as provided [~~above.~~] **in chapter 18.02 of CCMC.**

SECTION 120:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.045 (Historic place or district - Regulations) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.045 – Historic place or district [**~~– Regulations.~~**] **: projects; approval; waiver. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)**

1. No approval of a proposed project [~~shall~~] **may** be granted except as provided in this chapter.

2. If [~~such~~] **a proposed** project is limited to the replacement of similar or identical [~~material(s), the chairman~~] **materials, the chairperson** of the [~~HRC~~] **Historic Resources Commission** or his **or her** designee may waive **formal** review [~~by the HRC of certain proposed projects that require an approval.~~] **that is otherwise required by the provisions of this chapter.**

SECTION 121:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), is hereby amended by adding a new Section 18.06.047 (Procedure for proposed project) (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.047 – Procedure for proposed project. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

An application must be submitted and approved by the Historic Resources Commission in accordance with this chapter before the commencement of any proposed project in the historic district:

1. To construct, alter, remodel, restore, renovate, rehabilitate, demolish, remove or change the exterior appearance of a building or structure;

2. To place signs, fences or lighting;

3. To construct any parking area for a site improvement; or

4. Which affects the exterior landscape features and spaces that characterize a property and its environment.

SECTION 122:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.050 (Application requirements) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.050 – Application requirements. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. [~~The~~] **An** applicant for any proposed project governed by this [~~chapter, other than demolition or removal, shall~~] **chapter must** submit to the [~~planning and community development~~] **Planning Division of the Department** such forms, plans and fees as may be required by [~~other provisions in the code.~~

~~2. Additionally, each applicant shall submit~~] **this chapter and chapter 18.02 of CCMC, including, without limitation,** photographs, [~~plans,~~] descriptions, dimensions, drawings, sketches or other information and materials significant in scope and detail to allow **the** meaningful review and determination of the ultimate appearance and impact of the proposed project.

[~~3. The director may offer suggestions~~] **2. The Director:**

(a) May provide guidance in the preparation of an adequate application.

[~~4. Professional~~] **(b) May require the submission of additional or clarified information to complete an application.**

(c) May not require professional quality plans, renderings or materials [~~shall not be required but the director or HRC may demand additional or clarified information.~~] **to complete an application.**

SECTION 123:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.055 (Review procedures) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.055 – [~~Review procedures.~~] Application review. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. [~~Within seven (7)~~] **Not later than 7** days of **the** submittal of an application for a proposed project [~~governed by this chapter, other than demolition or removal, planning and community development shall~~] **, the Department must** determine whether the application is complete and [~~shall~~] **, if determined to be complete,** schedule the proposed project for a hearing at the next [~~HRC meeting for~~] **meeting of the Historic Resources Commission at** which there is time to provide notice of the proposed project.

2. The [~~HRC~~] **Historic Resources Commission** shall cause **written** notice to be given to all owners of property abutting the proposed project [~~site. This includes~~] **, including** properties across public rights-of-way. Notice [~~shall~~] **must** be accomplished by U.S. Mail and [~~shall be mailed five (5) working days prior to~~] **must be delivered not less than 7 days before the date of** the meeting.

3. The [~~HRC shall hold a public hearing at which the proposed project shall be discussed. The HRC~~] **Historic Resources Commission** shall hear from the applicant and any other person [~~at the meeting or shall~~] **during the hearing and** consider written [~~communication from any person relative to the proposed project.~~] **statements that are submitted.**

4. Following the public hearing, the [~~HRC shall~~] **may** approve, approve with specified [~~conditions,~~] **conditions** or deny the **application for the** proposed [~~project.~~] **project in accordance with CCMC 18.060.**

5. Unless time is extended with the consent of the applicant, a proposed project shall be deemed approved if the [~~HRC has failed~~] **Historic Resources Commission fails** to take action [~~within sixty (60)~~] **not more than 60** days after [~~official receipt of~~] the **date on which a** completed application [~~by planning and community development.~~] **is received by the Planning Division of the Department.**

6. [~~The applicant may appeal the~~] **A** decision **of the Historic Resources Commission may be appealed** to the [~~board as provided below:~~

~~a. Appeals of HRC. Any decision of the HRC may be appealed by the applicant, any aggrieved party, or any member of the board, by following the procedures in Title 18 (Appeals of HRC Action) within ten (10) days of the date of the HRC decision.~~] **Board of Supervisors pursuant to CCMC 18.02.060.**

7. No permit [~~shall~~] **may** be issued by any [~~city~~] **City** department while an appeal is pending.

SECTION 124:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.060 (Standards of review) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.060 – Standards of [~~**review.**~~] **; extension of time to approved application. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)**

1. [~~The HRC shall make its decision on a~~] **In making a determination on an application for a** proposed project [~~based upon:~~] **during a hearing that is held pursuant to CCMC 18.06.055, the Historic Resources Commission shall consider:**

[~~a.~~] **(a)** The guidelines [~~found~~] **set forth** in the most current edition of the [~~U.S.~~] **United States** Department of Interior publication [~~entitled~~] **titled** "The Secretary of the Interior's Standards for [~~Rehabilitation," and conies which shall be made available for public inspection by the HRC and planning and community development; and~~

~~b. Standards,~~] **Rehabilitation" or its successor publication, a copy of which must be made available to the public; and**

(b) The policies and guidelines adopted by the [~~HRC after approval by the board.~~

~~2. The HRC may formulate and, after approval by the board, adopt and utilize additional standards, policies and guidelines.~~] **Historic Resources Commission and approved by the Board of Supervisors.**

2. If the Historic Resources Commission determines that a proposed project:

(a) Is consistent with the purpose of this chapter, satisfies the guidelines and policies described in subsection 1 and meets the standard conditions of approval set forth in CCMC 18.02.0463, the application must be approved or conditionally approved.

(b) Is not consistent with the purpose of this chapter or does not satisfy the guidelines and policies described in subsection 1, the application must be denied.

3. The approval of an application pursuant to this section shall be effective for a period of 1 year from the date of the approval. A person may submit an application on a form prescribed by the Department for an extension of time not longer than one additional year if:

(a) No changes are made to the proposed project that was initially approved; and

(b) The application for an extension of time is submitted before the expiration of the initial approval.

SECTION 125:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), is hereby amended by adding thereto a new Section 18.06.061 (Signs) (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.061 – Signs. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. All signs on a historic place or in a historic district must conform with the development standards set forth in Title 18 Appendix and be of an appearance, color, size, position, method of attachment, building material and design that is consistent with the character of the place or zoning district.

2. The use of signs on a historic place or in a historic district is subject to the following conditions:

(a) Off-site signs are prohibited.

(b) Business signs are limited to single sign for each street frontage.

(c) A sign must not extend above the top of the nearest façade, eave or firewall of a building or structure.

(d) Any sign that flashes, blinks, revolves or is otherwise in motion or which is connected to audio equipment is prohibited.

(e) The use of visible bulbs, neon tubing, luminous paints or backlight on a sign is prohibited.

(f) A building, structure or sign may be illuminated by a remote light source if the light source is shielded from adjacent properties,

SECTION 126:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), is hereby amended by adding thereto a new Section 18.06.062 (Lighting) (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.062 – Lighting. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. The addition of any exterior light fixture or exterior illumination pattern to a historic place or property located within a historic district must be performed with careful consideration to the property and adjacent properties consistent with the purpose of this chapter.

2. Exterior illumination for new construction or for an existing historic place or property located within the historic district must conform to the applicable development standards set forth in Title 18 Appendix.

SECTION 127:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), is hereby amended by adding thereto a new Section 18.06.063 (Fences) (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.063 – Fences. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

The installation or replacement of any fence in within the historic district is subject to approval by the Historic Resources Commission in accordance with CCMC 18.06.050 and the applicable development standards set forth in Title 18 Appendix.

SECTION 128:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.065 (Grounds for HRC action) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.065 – [~~Grounds for HRC action.~~] Replaced in revision by CCMC 18.06.060.

[~~**18.06.065 Grounds for HRC action.**~~

~~1. If it appears that the proposed project fails to promote the purpose of this chapter, the proposed project shall be denied.~~

~~2. All other proposals shall be approved or conditionally approved.~~]

SECTION 129:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.075 (Demolition of historic place or cultural resource in historic district) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.075 – Demolition of historic place or cultural resource in historic district. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. [~~Any~~] **An** application for **the** demolition or removal of a **historic place or** cultural resource located in a historic district [~~shall be approved when the HRC finds that one (1) or more of the following conditions exist:~~

~~a.~~] **must be approved by the Historic Resources Commission if it is determined that:**

(a) The **historic place or** cultural resource is a hazard to public health or safety and [~~repairs and~~] **the repair and** stabilization [~~are~~] **of the place or resource is** not feasible as determined by a professional with demonstrated experience in historic preservation rehabilitation projects; or

[~~b.~~] **(b)** The **historic place or** cultural resource does not meet national register significance criteria.

2. [~~A~~] **If a** site development plan has been submitted [~~to.~~] **to** and approved [~~by, the HRC. HRC shall~~] **by the Historic Resources Commission, the Historic Resources Commission must** recommend approval **of the plan** or [~~shall~~] endeavor to arrange **for** a sale of the property, **the** removal **of the cultural resource** or [~~some other~~] **the implementation of an** alternative to demolition.

3. [~~Demolition~~] **The demolition** of a historic place or cultural resource may [~~begin~~] **commence** only after approval by the [~~HRC~~] **Historic Resources Commission** and **the** issuance of **any** other necessary [~~approvals~~] **approval** for a replacement building or site improvement.

4. Unless time is extended with the consent of the applicant, an application for **the** demolition or removal **of a historic place or cultural recourse** shall be deemed recommended for approval if the [~~HRC has failed~~] **Historic Resources Commission fails** to take action [~~within sixty (60)~~] **not later than 60** days after [~~official receipt by planning and community development.~~] **the date on which the application is received by the Planning Division of the Department.**

SECTION 130:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.080 (Application limitations) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.080 – Application limitations. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

A second or subsequent application [~~substantially similar~~] to the first application for a proposed project [~~shall~~] **that is submitted pursuant to this chapter may** not be submitted for review [~~within one (1) year of the first application's denial by the HRC~~] **for a period of 1 year after the date on which the first application is denied** unless the [~~director~~] **Director** determines that the **second or** subsequent application is substantially different [~~such that~~] **from the first application or that** the facts supporting the [~~previous denial by the HRC~~] **denial of the first application** no longer exist.

SECTION 131:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.085 (Avoiding demolition through owner neglect) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.085 – [~~**Avoiding demolition through owner neglect.**~~] **Neglect of historic place. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)**

1. The purpose of this section is to prevent the demolition [~~by neglect~~] of any building or structure designated as a historic place or located in a historic [~~district.~~] **district as the result of neglect.** Demolition by neglect is the failure **of an owner** to provide ordinary maintenance and repair, whether by negligence or willful neglect, [~~thus allowing~~] **which allows** vandalism or permanent damage or [~~threatening permanent damage.~~] **the threat of permanent damage to the building or structure.**

[~~1.~~] **2.** Any structure designated as a historic place or located in a historic district [~~shall~~] **must** be preserved against decay and deterioration and **kept** free from [~~certain~~] structural defects.

[~~2. Such structures shall~~] **3. Any such building or structure must** be preserved and maintained by [~~their owners~~] **the owner** in conformity with the [~~standards of Title 18 (Minimum Maintenance of Historic Properties) and any standards adopted by the HRC after approval by the board.~~] **requirements set forth in CCMC 18.06.090 and any applicable standards adopted by the Historic Resources Commission that have been approved by the Board of Supervisors.**

4. As used in this section, "ordinary maintenance and repair" means the reasonable maintenance and repair of any exterior architectural or environmental feature in or on a building or structure to correct or prevent deterioration or decay or to sustain the existing form of the building or structure, in a manner that does not involve a material change in design, building material or appearance.

SECTION 132:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.090 (Minimum maintenance of historic properties) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.090 – Minimum maintenance of historic properties. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

[~~The degree of maintenance and repair hereby required is that degree sufficient to prevent damage to a building's structural components and/or to its exterior that would cause the collapse of the structure or that would cause the building to become so deteriorated as to prevent its repair and preservation. Acts which the owner may be required to perform pursuant to this section may include but are not limited to the following: securing the building or structure by boarding up doors and windows; and stabilizing walls, roofs and other parts of the building or structure.~~

~~All owners of structures~~] **1. The owner of any building or structure** designated as **a** historic [~~properties~~] **property** or located in a historic district shall maintain [~~their structures~~] **the building or structure** in conformity with the following minimum standards:

[~~1. All structures shall be maintained in good repair.~~

~~2. Structural Elements.~~

~~a.~~] **(a)** All foundations [~~shall~~] **must** support the [~~structures~~] **building or structure** and all points that provide for the structural integrity of the building [~~shall~~] **or structure must** be free of holes, wide cracks and buckling.

[~~b.~~] **(b)** Exterior walls, trim and roofs [~~shall~~] **must** be free of [~~holes.~~] **holes,** wide cracks and loose, warped, protruding or rotting boards or any other condition which [~~might~~] **could** admit moisture or other elements.

[~~c.~~] **(c)** Masonry joints [~~shall~~] **must** be maintained.

[~~d.~~] **(d)** Exterior surfaces exposed to the weather [~~shall~~] **must** be **maintained,** repaired and painted **as necessary** to [~~protect them from further deterioration.~~] **prevent deterioration.**

[~~3. Windows, Doors, and Bulkheads.~~] **(e)** Windows, exterior doors, [~~walls,~~] **walls** and wood siding [~~shall~~] **must** be watertight.

[~~4. Flashing, Gutters and Ventilation.~~

~~a.~~] **(f)** Exterior flashing, including [~~those~~] **flashing located** at chimneys, doors and windows, [~~shall~~] **must** be maintained in good repair.

[~~b.~~] **(g)** Down spouts and gutters [~~shall be maintained so~~] **in a manner such** that rain runoff is directed away from the **building or** structure.

[~~c.~~] **(h)** Foundation and attic vents [~~shall~~] **must** be maintained to ventilate [~~the~~] crawl and attic spaces.

[~~5. Stairways, porches and appurtenances. Outside~~] **(i) Exterior** stairways, porches and appurtenances to stairways and porches [~~shall~~] **must** be maintained in good repair.

[~~6. Security and utilities for unoccupied buildings.~~] **(j)** Unoccupied buildings [~~shall~~] m**ust** be secured from intrusion and all utilities [~~shall~~] **must** be properly maintained.

[~~7. Protection during construction.~~] **(k)** Existing structures [~~shall~~] **must** be protected during construction or renovation in a manner **such** that [~~assures no damage by weather to~~] interior spaces [~~or structural components.~~] **and structural components are not damaged by weather.**

2. In addition to the minimum standards set forth in subsection 1, the Historic Resources Commission or the Director may order an owner to secure a building or structure by boarding doors and windows and stabilizing walls, roofs and other parts of the building or structure.

SECTION 133:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), is hereby amended by adding thereto a new Section 18.06.093 (Ordinary maintenance and repair) (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.093 – Ordinary maintenance and repair. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)

1. Nothing in this chapter shall be construed to prevent:

(a) The ordinary maintenance and repair of any property that does not result in a change in design, building material or external appearance of the property; or

(2) The reconstruction, alteration, restoration, demolition or removal of any architectural feature if the Director certifies to the Historic Resources Commission that such action is required to ensure public safety due to an unsafe or dangerous condition that cannot be remediated by application of the Uniform Code for Building Conservation, as may be amended, and that the feature may be replaced in accordance with the standards promulgated by the Secretary of the Interior.

2. As used in this section, "ordinary maintenance and repair" has the meaning ascribed to it in CCMC 18.06.085.

SECTION 134:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.095 (HRC standards) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.095 [~~**– HRC standards.**~~] **Replaced in revision by CCMC 18.06.030.**

[~~**18.06.095 HRC standards.**~~

~~The HRC may develop and adopt standards for the correction of defects and the repair, maintenance and preservation of structures designated as historic places or located in a historic district.~~]

SECTION 135:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.100 (Identification of deteriorated structures) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.100 – Identification of deteriorated [~~**structures.**~~] **; failure to repair; hearing; enforcement. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)**

1. The [~~HRC~~] **Historic Resources Commission** shall identify structures designated as historic places or located in a historic district whose deteriorated physical condition endangers the preservation of [~~such structure(s)~~] **the structures** or their appurtenances.

2. The [~~HRC~~] **Historic Resources Commission** may consult with [~~building department~~] **Department** staff in identifying such [~~deteriorated and endangered~~] structures. [~~In consulting with the HRC, building department staff shall be vested with all the rights and powers granted pursuant to the uniform housing code.~~]

3. Upon identification of a deteriorated [~~or endangered structure designated as a historic place or located in a historic district, the HRC or planning and community development shall~~] **structure, the Historic Resources Commission or Department staff must** notify the owner of [~~such~~] **the** structure **.** [~~by certified mail that the owner must begin repairs of the structure within a reasonable time which shall not be more than thirty (30) days from the service of such notice, unless such time is extended at the discretion of the HRC.~~]

4. The notice [~~shall contain a copy of~~] **required by subsection 3 must:**

(a) Be Made in writing;

(b) Be delivered to the owner by certified mail;

(c) Specify the structure in which a deteriorated physical condition has been identified;

(d) Provide an explanation of the deteriorated physical condition of the structure;

(e) Provide an explanation of the specific repairs necessary to meet the standards of [~~Section 18.06.105 (Failure to Make Repairs) and Section 18.06.090 (Minimum Maintenance of Historic Properties) the uniform housing code and any standards adopted by the HRC, and of owner's rights under this section.~~] **this chapter;**

(f) Provide an explanation of the rights of the owner to a hearing pursuant to this chapter; and

(g) Order the owner to begin repair of the structure within a reasonable time, but not later than 30 days after the date on which the notice received unless specifically extended by the Historic Resources Commission.

5. If an owner who is ordered to repair a structure pursuant to a written notice that is issued pursuant to subsection 4 does not commence repairs in the time prescribed, the Historic Resources Commission shall cause another notice to be issued to the owner to appear before the Historic Resources Commission. The notice must:

(a) Be made in writing;

(b) Be delivered to the owner by certified mail not less than 10 days before the date of the hearing; and

(c) Identify the date, time and location of the hearing; and

(d) State that the owner or his or her designated representative must provide to the Historic Resources Commission the reasons why any repair required by subsection 4 has not commenced or been completed.

6. After the hearing described in subsection 5, the Historic Resources Commission shall:

(a) Issue a decision affirming, modifying or reversing the initial determination to require any repair; and

(b) Provide the reasons for the new determination.

7. If a person to whom notice is issued pursuant to subsection 5 does not appear at the required hearing or does not comply with a decision of the Historic Resources Commission:

(a) The Department may cause any required repair to be made at the expense of the City and cause a lien to be placed on the property for the repayment of any expense incurred by the City; and

(b) The Director may proceed with any enforcement action pursuant to CCMC 18.02.009.

8. A decision of the Historic Resources Commission that is issued in accordance with subsection 6 shall be deemed a final decision for the purpose of appeal pursuant to CCMC 18.02.060.

SECTION 136:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.105 (Failure to make repairs) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.105 [~~— Failure to make repairs.~~] Replaced in revision by CCMC 18.06.100.

[~~**18.06.105 Failure to make repairs.**~~

~~If the owner has not begun and diligently pursued the designated repairs within the time allotted pursuant to Section 18.06.100 (Identification of Deteriorated Structures) the HRC shall hold a hearing at which the owner and/or representative may appear and state the reasons for not commencing such repairs. The owner shall be notified by certified mail of the time and place of such hearing which shall not be less than ten (10) days after such notice. Upon conclusion of the hearing, the HRC shall issue a final decision affirming, modifying or reversing its initial finding that the particular structure needs repair and maintenance, and the HRC shall state its reasons for its decision.~~]

SECTION 137:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.110 (Enforcement of decision) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.110 [~~— Enforcement of decision.~~] Replaced in revision by CCMC 18.06.100.

[~~**18.06.110 Enforcement of decision.**~~

~~If an owner impacted by a decision of the HRC, pursuant to Title 18 (Identification of Deteriorated Structures) and (Failure to Make Repairs) fails to appear at the HRC hearing or fails to comply with the HRC's final decision, the planning and community development department may cause the required structural repairs to be made at the expense of the city and cause a lien to be placed against the property for repayment of repair expenses to the city. Failure of the owner to comply~~

~~with a final decision of the HRC shall also subject the owner to the penalties set forth in Title 18 (Enforcement and/or Penalty of Title 18).~~]

SECTION 138:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.115 (Enforcement of decision) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.115 [~~**– Enforcement of decision.**~~] **Replaced in revision by CCMC 18.06.100.**

[~~**18.06.115 Appeal of final decision.**~~

~~The owner may appeal the final decision of the HRC to the board as provided for in Title 18 (Appeals of HRC Action).~~]

SECTION 139:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.120 (Penalties and remedies) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.120 – [~~**Penalties and remedies.**~~] **Violations of chapter; penalties. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 384.005)**

[~~Violations of any provision within the ordinance codified by this chapter shall be punished in the same manner as provided for punishment of violations of validly enacted ordinances codified by this chapter of Carson City.~~]

1. It is unlawful for any person **, whether through the acts of himself or herself, his or her agent or employees,** to construct, convert, alter or use any facility, equipment, or operation in violation of [~~any provision of this title. Any person, firm or corporation, whether as principal, agent, employee or otherwise, violating any provision of this title or violating or failing to comply with any order or regulation made under this title, is guilty of a misdemeanor, and upon conviction thereof is punishable as provided in the code. Such person, firm or corporation is guilty of a separate offense for each and every day during which such violation of this title or failure to comply with any order or regulation is committed, confined or otherwise maintained.~~] **this chapter.**

2. Every day that a person is in violation of any of the provisions of this chapter constitutes a separate offense and may be punishable in accordance with CCMC 18.02.009.

SECTION 140:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.125 (Expiration of approvals) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.125 [~~— Expiration of approvals.~~] Replaced in revision by CCMC 18.06.100.

[~~**18.06.125 Expiration of approvals.**~~

~~Actions approved by the HRC are in effect for a period of one (1) year from the date of project approval. Application for an extension of up to one (1) additional year shall be accepted provided that no changes have been made to previously approved plans and application for extension is made prior to expiration date.~~]

SECTION 141:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.130 (Ordinary maintenance and repair) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.130 [~~— Ordinary maintenance and repair.~~] Replaced in revision by CCMC 18.06.093.

[~~**18.06.130 Ordinary maintenance and repair.**~~

~~Nothing in this chapter shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature in or on any property covered by this chapter that does not involve a change in design, material, or external appearance thereof, nor does this ordinance prevent the construction, reconstruction, alteration, restoration, demolition, or removal of any such architectural feature when planning and community development certifies to the HRC that such action is required for public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the uniform code for building conservation and when such feature can be replaced according to the secretary of the interior's standards.~~]

SECTION 142:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.135 (Signs) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.135 [~~— Signs.~~] Replaced in revision by CCMC 18.06.061.

[~~**18.06.135 Signs.**~~

~~1. All signs on historic places or in historic districts must conform with Division 4 of the development standards, and additionally, must have an appearance, color, size, position, method of attachment, texture of materials and design in keeping with the character of the place or district.~~

~~2. Signing shall be further limited as follows:~~

~~a. No off-site signs are permitted.~~

~~b. Business signs shall be limited to a single sign for each street frontage.~~

~~c. No sign may extend above the top of the nearest facade, eaves or firewall of building or structure.~~

~~d. No sign which flashes, blinks, revolves, or is otherwise in motion or which is connected to audio equipment, shall be permitted: and no visible bulbs, neon tubing, luminous paints or backlight shall be permitted as part of any sign.~~

~~e. Buildings and sign may be illuminated by remote light sources, provided that these light sources are shielded to protect adjacent properties.~~]

SECTION 143:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.140 (Lighting) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.140 [~~— Lighting.~~] Replaced in revision by CCMC 18.06.062.

[~~**18.06.140 Lighting.**~~

~~The addition of exterior light fixtures and exterior illumination patterns to historic properties and to properties within the historic district shall be undertaken with sensitivity to the property and its neighbors. Exterior illumination for historic buildings and new construction within the historic district shall conform to the standards set forth in Division 5 development standards.~~]

SECTION 144:

That Title 18 (ZONING), Chapter 18.06 (HISTORIC DISTRICT), Section 18.06.145 (Fences) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.06.145 [~~**– Fences.**~~] **Replaced in revision by CCMC 18.06.063.**

[~~**18.06.145 Fences.**~~

~~HRC approval of fences is required for properties within the historic district and for fences on historic properties. Fences must conform to the standards set forth in Division 1 of the development standards.~~]

SECTION 145:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

Chapter 18.07 – Downtown [~~**Mixed Use**~~] **Mixed-Use (DT-MU) District**

SECTION 146:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.005 (Title and purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.005 – Title and purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. This chapter [~~shall be known as the "Downtown Mixed-Use District."~~] **may be cited as the downtown mixed-use district ordinance.**

2. It is hereby declared as a matter of public policy that [~~recognition.~~] **the recognition,** preservation, protection and use of culturally significant structures, natural features, sites and landmarks within downtown Carson City are required in the interest of the health, safety, prosperity, social and cultural enrichment, and general welfare of Carson City residents. The purpose of the downtown mixed-use district is to:

[~~1.~~] **(a)** Safeguard the heritage of the [~~city~~] **City** by preserving neighborhoods, structures, sites and features which reflect elements of the [~~city's~~] cultural, architectural, artistic, aesthetic, political, natural and engineering [~~heritage;~~] **heritage of the City.**

[~~2.~~] **(b)** Enhance property values and increase economic and financial benefits to the [~~city~~] **City** and its [~~inhabitants;~~] **inhabitants.**

[~~3.~~] **(c)** Allow for and encourage a broader mix of uses and a more urban pattern of development while respecting [~~its~~] historic context and creating a vibrant, pedestrian-friendly environment.

[~~4.~~] **(d)** Establish clear, quantitative standards to ensure that future development [~~that~~] **which** occurs within downtown **Carson City** is consistent with the [~~community's~~] vision **of the community** as expressed by the policies contained within the [~~city's~~] master plan.

[~~5.~~] **(e)** Enhance the visual and aesthetic appeal of the [~~city.~~] **City.**

[~~6. Assure~~] **(f) Ensure** that new construction, restoration and rehabilitation projects are compatible with the character of the district.

SECTION 147:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.010 (Applicability of chapter) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.010 – Applicability . [~~**of chapter.**~~] **(Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

[~~Process-oriented standards are contained in this section. Design-oriented standards are contained in the development standards which is parallel in authority to this section. These~~] **1. Except as otherwise provided in CCMC 18.07.015, the** design standards and guidelines [~~shall~~] **set forth in this chapter** apply to all new development, infill, redevelopment, building additions, signs, exterior modifications and major renovation projects [~~occurring~~] within the DT-MU [~~district, except as provided in Section 18.07.015, Exemptions. If a conflict should arise between the DT-MU district and other sections of the municipal code~~] **district.**

2. In the event of a conflict between a provision of this chapter and any other provision of the Code as applied to a particular development, the requirements set forth in [~~the DT-MU district shall~~] **this chapter** prevail.

SECTION 148:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.015 (Exemptions) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.015 – [~~**Exemptions.**~~] **Exemptions from applicability. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

[~~Exemptions to the regulations contained in this chapter and the development standards may apply as follows:~~] **1. The following projects are exempted from the provisions of this chapter and the relevant provisions of the development standards set forth in Title 18 Appendix:**

[~~1.~~] **(a)** Projects involving only work, maintenance or repairs to the interior of a building or structure and [~~that~~] **which** do not affect exterior appearances **.** [~~are exempt from this chapter.~~]

[~~2.~~] **(b)** Projects involving only ordinary maintenance or the replacement of similar or identical materials of an existing building or structure **.** [~~are exempt from this chapter.~~]

[~~3.~~] **2.** Parcels, property or structures located within the historic district and subject to review by the [~~historic resource commission~~] **Historic Resources Commission** are [~~exempt~~] **exempted** from the design-oriented elements of the downtown development [~~standards.~~] **standards set forth in Title 18 Appendix.**

SECTION 149:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.020 (Review process) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.020 – Review process. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. [~~Plans for projects~~] **Except as otherwise provided in CCMC 18.07.015, any plan for a project** within the DT-MU zoning district [~~shall~~] **must** be reviewed by the [~~director upon~~] **Director after the** submittal of an application for **a** building [~~permits.~~] **permit.**

2. A major project review **pursuant to CCMC 18.02.0464** is required [~~prior to submitting~~] **before the submittal of an application** for a building permit [~~pursuant to Section 18.02.100 (Major Project Review) for projects~~] **for any project** with **a proposed** building area greater than 50,000 square feet.

3. [~~Alternative Compliance.~~] Upon **the** request of an applicant for a special use permit, the [~~planning commission~~] **Commission** may approve an alternative approach that may be substituted in whole or in part for a plan [~~not meeting 1~~] **that does not satisfy one** or more of the development standards [~~contained in Division 6 (Downtown Mixed-Use District) of the development standards. This~~] **governing the DT-MU and which are set forth in Title 18 Appendix.**

4. The alternative approach **described in subsection 3** [~~is intended~~] **:**

(a) Is intended to provide flexibility to meet the development standards **set forth in Title 18 Appendix** and [~~shall~~] apply in circumstances [~~in which an alternative~~] **where the** approach would provide a result that is equal [~~to~~] or superior to that which would be provided by the standards in this chapter. [~~It is~~]

(b) Is not intended as a substitute for a variance when relief from a particular standard is

desired. Economic considerations [~~shall not be~~] **may not form** a basis for **an** alternative [~~compliance.~~] **approach.**

SECTION 150:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.025 (Conditional use criteria) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.025 – Conditional use criteria. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

For [~~uses or alternative compliance~~] **any use or alternative approach** to the DT-MU standards requiring a special use permit, in addition to the findings [~~listed in Section 18.02.080 of the Carson City Municipal Code,~~] **required by CCMC 18.02.0452, the Commission must make the following additional** findings from a preponderance of **the** evidence [~~must be~~] **as** submitted by the applicant [~~and affirmed by the planning commission~~] showing that the proposed use:

1. Is consistent and compatible with the character and intent [~~for~~] **of** the downtown [~~character area, as identified in the development standards, in which it is proposed;~~] **area;**
2. Incorporates or can be incorporated as part of a broader mix of uses to support an active [~~"people-oriented"~~] **people-oriented** environment within the downtown [~~character~~] area; and
3. Can be integrated into the more urban development pattern in a manner that is consistent with master plan policies for **the** [~~downtown.~~] **downtown area.**

SECTION 151:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.030 (Requirements for significant structures and structures over 50 years old) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.030 – Requirements for significant structures and structures over 50 years old. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. In addition to [~~the other requirements~~] **any other requirement** of this chapter, [~~any~~] **the** demolition, removal or relocation of a building or structure in the district [~~which~~] **that** is designated [~~"significant" in the Carson City cultural resource survey~~] **as significant by the applicable development standards set forth in Title 18 Appendix** or which is [~~over~~] 50 years [~~old~~] **of age or older** may [~~begin~~] **commence** only after [~~approval by the director of~~] **the Director approves** plans for a replacement building or site improvement.
2. An application for **the** demolition or removal of a **building or** structure [~~classified as~~] **that is designated as** significant or which is 50 years [~~old or greater shall~~] **of age or older may**

not be approved unless the [~~director finds that 1~~] **Director determines that one** or more of the following conditions exist:

[~~a.~~] **(a)** The **building,** structure or site is a hazard to public health or safety and repairs and stabilization are not physically possible;

[~~b.~~] **(b)** The site is required for public use which [~~shall~~] **will** be of more benefit to the public than [~~the~~] **to any existing** cultural resource and there is [~~not a~~] **no** feasible alternative location for the public use;

[~~c.~~] **(c)** It is not feasible to preserve or restore the **building or** structure, taking into consideration the economic feasibility of alternatives to the proposal and the proposed replacement **building or** structure does not detract from the neighborhood; or

[~~d.~~] **(d)** Reconstruction or restoration is not physically or economically feasible and there has not been a documented history of neglect and lack of repairs which [~~has resulted in this~~] **caused the** condition.

3. [~~For a building or structure which is designated "significant" in the Carson City cultural resource survey or which is over 50 years old, the director shall make~~] **The Director shall base** his or her [~~decisions and recommendations on applications for proposed work based upon~~] **decisions on** the guidelines established by the most [~~current~~] **recent** edition of the U.S. Department of Interior publication [~~entitled~~] **titled** "Secretary of Interior Standards for Rehabilitation," as [~~amended or modified by the board by resolution.~~] **adopted in part or in whole by the Board of Supervisors.**

SECTION 152:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.035 (Requirements for improvements in public space) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.035 – Requirements for improvements in public space. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~Public improvements and private improvements on any~~] **Any public or private improvement to** real property of Carson City in the DT-MU district, including **,** without limitation **,** streets, sidewalks and curbs, must conform with **the** design guidelines of this chapter and the downtown streetscape [~~plan.~~] **as established by the development standards set forth in Title 18 Appendix.**

SECTION 153:

That Title 18 (ZONING), Chapter 18.07 (DOWNTOWN MIXED USE DISTRICT), Section 18.07.040 (Requirements for improvements in public space) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.07.040 – Appeals. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~Appeals of final decision concerning this chapter shall be in accordance with Title 18 (Appeals).~~] **A final decision that is issued pursuant to this chapter may be appealed in accordance with chapter 18.02 of CCMC.**

SECTION 154:

That Title 18 (ZONING), Chapter 18.08 (HILLSIDE DEVELOPMENT), Section 18.08.005 (Purpose and scope/applicability) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.08.005 – Purpose [~~**and scope/applicability.**~~] **, scope and applicability. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. [~~Purpose.~~] The purpose of this chapter is to regulate development on hills and slopes in such a manner as to protect the public health, safety and welfare by minimizing the potential of such development to cause or contribute to landslides, erosion and sedimentation, deforestation, flooding or the aesthetic degradation of the [~~city's natural environment. It is, therefore, the intent of Carson City to regulate~~] **natural environment of the City. In accordance with this subsection, the provisions set forth in this chapter govern** development in hillside and skyline areas [~~in order to accomplish the following:~~

~~a. To minimize the~~] **to:**

(a) Minimize water runoff and soil erosion [~~problems incurred in~~] **that occur from an** adjustment of [~~the~~] terrain to meet onsite and off-site development needs;

[~~b. To provide~~] **(b) Provide** for safe vehicular and pedestrian access and circulation;

[~~c. To ensure~~] **(c) Ensure** that the open space as shown on any development plan is consistent with the objectives of the [~~city~~] **City** master plan elements;

[~~d. To minimize~~] **(d) Minimize** grading and cut and fill operations inconsistent with the retention of the natural character of hill areas **,** and to shape essential grading to complement natural forms of the land;

[~~e. To follow~~] **(e) Follow** an alternative approach to conventional flatland practices of development in hillside areas;

[~~f. To preserve~~] **(f) Preserve** significant features of hillside and skyline areas in essentially their natural [~~state~~] **states** as part of a comprehensive open space system by allocating to open space and recreational use **those** areas not suited for development as evidenced by topography, soils, geology and hydrology investigation reports; and

[~~g. To preserve~~] **(g) Preserve** the skyline views of the city's hill areas.

2. [~~Scope/Applicability.~~

~~a. Process-oriented standards are contained in this section. Design-oriented standards are contained in the development standards which is parallel in authority to this section.~~

~~b.~~] The provisions of this chapter apply to all development within the hillside [~~areas or~~] **and** skyline areas **.** [~~as defined in Division 7 of the development standards, this chapter and specifically for parcels or development sites exhibiting an average fifteen (15%) percent or more slope.~~]

SECTION 155:

That Title 18 (ZONING), Chapter 18.08 (HILLSIDE DEVELOPMENT), Section 18.08.010 (Hillside development manual) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.08.010 – [~~**Hillside development manual.**~~] **Repealed.**

[~~**18.08.010 Hillside development manual.**~~

~~The director and city engineer shall prepare and maintain a "Hillside Development Manual," which contains technical specifications and requirements for development of parcels in areas governed by this chapter. The hillside development manual shall be adopted by resolutions of the commission and the board and shall be reviewed and revised as necessary in order to reflect the changes in technology and philosophy of development. Revisions must be proposed to the commission and approved by the board by resolution. The hillside development manual has been incorporated into Division 7 of the development standards.~~]

SECTION 156:

That Title 18 (ZONING), Chapter 18.08 (HILLSIDE DEVELOPMENT), Section 18.08.015 (Skyline area map) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.08.015 – Skyline area map. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. The [~~director~~] **Director** and [~~city~~] **the City** engineer shall prepare and maintain a skyline area map of [~~those~~] **the** areas that are essential to the [~~city's~~] scenic quality **of the City** and **which,** if developed without regulation **,** would negatively [~~effect~~] **affect** scenic vistas.

2. The **skyline area** map [~~shall~~] **must** be adopted by [~~resolutions of the commission and the board. The map shall~~] **the Commission and the Board of Supervisors by resolution, and** be

subsequently reviewed and revised as necessary [~~in order~~] to reflect [~~the~~] **any** changes in technology [~~and~~] **or** philosophy of development. Revisions must be proposed by the [~~commission~~] **Commission** and approved by the [~~board~~] **Board of Supervisors** by resolution.

3. The skyline **area** map [~~includes~~] **must include** a specific reference to elevational contours. The [~~director~~] **Director** may consider other properties at a different elevation on a [~~case by case~~] **case-by-case** basis [~~due to~~] **and by considering** unique topographical and visual conditions.

SECTION 157:

That Title 18 (ZONING), Chapter 18.08 (HILLSIDE DEVELOPMENT), Section 18.08.020 (Engineering reports, mapping, grading plans and standards required) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.08.020 – Engineering reports, mapping, grading plans and standards required. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. Before [~~beginning~~] any development on a parcel in a hillside [~~area or a skyline area,~~] **or skyline area may commence,** an application [~~supplied by the city must be submitted and approved with all of the following requirements met:~~] **submitted on a form prescribed by the Department must be approved and the following requirements satisfied:**

[~~a.~~] **(a)** A professional engineer registered in the [~~state~~] **State** of Nevada must prepare and submit to the [~~director~~] **Director** reports on soils, geology and hydrology to be used in determining the effects of development, grading or clearing on a parcel. For the reports required by this [~~section,~~] **paragraph,** the engineer may [~~be permitted to~~] **partially** rely [~~on, in part,~~] **on** or refer to existing reports for the subject parcel which have been prepared by another professional engineer or a governmental agency including **,** without limitation **,** the [~~soil conservation service, the U.S.~~] **Soil Conservation Service, the United States** Geological [~~Survey, FEMA,~~] **Survey and the Federal Emergency Management Agency,** and reports or studies prepared for the subdivision map or parcel map of which the subject parcel is a part **.**

[~~b.~~] **(b)** Topographic mapping of the site and **the** surrounding area must be submitted to [~~planning and community development.~~] **the Department.**

[~~c.~~] **(c)** A grading plan must be submitted to the [~~director~~] **Director** in accordance with [~~Division 13 of~~] the development [~~standards.~~] **standards set forth in this title.**

[~~d.~~] **(d)** The proposed development must comply with the standards for drainage improvements. driveways and parking, slope stabilization, revegetation, placement of utilities, buildable area standards, open space, setbacks, fire protection and maintenance of improvements as [~~contained in the manual.~~] **required by development standards set forth Title 18 Appendix.**

2. Before a certificate of occupancy may be issued for any structure on a parcel [~~covered~~] **governed** by this section, the project engineer [~~shall~~] **must** certify in writing that the improvements as built are in compliance with [~~regulation of this chapter.~~] **the provisions of this title.**

SECTION 158:

That Title 18 (ZONING), Chapter 18.08 (HILLSIDE DEVELOPMENT), Section 18.08.025 (Setback variances) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.08.025 – Setback variances. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

[~~Setback variances~~] **1. A setback variance** may be [~~granted~~] **approved** by the [~~commission subject to the following conditions:~~

~~1. That the commission finds a justifiable hardship~~] **Commission if the Commission finds,** based on appropriate documentation submitted by [~~the applicant that:~~] **an applicant, that a justifiable hardship exists because:**

[~~a.~~] **(a)** The land within the subject setback is more suitable for development than land outside the setback, and

[~~b.~~] **(b)** Development within the subject setback more substantially advances the purposes of this chapter than development outside the [~~setback;~~] **setback.**

2. [~~That granting of the~~] **In addition to the findings required by subsection 1, the Commission must also determine that the approval of a setback** variance [~~shall~~] **will** not result in **a** detriment to [~~the adjacent properties of~~] **any adjacent property or to the** health, safety and [~~welfare.~~] **welfare of the public.**

3. Written notice of [~~the variance~~] **a hearing on an** application **for a setback variance** must be [~~sent by planning and community development in the manner provided for in accordance with Title 18 (Notice).~~] **made in the manner required by chapter 18.02 of CCMC.**

SECTION 159:

That Title 18 (ZONING), Chapter 18.08 (HILLSIDE DEVELOPMENT), Section 18.08.030 (Special use permit required) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.08.030 – Special use permit required. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. [~~Development~~] **Except as otherwise provided in this subsection, the development** of any portion of any parcel with an average slope of [~~thirty-three percent (33%)~~] **33 percent** or more [~~requires compliance with~~] **must satisfy the requirements set forth in** this chapter and [~~the prior~~] **be first approved through the** issuance of a special use permit. [~~If the~~] **A special use permit is**

not required if the property is [~~being~~] developed through subdivision and a tentative subdivision map has been submitted and [~~approved, no special use permit is required.~~] **approved.**

2. [~~Development~~] **The development** of skylines and hilltops as designated on the skyline area map [~~must be~~] **is discouraged and, if approved, must be** carefully regulated [~~and strongly discouraged. The~~] **under the provisions of this title by the Department. An** applicant must explore every [~~opportunity~~] **alternative option** to construct below the skyline area. If there is no [~~other~~] feasible alternative, the applicant may apply for [~~approval of~~] a special use permit **which must be issued** before construction may [~~take place within a skyline designated area. development of any portion of a parcel which is in a skyline area requires compliance with this chapter, Division 7 of the development standards and the prior issuance of a special use permit.~~] **commence.**

SECTION 160:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.010 (Purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.010 – Purpose. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

The [~~purposes~~] **purpose** of this chapter [~~are to promote~~] **is to:**

1. Promote the health, safety and general welfare of [~~the people of~~] **Carson City residents** and visitors to Carson City by providing minimum standards to prevent overcrowding of land; [~~to avoid~~]

2. Mitigate against congestion in the streets; and [~~to facilitate~~]

3. Facilitate the adequate provision of water supply, sewage [~~disposal,~~] **disposal** and sanitation for all recreational vehicle parks and their related uses.

SECTION 161:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.020 (Conflicting regulations) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.020 – Conflicting [~~**regulations.**~~] **provisions. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

[~~Wherever~~] **If** any provision of this chapter imposes more stringent [~~regulation,~~] **regulations,** requirements or limitations than are required by [~~the provisions~~] **a provision** of any other law or [~~ordinance,~~] **this Code,** the provisions of this chapter shall govern.

SECTION 162:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.020 (Conflicting regulations) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.030 – [~~Definitions.~~] Repealed.

[~~**18.09.030 Definitions.**~~

~~As used in this chapter:~~

~~"Buildings" means any structure having a roof or built for the shelter or enclosure of persons, chattels or property of any kind, including but not limited to awnings, carports, ramadas or patios.~~

~~"Cabana" means any portable, demountable or permanent cabin, room, enclosure or other building erected, constructed or placed on any recreational vehicle on the same space in a recreational vehicle park.~~

~~"Carport" means an accessory building having two (2) or more open sides; used by occupants of a recreational vehicle park.~~

~~"Central accessory building" means a structure housing toilet, lavatory and such other facilities as required or permitted by this chapter.~~

~~"Hard surfaced" means six inches (6″) of decomposed granite or gravel graded and compacted to development standards.~~

~~"Multiple recreational vehicle space" means a portion of land in a recreational vehicle park containing a net minimum area of four thousand five hundred feet (4,500′) for the placement of not more than three (3) vehicles or three (3) recreational vehicles for the exclusive use of its occupants and for transient dwelling purposes, including accessory uses and structure.~~

~~"Ramada" means any roof or shade structure installed, erected or used above a recreational vehicle and vehicle space or any portion thereof.~~

~~"Recreational vehicle" means and includes, and is not limited to, the following:~~

~~a. Camping trailer: A folding temporary dwelling structure, mounted on wheels and designed for travel, recreational and vacation use and shall include its towing vehicle;~~

~~b. Motorhome: A portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self propelled vehicle;~~

~~c. Pickup coach: A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation;~~

~~d. Travel trailer: A vehicular, portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreation and vacation use. It shall have a body width not exceeding eight and one-half feet (8-1/2'), and a body length not exceeding sixty feet (60'), including its towing vehicle.~~

~~"Recreational vehicle park" means a parcel or tract of land containing one (1) gross acre minimum land area, having as its principal use the transient rental of two (2) or more spaces for recreational vehicles including accessory buildings and structures and uses. There will not be more than thirty (30) spaces per acre.~~

~~"Recreational vehicle space" means a lot or parcel of land in a recreational vehicle park containing a net minimum area of one thousand (1,000) square feet for the placement of a single recreational vehicle for the exclusive use of its occupants for transient dwelling purposes, including permitted accessory uses and structures.~~

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

~~"Transient dwelling purposes" means the continual rental of a recreational vehicle space or spaces to same persons for a period not to exceed one hundred eighty (180) days.~~

~~"Vehicle" means any device in, upon, or by which any person or property is or may be transported or drawn along a highway, except devices moved by human power or used exclusively upon stationary rails.~~]

SECTION 163:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.040 (Major project review/special permit/final plan approval) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.040 – [**~~Major project review/special permit/final plan approval.~~**] **Major project review; special use permits; final plans. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

1. [~~The applicant shall~~] **An applicant must** submit [~~twelve (12)~~] **to the Department twelve** copies of a preliminary plan for a proposed recreational vehicle [~~park,~~] **park** or **for the** renovation of an existing recreational vehicle [~~park;~~] **park** for **a** major project review [~~to the planning and community development department.~~] **.** A date for **the** major project review [~~will be~~

~~established within twenty (20)~~] **must be scheduled not later than 20** days [~~of receipt of the plans by the city.~~] **after the date on which the preliminary plans are received by the Department.** At [~~the~~] **a meeting for a** major project review [~~meeting, appropriate city departments will state requirements and make recommendations to the developer and/or agent concerning the~~] **, appropriate City department staff shall provide to the applicant the requirements and any recommendations applicable to the proposed** development [~~of any proposed recreational vehicle park. The~~] **or renovation. In addition to the preliminary plans required by this subsection, the applicant must also provide the** following information [~~is needed on the preliminary plans or on an additional information sheet~~] to facilitate review by [~~the major project review committee:~~] **City department staff:**

[~~a.~~] **(a)** Project agent's name and mailing address;

[~~b.~~] **(b)** Property owner's name;

[~~c.~~] **(c)** Project name;

[~~d.~~] **(d)** Vicinity map;

[~~e.~~] **(e)** Assessor's parcel number;

[~~f.~~] **(f)** Property address or nearest major cross street;

[~~g.~~] **(g)** Location of hydrants;

[~~h.~~] **(h)** Location of existing utilities [~~(water, sewer, gas, storm drains);~~] **for water, sewer, gas and storm drains;**

[~~i.~~] **(i)** Preliminary drainage plan showing existing and proposed elevations; **and**

[~~j.~~] **(j)** Preliminary site plan showing location of recreational vehicle park spaces and location of all buildings and sanitary dump stations.

2. [~~Special Use Permit. Once the~~] **After an** applicant has completed the major project review [~~process,~~] **pursuant to subsection 1,** the applicant may submit an application for a special use [~~permit. A special use permit is required because recreational vehicle parks are considered as conditional uses in agriculture (A) zoning districts, conservation reserve (CR) zoning districts, public (P) zoning districts, tourist commercial (TC) zoning districts, general commercial (GC) zoning districts, and retail commercial (RC) zoning districts. The applicant shall follow the special use permit procedure pursuant to Carson City Municipal Code Section 18.02.080.~~] **permit in accordance with chapter 18.02 of CCMC.**

3. [~~Plan and Specifications.~~

~~a. Eight (8) sets~~] **An applicant who has completed the requirements set forth in subsections 1, 2 and 3 must submit to the Department 8 copies** of **plot** plans and specifications, together with complete mechanical and structural plans of work to be performed, drawn to scale of not less than one-eighth inch [~~(1/8″) equals~~] **equaling** one foot [~~(1′)~~] showing all vehicle spaces, roadways, walks, leaching fields, sewer and water lines, electrical lines, buildings, patios, [~~other structures,~~] **,** fences, septic tank location and capacity or other method of sanitation, trash disposal locations and [~~type~~] **types** of enclosure, building [~~elevations. All plans are to be submitted to the planning and community development department.~~

~~b. Permits. Prior to~~] **elevations and any other structures. Before** the issuance of any building permit [~~or construction of any recreational vehicle park, the planning and community development department shall~~] **or the commencement of any construction, the Department must** circulate the proposed plot plans and specifications to the [~~development services department, fire department and environmental health department for compliance with city codes and ordinances: such plans shall be approved by the development services, environmental health and~~

~~fire departments.~~] **Fire Department and the Carson City Department of Health and Human Services for review and approval.** No construction or issuance of building permits [~~shall take place~~] **may occur** until the proposed plans have been approved **.** [~~by all of the above departments. It is unlawful for any person to do any conversion, erection, alteration, addition, moving or construction within a recreational vehicle park unless a permit has been applied for and obtained from Carson City building department for all building, plumbing and electrical work in compliance with this or any other applicable chapters.~~

~~4. Final Requirements and Plan Approval. Once the~~]

4. After a special use permit has been approved, the applicant must submit development plans to the [~~building department. Conditions of the special use permit shall be in conjunction with the requirements of the building department. Along with the development plans the following will be included:~~] **Building Division of the Department. Any condition imposed by the Building Division shall be in addition to conditions required under the special use permit. The applicant must include with the submission of the development plans:**

[~~a.~~] **(a)** General landscaping plans;

[~~b.~~] **(b)** A sign application for any proposed signs; **and**

[~~c.~~] **(c)** If sewage disposal will be greater than [~~five thousand (5,000) gallons, then the sewage disposal system is required to be approved by~~] **5,000 gallons, approval from** the Nevada Division of Environmental [~~Protection.~~] **Protection of the State Department of Conservation and Natural Resources.**

SECTION 164:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.050 (Recreational vehicle park requirements) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.050 – Recreational vehicle park requirements. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

~~The standards provided in this section are intended to encourage~~] **1. The purpose of this section is to ensure the** proper **development of** recreational vehicle [~~park development~~] **parks** by [~~providing~~] **establishing standards for** sufficient open space and complementary uses under conditions which [~~assure protection of~~] **protect** the character of the **zoning** district in which the recreational vehicle park is located. [~~Each~~] **A** recreational vehicle park constructed and operated under the provisions of this chapter must [~~provide for the following in the manner herein specified:~~] **satisfy the requirements set forth in this section.**

[~~1. All recreational vehicle parks must be developed in accordance with the existing codes, requirements and standards of development services, environmental health and fire departments~~.]

2. The standards of development for any [~~locations,~~] **location,** width, course, and **any** servicing of public and private streets and highways, alleys, ways for public service facilities, curbs, gutters, street lighting, parks or playgrounds, storm water drainage, water supply and distribution, sanitary sewers and sewage collection for recreational vehicle parks must be [~~in~~

~~accordance with those~~] **be consistent with the** standards [~~adopted by Carson City.~~] **applicable to those improvements in other developments except as otherwise specifically provided in this chapter.**

3. Recreational vehicle parks must be located on a [~~well-drained site,~~] **well-drained site that is** properly graded in accordance with [~~city~~] **City** standards.

4. Recreational vehicle parks must not be developed within the floodway of an A flood zone as indicated on **the applicable** Flood Insurance Rate Map [~~(FIRM).~~] **.**

5. One [~~(1)~~] vehicle or [~~one (1)~~] **1** recreational vehicle [~~shall~~] **may** be permitted [~~per~~] **for each** recreational vehicle park space unless **the space is** designated as a multiple recreational vehicle park space.

6. [~~Accessory~~] **Authorized accessory** uses within recreational vehicle parks [~~that are permitted are as follows:~~] **limited to the following:**

[~~a. Recreational Vehicle Park Recreation Buildings and Recreational Vehicle Park Commercial Buildings. Commercial buildings shall be limited to the following uses:~~

~~(1) Grocery store;~~

~~(2) Laundry room;~~

~~(3) Other uses not listed in this chapter which, in the opinion of the planning commission, are in keeping with the purpose of the recreational vehicle park facilities.~~

~~b. Management offices, one (1) single family dwelling or one (1) mobilehome used for living quarters by the operators or manager of the park.~~]

(a) A grocery store and laundromat as commercial uses; and

(b) Management offices and one single-family residence or one manufactured home or mobile home to be used as living quarters for the owner, operator or manager of the recreational vehicle park.

7. Property development standards [~~are:~~] **must be consistent with the following:**

[~~a.~~] **(a)** Maximum building [~~height: Two (2)~~] **height is limited to two** stories [~~but no greater~~] **and not taller** than [~~twenty-six feet (26′).~~] **26 feet.**

[~~b.~~] **(b)** Minimum net area [~~per~~] **for each** recreational vehicle [~~space: One thousand (1,000)~~] **space must be 1,000** square feet.

[~~c.~~] Multiple recreational vehicle spaces [~~shall be~~] **are** allowed [~~to have~~] **to accommodate** a maximum of [~~three (3)~~] **3** vehicles or [~~three (3)~~] **3** recreational vehicles [~~with~~] **and must be** a net minimum area of [~~one thousand five hundred (1,500)~~] **1,500** square feet for the placement of each vehicle. Each vehicle space [~~will~~] **must** be counted [~~toward~~] **towards** the maximum number of spaces **allowed** per acre.

[~~d. Minimum~~] **The minimum** setback of any building or recreational vehicle park space from any public [~~street~~] right-of-way line or exterior boundary [~~line: twenty feet (20′).~~] **line is 20 feet.**

[~~e.~~] **(e)** Recreational vehicle park spaces may be clustered, but total density [~~shall not be greater than thirty (30) recreational vehicle park sites per acre for the entire project.~~] **must not exceed 30 spaces per acre for the recreational vehicle park.**

8. [~~Placement required for~~] **The placement of** recreation vehicles on individual recreational vehicle spaces [~~are:~~] **must be consistent with the following:**

[~~a.~~] **(a)** Minimum setback from an access street [~~shall be ten feet (10′).~~] **10 feet.**

[~~b.~~] **(b)** Minimum distance between recreational [~~vehicles, front,~~] **vehicles, including the front,** side or [~~rear, shall be [fifteen feet (15′).~~] **rear of each vehicle, must be 15 feet.**

[~~c.~~] **(c)** Minimum distance between **a** recreational vehicle and any building [~~shall be twenty feet (20').~~] **must be 20 feet.**

[~~d.~~] **(d)** Expandable sections of recreational vehicles [~~shall be~~] **are** considered a part of the recreational vehicle [~~proper.~~] **for the purpose of measuring distances under this section.**

9. [~~General~~] **The following general** requirements [~~for~~] **apply to all** recreational vehicle park [~~areas are:~~] **areas:**

[~~a. Soil and Groundcover Requirements for Vehicle Parking Space.~~] **(a)** Each recreational vehicle [~~space shall~~] **and multiple recreational vehicle space must** have a hard surfaced parking pad with a minimum dimension of [~~forty feet (40') by twelve feet (12'). A multiple recreational vehicle space shall have a hard surfaced parking pad of the same minimum dimensions forty feet (40') by twelve feet (12') for each space.~~] **40 feet by 12 feet.**

[~~b.~~] **(b)** Exposed ground surfaces in all other parts of a recreational vehicle park [~~shall~~] **must** be covered with stone screening or other approved organic material **,** or protected with a vegetative growth that is capable of preventing soil erosion and eliminating dust.

10. [~~Recreational Vehicle Park Site Development Standards. Singular~~] **The following standards apply to single** recreational vehicle park spaces [~~shall have the following standards:~~] **:**

[~~a. Grade not to exceed five percent (5%)~~] **Grade must not exceed 5 percent** per individual recreational vehicle park [~~site.~~] **space.**

[~~b. One (1)~~] **(b) One** water spigot for common use **is required** for every recreational vehicle space.

11. [~~Open Space Areas.~~] All recreational vehicle parks [~~shall~~] **must** have at least [~~one (1)~~] **1** recreation open space area accessible from all recreational vehicle [~~spaces: the~~] **spaces. The** cumulative size of [~~the~~] **a** recreation area [~~shall~~] **must** not be less than [~~ten percent (10%)~~] **10 percent** of the gross recreational vehicle park area.

12. [~~Requirements for~~] **The following requirements apply to all** recreational vehicle park roadway systems [~~are:~~] **:**

[~~a.~~] **(a)** Access to recreational vehicle parks must be designed to minimize congestion and traffic hazards on adjacent streets. All traffic ingress and egress from recreational vehicle parks [~~shall~~] **must** be through controlled entrance or exits.

[~~b.~~] **(b)** Driveways and roads from [~~the controlled entrance/exit points to the office/residence~~] **a controlled entrance or exit point to an office or residential** area of the site and all parking areas for [~~the office/residence~~] **office or residential** use must be asphalt paved in accordance with Carson City parking lot standards [~~unless~~] **except that if** the public roadway accessing the site is **paved with** dirt or gravel, [~~in which case these~~] **the** driveways may be hard surfaced. [~~The driveways or roads within the~~] **Driveways and roads within a** recreational vehicle park [~~shall have the following width: twenty-six feet (26') in width~~] **must have a width of 26 feet** if **the driveway or road is** a two-way [~~street: and twenty feet (20') in width~~] **and a width of 20 feet** if **the driveway or road is** a one-way street.

[~~c.~~] **(c)** All recreational vehicle park spaces [~~shall~~] **must** be served by safe and convenient roadways extending from the access points of the site to each vehicle space.

[~~(1) Alignment and Grade.~~] **(d)** All internal recreational vehicle park site access roadways [~~shall~~] **must** be properly adapted to the topography of the site.

[~~(2) Surfacing.~~] **(e)** All internal recreational vehicle park site access roadways and individual vehicle parking spaces must be hard surfaced [~~and well drained.~~] **and with good drainage.**

[~~(3) Turnarounds.~~] **(f)** Roadways in excess of [~~five hundred feet (500′) shall be~~] **500 feet are** prohibited and all cul-de-sac roadways [~~shall~~] **must** include a sufficient turnaround [~~area,~~] **with a** minimum [~~of ninety feet (90′) in diameter.~~] **diameter of 90 feet.**

[~~(4) Maneuvering Space.~~

~~(a)~~] **(g)** Each recreational vehicle park space [~~shall provide one (1) parking space and~~] **must have** sufficient maneuvering space [~~so that the~~] **to accommodate** parking, loading or maneuvering of vehicles incidental to parking [~~shall not necessitate~~] **without requiring** the use of any public street, sidewalk or right-of-way, or any private grounds not a part of the recreational vehicle park site.

[~~(b)~~] **(h)** All roads and road structures [~~shall~~] **must** be graded and surfaced and of sufficient design to support the weight of [~~twenty (20) ton vehicles.~~] **vehicles weighing 20 tons.**

[~~(c)~~] **(i)** Dead end [~~road shall~~] **roads must** have a **minimum** turnaround **diameter of 90 feet** at the closed end [~~of at least ninety foot (90′) diameter~~] **of the road as** measured at the outside of the traveled way.

SECTION 165:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.060 (Water system) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.060 – Water [~~system.~~] **and electrical systems. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

[~~Water system shall~~] **1. All water systems installed in a recreational vehicle park must** comply with the [~~latest~~] **most recent** Uniform Plumbing [~~Code,~~] **Code** as adopted **in part or in whole** by Carson City.

2. All electrical systems installed in a recreational vehicle park must comply with the most recent National Electrical Code as adopted in part or in whole by Carson City.

SECTION 166:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.070 (Sewage disposal) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.070 – Sewage disposal. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. An adequate and safe sewerage system must be provided in all recreational vehicle parks for conveying and disposing of all sewage. All systems must be designed, constructed and maintained in accordance with all applicable state and [~~city codes,~~] **CCMC** requirements and standards. Where a public sewerage is available, connection must be made thereto **,** subject to all necessary and appropriate Carson City fees.

2. One sanitary station must be provided for every [~~twenty-five (25)~~] **25** recreational vehicle park spaces or fractional part thereof not having individual sewer connections **.** [~~and shall conform to the following minimum standards.~~

~~a.~~] Each sanitary station must [~~contain~~] **:**

(a) Contain a trapped [~~four (4) inch~~] **4-inch** sewer riser pipe, connected to the recreational vehicle park sewerage system, surrounded at the inlet end by a concrete apron, that must have at a minimum a [~~six hundred (600)~~] **600** square foot drainage area, sloped to the drain, and [~~provided~~] **fitted** with a hinged cover and a water outlet, with the necessary appurtenances, connected to the recreational vehicle park water supply system to permit periodic washdown of the drain area. The water supply must have a backflow prevention device.

[~~b. Sanitary stations must be~~] **(b) Be** screened from view by fencing [~~and/or~~] **or** landscaping and [~~must~~] be located at [~~least fifty feet (50′)~~] **a minimum of 50 feet** away from any recreational vehicle park space.

3. [~~Approval of the sewage disposal system from the development services and environmental health departments, and if~~] **All sewage disposal systems for a recreational vehicle park must:**

(a) Be approved by the applicable City departments. A system that is over [~~five thousand (5,000) gallons, approval~~] **5,000 gallons must also be approved** by the Nevada [~~Department~~] **Division** of Environmental Protection [~~must be a condition of final approval.~~] **of the State Department of Conservation and Natural Resources.**

[~~4. Compliance~~] **(b) Comply** with the [~~latest~~] **most recent** Uniform Plumbing Code, as adopted **in part or in whole** by Carson City.

SECTION 167:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.080 (Electrical system) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.080 [~~**— Electrical system.**~~] **Replaced in revision by CCMC 18.09.060.**

[~~**18.09.080 Electrical system.**~~

~~All electrical systems must comply with the National Electrical Code as adopted by Carson City.~~]

SECTION 168:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.090 (Accessory buildings and service facilities) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.090 – Accessory buildings and service facilities. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. A central accessory building containing the necessary toilet and other plumbing fixtures must be provided in recreational vehicle parks. Accessory buildings must be conveniently located within a radius of [~~five hundred feet (500')~~] **500 feet** to the recreational vehicle park spaces to be served and must conform to the following standards:

No. of Vehicle Spaces	Toilets: Men	Toilets: Women	Urinals: Men	Lavatories: Men	Lavatories: Women	Showers: Men	Showers: Women	Other Fixtures
1-10	1	1	1	1	1	1	1	1 service sink with a flushing rim
11-20	1	2	1	2	2	1	1	1 service sink with a flushing rim
21-30	2	3	1	3	3	1	1	1 service sink with a flushing rim
31-40	2	4	2	3	3	2	2	1 service sink with a flushing rim
41-50	3	5	2	4	4	2	2	1 service sink with a flushing rim
51-60	3	6	2	4	4	3	3	1 service sink with

								a flushing rim

2. For recreational vehicle parks [~~having~~] **that have** more than [~~sixty (60)~~] **60** recreational vehicle park spaces there must be [~~provided: One (1)~~] **provided 1** additional toilet and lavatory for each sex per additional [~~thirty (30)~~] **30** recreational vehicle [~~spaces; one (1)~~] **spaces, 1** additional shower for each sex per additional [~~forty (40)~~] **40** recreational vehicle [~~spaces;~~] **spaces** and [~~one (1)~~] **1** additional urinal for each additional [~~one hundred (100)~~] **100** recreational vehicle spaces. The number of toilets, lavatories and showers for handicapped men and women must be as follows:

Recreational Vehicle Spaces	Handicapped Facilities
01 to 50	1
51 or greater	1.25% of total

3. All plumbing fixtures for toilets, urinals and showers [~~shall be ultra low~~] **must be ultra-low** flow.

[~~2.~~] **4.** All uses and related facilities [~~shall be~~] **are** subject to approval by the [~~planning commission and shall~~] **Commission and must** be shown on the plot plan when **an** application for a permit is filed.

SECTION 169:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.100 (Refuse storage and insect control) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.100 – Refuse storage and insect control. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. The storage, collection and disposal of refuse in [~~the~~] **a** recreational vehicle park must be [~~so conducted as to create~~] **conducted in a manner such that** no health hazards or air [~~pollution.~~] **pollution is created.** The **storage, collection and disposal of refuse must satisfy the following** minimum standards [~~for the handling of refuse shall be as follows:~~] **:**

[~~a.~~] **(a)** All refuse must be stored in containers which are watertight and [~~rodent proof~~] **inaccessible by rodents,** and must be located not less than [~~fifty feet (50')~~] **50 feet** and not more than [~~one hundred fifty feet (150')~~] **150 feet** from any recreational vehicle park space. Containers must be provided in sufficient number and capacity to properly store all refuse.

[~~b.~~] **(b)** Refuse collection areas must be screened from view by fencing [~~and/or~~] **or** landscaping.

[~~c.~~] **(c)** All refuse containing garbage must be collected at least twice weekly or **more frequently** as necessary and transported in covered containers to a disposal site [~~approved by local law.~~] **in accordance with applicable laws and regulations.**

2. Grounds, buildings and structures must be [~~maintained~~] **kept** free of insect and rodent harborage and infestation. Extermination methods and other measures to control [~~insects/rodents shall~~] **insect and rodent harborage and infestation must** conform to requirements [~~of existing laws.~~] **in accordance with applicable laws and regulations.**

3. [~~Every~~] **A** person who is the owner of any animal must keep the [~~same~~] **animal** within the recreational vehicle space area or [~~shall keep the same~~] under his or her control [~~when not~~] **at all times when not** within the recreational vehicle space but [~~still within the confines of the~~] **within the** recreational vehicle park. [~~No person shall keep any such~~] **A person may not keep any** animal **in a recreation vehicle park** unless [~~its living~~] **the** area **for the animal** is kept clean and free from offensive odors, animal [~~wastes and rodents, flies, or~~] **waste, rodents, insects and** any other offensive or [~~unwholesome~~] **unsanitary** condition.

SECTION 170:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.110 (Refuse storage and insect control) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.110 – Fuel supply and storage. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. [~~Liquefied~~] **A liquefied** petroleum gas [~~containers~~] **container that is** installed on a recreational vehicle space [~~shall~~] **must** be securely, but not permanently, fastened to prevent overturning. [~~Such containers~~] **Any such container** must not [~~contain~~] **have** a gross capacity of more than [~~sixty (60) U.S.~~] **60** gallons and must be located in **an** approved storage area.

2. [~~All~~] **A** fuel oil storage [~~tanks or cylinders~~] **tank or cylinder that is** installed on a recreational vehicle space must be securely fastened in place **.** [~~and~~] **Any such tank or cylinder must not have a gross capacity of more than 60 gallons and** must be located in **an** approved storage [~~areas. A gross capacity in excess of sixty (60) U.S. gallons is prohibited.~~] **area.**

SECTION 171:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.120 (Fire protection standards) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.120 – Fire protection standards. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. All recreational vehicle parks [~~shall be~~] **are** subject to the rules and regulations of the Carson City fire department.

2. [~~Fire Protection. In every recreational vehicle park there shall~~] **There must** be installed and maintained **in every recreational vehicle park** fire [~~hydrants,~~] **hydrants** and fire extinguishers of the number and [~~size,~~] **size** and in such locations as may be required by the [~~fire department.~~] **Fire Department.**

[~~a. Where~~] **3. If an adequate** public water supply is available **,** fire hydrants [~~will~~] **must** be placed at a maximum **distance** of [~~three hundred feet (300') spacing and/or as~~] **not more than 300 feet between hydrants or as otherwise** determined by the [~~fire department.~~

~~b. When a satisfactory~~] **Fire Department. If an adequate** public water supply is not available, **distance and spacing** requirements [~~will~~] **for the location of fire hydrants must** be based upon information contained in [~~NFPA 1231 (suburban and rural fire fighting).~~] **the most recent Standard on Water Supplies for Suburban and Rural Fire Fighting, NFPA 1231, published by the National Fire Protection Association.**

[~~3. Recreational~~] **4. All recreational** vehicle parks must be kept free of weeds, litter, rubbish and other flammable materials.

SECTION 172:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.130 (General regulations) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.130 – General regulations. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)

1. [~~Every~~] **The** owner or operator of a recreational vehicle park must maintain a register containing a record of all vehicles and occupants. [~~Such register shall~~] **The register must** be made available to [~~authorized persons inspecting the campground. Such~~] **any person authorized to inspect the recreational vehicle park. The** register must contain:

[~~a.~~] **(a)** The names and addresses of the vehicle occupants;

[~~b.~~] **(b)** The make, model and license number of [~~any vehicles;~~] **every vehicle; and**

[~~c.~~] **(c)** The arrival and departure [~~date of the vehicles.~~] **dates for every vehicle.**

2. It is unlawful for any person to operate, maintain or permit the operation or maintenance of any recreational vehicle park unless there is a caretaker, owner or manager in the park to enforce the provisions of this chapter.

3. No recreational vehicle park [~~shall~~] **may** be occupied unless a final inspection and written approval is obtained [~~by the environmental health department~~] **from the Environmental Health Division of the Carson City Department of Health and Human Services** and a certificate of use occupancy has been obtained from [~~Carson City building department and applicable state departments.~~] **the Building Division of the Department.**

SECTION 173:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.140 (Zoning requirements) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.140 [~~**– Zoning requirements.**~~]

[~~**18.09.140 Zoning requirements.**~~

~~The user herein described is subject to any and all restrictions imposed by the zoning codes.~~]

SECTION 174:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.150 (Violations) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.150 – [~~**Violations.**~~] **Violations; penalties. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020 and 278.250)**

[~~Any person who violates or fails to comply with the provisions of this chapter, the owner of any structure or land or part thereof, and any contractor, builder or agent employed in connection therewith, who has assisted knowingly in the commission of any such violation, shall be guilty of a separate offense and upon conviction thereof shall be liable to the penalties provided in this code.~~]

It is unlawful for any person or his or her agent, representative or employee, to violate or fail to comply with the provisions of this chapter, including, without limitation, performing any building, plumbing or electrical work or any other conversion, erection, alteration, addition, moving or construction within a recreational vehicle park without a proper permit. Each violation and each day of every violation constitutes a separate offense and is punishable in accordance with CCMC 18.02.009.

SECTION 175:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.160 (Enforcement) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.160 [~~**— Enforcement.**~~] **Replaced in revision by CCMC 18.09.150.**

[~~**18.09.160 Enforcement.**~~

~~It is unlawful for any person to do any conversion, erection, alteration, addition, moving or construction within a recreational vehicle park unless a permit has been applied for and obtained from Carson City for all building, plumbing and electrical work in compliance with this or any other applicable chapter. Any person, firm or corporation, whether as principal agent, employee or otherwise, violating any provision of this title or violating or failing to comply with any order or regulation made under this title, is guilty of a misdemeanor. Such person, firm or corporation is guilty of a separate offense for each and every day during which such violation of this title or failure to comply with any order or regulation is committed, confined or otherwise maintained.~~]

SECTION 176:

That Title 18 (ZONING), Chapter 18.09 (RECREATIONAL VEHICLE PARKS), Section 18.09.170 (Severability) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.09.170 [~~**— Severability.**~~] **Repealed.**

[~~**18.09.170 Severability.**~~

~~If any section, clause or provision of this chapter be declared by the courts to be invalid, such invalidity must not affect other provisions of this chapter as a whole or any part thereof other than the part so declared invalid, and to this extent the provisions of this chapter are declared to be severable.~~]

SECTION 177:

That Title 18 (ZONING), Chapter 18.10 (GROUP CARE FACILITIES) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

Chapter 18.10 [~~- GROUP CARE FACILITIES~~] Repealed.

[~~**8.10.005 - Title.**~~

~~This chapter shall be known as the Group Care Facilities Ordinance.~~

~~**18.10.010 - Purpose/applicability.**~~

~~The purpose of this chapter is to promote the health, safety and welfare of the residents of Carson City by providing minimum development standards which shall allow group care facilities in single-family residential districts and the continued development of group care facilities with careful awareness of their compatibility with surrounding areas and residents, as well as providing needed noninstitutionalized, elderly care facilities.~~

~~Process-oriented standards are contained in this section. Design-oriented standards are contained in the development standards which is parallel in authority to this section.~~

~~**18.10.015 - Special use permit.**~~

~~Where approval of a special use permit is required. the applicant shall adhere to special use permit procedures pursuant to Title 18 (Special Use Permits).~~

~~**18.10.020 - Proximity.**~~

~~Group care facilities shall not be within a radius of one thousand three hundred twenty feet (1,320′) of other group care facilities. Group care facilities may be closer than the one thousand three hundred twenty foot (1,320′) limit if they are separated by an arterial street.~~]

SECTION 178:

That Title 18 (ZONING), Chapter 18.11 (CHILD CARE FACILITIES) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

Chapter 18.11 [~~- CHILD CARE FACILITIES~~] Repealed.

[~~**18.11.005 - Title.**~~

~~This chapter shall be known as the child care facilities ordinance.~~

~~**18.11.010 - Purpose/applicability.**~~

~~The purpose of this chapter is to promote the health, safety and welfare of the residents of Carson City by providing maximum development standards of child care facilities with careful awareness of their compatibility with surrounding areas and residents, as well as providing needed noninstitutionalized, child care facilities. Process-oriented standards are contained in this section. Design-oriented standards are contained in the development standards which are parallel in authority to this section.~~

~~**18.11.015 - Special use permit.**~~

~~Where approval of a special use permit is required, the applicant shall adhere to the procedures pursuant to Title 18 (Special Use Permits).~~]

SECTION 179:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.005 (Short title) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.005 – Short title. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

This chapter [~~shall be known and~~] **may be** cited as the Carson City [~~1988~~] Growth Management Ordinance.

SECTION 180:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.010 (Application of chapter) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.010 – [~~**Application of chapter.**~~] **Applicability. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)**

This chapter [~~shall apply~~] **applies** to all residential real property that is required to [~~be served by city water and/or~~] **have City water or** sewer service **.** [~~within the consolidated municipality of Carson City.~~] No provision of this chapter shall **be construed to** require the [city] **City** to extend sewer or water service to a parcel of land.

[~~Process-oriented standards are contained in this section. Design-oriented standards are contained in the development standards which is parallel in authority to this section.~~]

SECTION 181:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.015 (Purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

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

1. The [~~board~~] **Board of Supervisors hereby** finds and declares:

[~~a.~~] **(a)** A measure of sustained, balanced growth in Carson City is both desirable and necessary for the continued viability of the community; [~~and~~]

[~~b.~~] **(b)** The health, safety and general welfare of the [~~city's~~] citizens **of the City** dictate the continued availability of essential public facilities and services and adequacy of community resources; [~~and~~]

[~~c.~~] **(c)** The ability to provide **any** essential resource or service at the quality and quantity desired by the community is an integral part of the [~~city's~~] quality of [~~life; and~~] **life in the City;**

[~~d.~~] **(d)** Growth experienced in the [~~past,~~] **past** and pressures for continued growth indicate that Carson City may reach capacity in the delivery of one or more [~~of~~] essential resources or services; [~~and~~]

[~~e.~~] **(e)** If capacity to provide an essential service or resource is reached, the [~~board~~] **Board of Supervisors** may cause **the** total cessation of residential growth for an interim period of time; and

[~~f.~~] **(f)** When the [~~city~~] **City** sets the quantity of building permits available for a specific year, the [~~board declares~~] **Board of Supervisors is making the determination** that there are certain limits to the capacity or capability of the [~~city~~] **City** to deliver water or sewer services.

2. The [~~board~~] **Board of Supervisors further finds and** declares that the following essential resources [~~shall~~] **must** be considered for the managed growth of Carson City:

[~~a. City water:~~] **(a) City water and its** quantity, quality, supply, [~~capacity, infrastructure;~~] **capacity and infrastructure;**

[~~b. City sewer:~~] **(b) City sewer** treatment and disposal [~~capacity;~~] **capacity and the ability of the** system or infrastructure [~~ability~~] to transport sewage from a residential dwelling unit [~~of~~] **to** the treatment system;

[~~c.~~] **(c)** Sheriff protection services;

[~~d.~~] **(d)** Fire protection services;

[~~e.~~] **(e)** Traffic and circulation;

[~~f.~~] **(f)** Drainage and flooding;

[~~g.~~] **(g)** School enrollment and capacity;

[~~h.~~] **(h)** Parks and recreation; and

[i.] **(i)** Other resources or services as determined by the [~~board.~~] **Board of Supervisors.**

3. [~~Upon declaration of these findings, the board of the consolidated municipality of Carson City has determined~~] **Based on these declarations, the Board of Supervisors hereby determines** that a workable and reasonably equitable system for the management of population growth [~~shall~~] **must** be a part of the land development [~~process. The~~] **process in Carson City and that the** provisions **set forth** in this chapter **are intended to** achieve this purpose.

SECTION 182:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.020 (Effect on previously issued allotments) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.020 [~~**– Effect on previously issued allotments.**~~] **Repealed.**

[~~**18.12.020 Effect upon previously issued allotments.**~~

~~1. In the event that a holder of an allotment issued under the provisions of Chapter 15 does not desire to convert the valid allotment to an entitlement certificate, the following provisions shall be applicable:~~

~~a. Administration of this subsection shall be in the manner as has been established under the provisions of Chapter 15 of the code prior to the effective date of this chapter.~~

~~b. For the sole purpose of administering growth management procedures for allotments that are not converted to new entitlement certificates, the text and content of Chapter 15 of the code as amended shall be adopted by this reference concurrently with the enactment of this chapter.~~

~~2. Forfeiture of allotments under provisions of Chapter 15 shall not prevent any property owner from applying for any building permits/entitlement certificates pursuant to this chapter.~~]

SECTION 183:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.025 (Growth Management Commission) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.025 – Growth Management [~~**Commission.**~~] **Commission; creation. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)**

1. There is [~~established in Carson City a growth management commission which shall consist of the planning commission.~~] **hereby created a Growth Management Commission consisting of the members of the Planning Commission appointed pursuant to CCMC 18.02.010.**

[~~1. The growth management commission~~] **2. The Growth Management Commission** shall meet at least once each year. [~~Other~~] **Additional** meetings may be held as needed. Meetings may be continued as necessary to accomplish the [~~growth management commission's business.~~] **business of the Growth Management Commission.**

[~~2.~~] **3.** A majority of the members of [~~the growth management commission~~] shall constitute a quorum, and each member shall have 1 vote on any matter [~~considered.~~] **considered during a meeting.** The [~~chairman~~] **Chair** of the [~~planning commission~~] **Planning Commission** shall also [~~chair~~] **preside as Chair of** the [~~growth management commission.~~] **Growth Management Commission.** A majority vote of the [~~commissioners~~] **members** present [~~shall be~~] **is** required to [~~approve a motion or resolution, other than a direction to the staff.~~] **take any action.**

[~~3. At any meeting the growth management commission may, by motion. establish rules, procedures, time limitations, or other restrictions which appear best suited to accomplish its purpose of gathering and evaluating information and determining issues made pertinent by the provisions of this chapter.~~]

SECTION 184:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.030 (Duties) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.030 – [~~Duties.~~] Duties of Growth Management Commission. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

[~~In addition to the duties established by the growth management commission in its policies and procedures, the following duties are set forth for the growth management commission:~~

~~1. At least 15 days prior to the annual growth management meeting, the director shall receive information from any affected city department and may obtain information from any interested agency or party in order to prepare its report to the growth management commission.~~

~~2. The growth management commission shall receive~~]

1. The Growth Management Commission:

(a) Shall receive, review and consider information of adequate depth and scope [~~providing it~~] **to provide the members** with specific data to [~~use~~] **rely upon** in making a recommendation to the [~~board.~~] **Board of Supervisors.**

[~~3. The growth management commission shall compile~~] **(b) Compile** and consider such information so that it [~~is able to~~] **may** submit a written report **or proposed resolution** to the [~~board at least 2 weeks prior to~~] **Board of Supervisors not later than two weeks before** the last regular meeting of the [~~board~~] **Board of Supervisors** in July **of each year** detailing [~~its~~] **the** recommendations [~~concerning~~] **of the Growth Management Commission for** the number of

residential building permits to be fixed for [~~the second year following, and the number to be estimated for the third and fourth years following.~~] **periods prescribed by CCMC 18.2.035.**

(c) May adopt policies and procedures to carry out its duties.

2. To facilitate the duties of the Growth Management Commission, the Director shall obtain from all necessary City departments and any interested party relevant information that is required for the Director to prepare his or her report for presentation to the Growth Management Commission at its annual meeting.

SECTION 185:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.035 (Establishing residential building permits) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.035 – Establishing residential building permits. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. A fixed number of residential building permits [~~shall~~] **must** be established on a [~~2 year~~] **two-year** rolling calendar basis to [~~aid the~~] **inform the** community [~~in knowing~~] **of** the projected growth of residential dwelling units.

[~~1.~~] **2.** Not later than the last [~~board~~] meeting **of the Board of Supervisors** in [~~July, the growth management commission~~] **July of each year, the Growth Management Commission** shall recommend and the [~~board shall~~] **Board of Supervisors will** fix by resolution [~~the~~] **:**

(a) The number of residential building permits to be made available to eligible property owners for the second calendar year following the calendar year in which the resolution is adopted. [~~In the same resolution, the growth management commission shall recommend, and the board shall estimate the~~]

(b) The estimated number of residential building permits that may be made available in the third and fourth calendar years [~~following.~~] **following the calendar year in which the resolution is adopted.**

SECTION 186:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.040 (Building permit categories) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.040 – Building permit categories. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

Building permits in fixed numbers [~~shall~~] **must** be established in such categories and subcategories as the [~~board or growth management commission deems necessary. Such~~] **Growth Management Commission or the Board of Supervisors deem necessary. At a minimum, the** categories [~~shall~~] **must** include:

1. A maximum limit for real property owners within a calendar year. This category [~~shall~~] **must** be [~~called~~] **cited as** the "general property owner" category.

2. A maximum limit for development projects that are included on the project list. This category [~~shall~~] **must** be [~~called~~] **cited** the "development project" category.

SECTION 187:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.045 (Project list qualifications, procedures, additions, removals) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.045 – Project list [~~**qualifications, procedures, additions, removals.**~~] **qualifications; procedures; additions; removals. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)**

1. Any development project for which [~~1~~] **one** of the following [~~city~~] **City** approvals has been granted [~~shall qualify~~] **qualifies** for inclusion on the project list:

[~~a.~~] **(a)** A series of approved and recorded parcel maps representing 31 or more dwelling units; [~~or~~

~~b.~~] **(b)** An approved final map representing 31 or more dwelling units; [~~or~~

~~c.~~] **(c)** An approved final planned unit development [~~approval~~] representing 31 or more dwelling units; [~~or~~

~~d.~~] **(d)** An approved special use permit for a residential project representing 31 or more dwelling units; [~~or~~

~~e.~~] **(e)** An approved [~~mobilehome~~] **manufactured housing or mobile home** park representing 31 or more dwelling units; or

[~~f.~~] **(f)** An approved apartment project containing 31 or more units.

2. Approval of a project [~~shall be either an approval of~~] **by** a special use permit as required by this title or by the [~~director after completing~~] **Director after completion of** the major project review [~~process.~~] **process set forth in chapter 18.02 of CCMC.**

[~~2.~~] **3.** Approvals for development projects shall be considered the same [~~project,~~] **project** even if **the** approvals [~~by the city~~] were **issued** at different chronological [~~times,~~] **times** and even if the separate phases of the project have different names, numbers or other means of identification.

[~~3.~~] **4.** A development project [~~meeting these~~] **that satisfies the** requirements [~~shall~~] **set forth in the section will** be placed on the project list upon receipt of a written petition from the project developer or property owner submitted to the [~~director.~~] **Director.** The petition [~~shall~~] **must** be on [~~the~~] **a** form [~~provided~~] **prescribed** by the [~~director. When~~] **Director. If** approved, the petition [~~shall~~] **must** be dated and signed by the [~~director.~~] **Director.**

[~~4.~~] **5.** To remain on the project list, [~~the~~] **a** property owner [~~shall~~] **must** reserve **any** building permit [~~application(s) pursuant to subsection 2 of Title 18 (Obtaining a Building Permit)~~] **application in accordance with CCMC 18.12.055 in** each year equal to at least 10 percent of the maximum number permitted to be purchased for development projects, or 1 permit, whichever is greater. This number [~~shall be called~~] **must be cited as** the "minimum annual requirement."

[~~a.~~] **6.** Failure to reserve the minimum annual requirement of building permits in the current calendar year shall result in automatic removal from the project list.

[~~b.~~] **7.** If a development project is removed from the project list, the development project shall not be eligible for reinstatement to the list until **the number of** building [~~permits/entitlement~~] **permits or entitlement** certificates equal to the annual minimum requirement have been reserved in a calendar [~~year. The~~] **year, at which time the** development project [~~shall~~] **may** then be reinstated in the following calendar year. The **owner of the** development project [~~shall be required to~~] **must** submit a new petition [~~prior to~~] **before** reinstatement pursuant to this section.

SECTION 188:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.050 (Applicability of this chapter to property in the highway 395 right-of-way) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.050 – [~~**Applicability of this chapter to property in the highway 395 right-of-way.**~~] **Repealed.**

[~~The Nevada Department of Transportation (NDOT) shall be permitted to transfer entitlement certificates to property owners displaced by the acquisition of private property in the city approved route for the Highway 395 bypass. In order to execute the transfer, NDOT shall present an affidavit stating that it has acquired real property resulting in the displacement of a property owner. The affidavit shall state that the displaced property owner has acquired real property in the consolidated municipality of Carson City, and desires to construct a new residence. The affidavit shall be accompanied by the full amount of utility connection fee(s) and the growth management fee. Upon receipt of the affidavit and required fee(s), the director shall issue an entitlement certificate in the name of the displaced property owner and for the specific parcel. The entitlement certificates issued under the provisions of this section shall be exempt from the limits on building permits established in this chapter. This exemption shall apply to a maximum of 20 building permits/entitlement certificates.~~]

SECTION 189:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.055 (Obtaining a building permit) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.055 – Obtaining a building permit. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. To construct a residential building [~~subject to the provisions of~~] **in accordance with** this chapter, the following [~~time frames shall~~] **timeframes** apply:

[~~a.~~] **(a)** Beginning on the first [~~city~~] **City** working day in January and concluding on the last [~~city~~] **City** working day in March, the [~~director~~] **Director** shall make available the maximum number of residential building permits for development projects and private property owners in the [~~city.~~] **City.** This calendar [~~time frame shall be called~~] **timeframe must be cited as** "Period 1." **In addition:**

(1) For development projects, each project [~~shall be~~] **is** entitled to apply for the maximum number of building permits allocated to the development project category at any time during this period.

(2) For general property owners, any property owner may apply for the maximum number of building permits allocated to the general property owner category on a first-come first-served basis until the supply of building permits is exhausted.

[~~b.~~] **(b)** Beginning on the first [~~city~~] **City** working day in April and concluding on the last [~~city~~] **City** working day in June, any building permits remaining from Period 1 to be issued by the [~~city shall~~] **City must** be combined into a single category for development projects and general property owners. Any development project [~~shall be entitled, on a first come first served basis,~~] **is entitled on a first-come-first-served basis** to purchase an additional number of building permits not exceeding 50 percent above the original maximum number allocated to the specific category and any general category property owner [~~shall be~~] **is** entitled, on a first-come, first-served basis, to purchase an additional number of building permits not exceeding 100 percent above the original maximum number allocated to the general category property owner in Period 1, whether or not the property owner or development project purchased the maximum number of permits allowed in Period 1. This calendar time frame [~~shall be called~~] **must be cited as** "Period 2."

[~~c.~~] **(c)** Beginning on the first [~~city~~] **City** working day in July and concluding on the last [~~city~~] **City** working day in December, any remaining building permits from Periods 1 or 2 [~~shall~~] **must** be available on a [~~first come first served~~] **first-come-first-served** basis whether or not a development project or general property owner has acquired the maximum number of building [~~permits/entitlement~~] **permits or entitlement** certificates permitted in Periods 1 [~~and/or~~] **or** 2. This calendar time frame [~~shall be called~~] **must be cited as** "Period 3."

2. Requirements for reserving a building permit [~~application:~~] **are as follows:**

[~~a.~~] **(a)** A complete set of building plans as required by the building [~~official, shall~~] **official must** be submitted along with the required building permit application forms, proof of property ownership if ownership is different than that shown on the [~~assessor's~~] **Assessor's** rolls, and any additional materials normally required for application for a building permit.

[~~b.~~] **(b)** At the time that an application for a building permit is submitted, the applicant [~~shall~~] **must** pay the following fees:

(1) The applicable plan review [~~fee(s)~~] **fee** as adopted by [~~the Building Code currently adopted by Carson City; and~~] **this title and as set forth in any other applicable provision of CCMC or City policy or regulation; and**

(2) A growth management entitlement fee and the utility connection [~~fee(s)~~] **, which** may be paid at the building plan submittal date which will reserve a growth management entitlement for the parcel of land for which the building permit is being secured.

[~~c.~~] **(c)** When the building plans have been approved, the applicant must pay the building permit [~~fee(s),~~] **fee,** a growth management entitlement fee and the utility connection [~~fee(s)~~] **fee** if not paid at time of submittal of building plans, and any additional applicable development [~~fee(s),~~] **fees,** including the tap and meter fees.

[~~d.~~] **(d)** The payment of the growth management entitlement fee and utility connection [~~fee(s)~~] **fee** when the building plans are approved will secure a growth management entitlement on the date the above fees are paid to [~~Carson City; should~~] **the City if** any entitlements remain for that calendar year.

3. Upon application for a building permit, the [~~department~~] **Department** shall issue an entitlement certificate for the specific development project or parcel for which the building permit is sought. **In addition:**

[~~a.~~] **(a)** For development projects, the [~~entitlements~~] **entitlement** certificate may be transferred to any parcel **in** the development project upon written request and approval by the [~~director.~~] **Director.**

[~~b.~~] **(b)** A development project may sell lots to a general property owner with the permit entitlements to be deducted against the maximum number of permits allowed to that general property owner.

[~~c.~~] **(c)** For general property owners, the entitlement certificate shall be assigned to the specific assessor parcel.

[~~d.~~] **(d)** An entitlement certificate shall run with the land. **In addition:**

(1) In the event that a property owner does not construct the dwelling for which a building permit was sought, the entitlement certificate [~~shall remain~~] **remains** valid even if the building permit expires. Once the building permit application or building permit expires, a future application for a building permit [~~shall~~] **does** not require a new entitlement certificate. Future building plans [~~shall~~] **must** comply with the [~~building code~~] **provisions of title 15 of CCMC** in effect at the time of the future submittal.

(2) An entitlement certificate [~~shall~~] **may** not be transferred except as provided in this chapter.

4. Except as provided in this chapter, [~~there shall be no transfer of entitlement certificates.~~] **an entitlement certificate may not be transferred.** If the entitlement certificate holder does not start construction and withdraws the building permit application or the application expires, the growth management fee and utility connection [~~fee(s)~~] **fee** may be refunded upon written request to the [~~building division, resulting~~] **Building Division of the Department which shall result** in the applicable entitlement returning to the pool of available entitlements for the year in which it was issued. Refunds of building permit application or building permit [~~fee(s) shall~~] **must** be based on the provisions of [~~the Building Code currently adopted by Carson City.~~] **title 15 of CCMC.**

5. An entitlement certificate must be canceled by the Director and shall be void if a check for any required fee is returned for insufficient funds.

SECTION 190:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.060 (Effect of purchase of an entitlement certificate) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.060 – Effect of purchase of an entitlement certificate. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. Purchase of an entitlement certificate requires the future issuance of a building [~~permit,~~] **permit if** all required plans are approved and all required [~~fee(s) is (are)~~] **fees are** paid, even if a moratorium is in effect at the time application is made for a building permit, if the moratorium is based solely on the unavailability of [~~city~~] **City** sewer or [~~city~~] water service.

2. In the event that [~~the~~] **a** moratorium is declared as the result of a local, regional, state or national emergency that concerns the capacity of an essential resource in effect at the time the entitlement certificate was issued, the property owner who holds an entitlement certificate, at the option of the [~~board,~~] **Board of Supervisors,** may be declared to be subject to the provisions of the moratorium.

3. An entitlement certificate does not vest property rights related to the density of a parcel of land at a quantity greater than the density permitted by the master plan or zoning [~~code~~] **provisions of this title** in effect at the time application is submitted for a building [~~permit:~~] **permit. In addition:**

[~~a.~~] **(a)** The number of multiple entitlement certificates for a single parcel of land that a property owner may purchase [~~shall~~] **must** be based on maximum density permitted by the master plan and zoning [~~code~~] **provisions of this title** in effect at the time an entitlement certificate is purchased.

[~~b.~~] **(b)** Use of an entitlement certificate to apply for future building permits [~~shall~~] **must** be based on the zoning [~~regulations~~] **provisions of this title** in effect at the time the building [~~clans~~] **plans** are submitted.

SECTION 191:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.065 (Administration) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.065 – [~~Administration.~~] Log to be maintained. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

A log [~~shall~~] **must** be maintained by the [~~building department recording~~] **Building Division of the Department to record** the number of building permits issued, the corresponding [~~assessor's~~] **Assessor's** parcel [~~number and address, the date~~] **numbers and addresses,** the **dates the** building permits were [~~issued,~~] **issued** and the applicable file numbers of the building [~~permit~~] **permits** at the time [~~one is issued.~~] **of issuance.** The log may also contain any other information deemed relevant by the [~~director~~] **Director** for the keeping of records.

SECTION 192:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.070 (Commercial and industrial permits) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.070 – Commercial and industrial permits. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. In its annual resolution, the [~~board~~] **Board of Supervisors** shall determine a maximum average daily water usage for commercial and industrial building permits [~~which shall~~] **to** establish a threshold for commission review. A project which equals or exceeds the maximum average daily water usage threshold established by the [~~board~~] **Board of Supervisors** for water [~~shall~~] **must** result in a consideration of the project before the [~~commission~~] **Growth Management Commission** prior to **the** issuance of a building permit. The [~~commission~~] **Growth Management Commission** may approve the building permit, approve the permit with [~~conditions,~~] **conditions** or deny the permit on the basis of the effect of the project on the [~~city's~~] **City's** essential resources. The [~~commission shall~~] **Growth Management Commission must** base its decision on the quantity of water consumed by the use for which the building is constructed compared to [~~the~~] **:**

(a) The availability of water; [~~the~~]

(b) The ability of the [~~city~~] **City** to deliver water service to the [~~structure;~~] **structure** and other effects of water usage; [~~and/or the~~]

(c) The ability of the [~~city's~~] **City** sewage disposal system to handle the quantity of wastewater generated, including the composition of the wastewater; [~~the~~] **and**

(d) The ability of the [~~city's~~] **City** sewer system to carry the wastewater for [~~treatment;~~] **treatment** and other effects of wastewater disposal.

2. This section [~~also~~] applies to any phased developments, additions or expansions which would result in exceeding the maximum average daily water usage threshold per single parcel of land per year established by [~~board resolution.~~] **the Board of Supervisors.**

SECTION 193:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.075 (Exceptions) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.075 – [~~**Exceptions.**~~] **Exemption from chapter. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)**

[~~1.~~] Any person who has first demonstrated to the [~~board's~~] satisfaction **of the Board of Supervisors** that a proposed project [~~shall~~] **will** have no effect on any essential resource or service designated by the [~~board~~] **Board of Supervisors** may apply for permits without complying with the [~~terms~~] **requirements** of this chapter. To obtain an exemption from **the requirements of** this chapter, a property owner [~~shall apply to the growth management commission and board and receive the findings of the growth management commission and board by resolution approved by a majority vote.~~

~~2. Any exemptions to the previous growth management ordinance (former Chapter 15 of this code) granted by resolution of the board remain in effect under the terms of the resolution of the board.~~] **must make the request for exemption to the Growth Management Commission. If the Growth Management Commission recommends to the Board of Supervisors approval of the request and the Board of Supervisors accepts the recommendation, approval of the request must be made by resolution of the Board of Supervisors.**

SECTION 194:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.080 (Effect of building permits resolution) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.080 [~~**– Effect of building permits resolution.**~~] **Repealed.**

[~~**18.12.080 Effect of building permits resolution.**~~

~~Any building permit resolution adopted by the board shall have full force and effect of law and shall be incorporated in full in this chapter by reference in the resolution.~~]

SECTION 195:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.085 (Unsold building permits/entitlements) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.085 – [~~Unsold building permits/entitlements.~~] Repealed.

[~~Any building permits/entitlement certificates authorized pursuant to this chapter remaining since the end of 1988 and at the end of a calendar year shall be voided and returned to the utility manager unless a year end balance is added to the total number of the following year's allocation of building permits by resolution recommended by the growth management commission and approved by the board.~~]

SECTION 196:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.090 (Transfer of entitlement certificates) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.090 – Transfer of entitlement certificates. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. Entitlement certificates run with the land and may be transferred from [~~1~~] **one** property owner to another on the specific parcel without any review, hearing or approval of the [~~city.~~] **City.**

2. [~~Under specific hardships in subsection 7 of this section, an entitlement may be transferred from the parcel to which it is allocated to another parcel of land pursuant to the provisions of this section.~~

~~3. In order to~~] **To** transfer an entitlement, [~~the~~] **a** property owner [~~shall~~] **must submit a** petition **to** the [~~director~~] **Director.** [~~by submitting a letter to the administering department containing such information deemed necessary by the director.~~] The petition [~~shall~~] **must be made on a form prescribed by the Department and** be accompanied by [~~an applicable service charge~~] **a fee** of $100.00 [~~to cover the costs~~] **for the cost** of review and investigation.

[~~4. The letter at a minimum shall contain the property owner's~~] **The petition must include, at a minimum, the following information:**

(a) The name, mailing [~~address,~~] **address** and daytime [~~phone number, the~~] **telephone number of the property owner;**

(b) The address **and Assessor's parcel number** of the subject [~~property, the assessor parcel number, and the~~] **; and**

(c) The circumstances under which the transfer is being sought. [~~In addition, the~~]

4. In addition to the information required by subsection 3, a property owner [~~shall~~] **who seeks a transfer must** submit **with the petition written** proof that an entitlement certificate has been issued for the subject property.

5. The [~~director~~] **Director** shall consider [~~the~~] **a** petition **that is submitted pursuant to this section** and [~~shall either~~] approve, approve subject to [~~conditions.~~] **conditions** or deny the petition. The [~~director shall~~] **Director must** base his decision on the criteria **set forth** in subsection 7 **.** [~~of this section.~~]

6. [~~If a written appeal of the director's decision is filed within 15 calendar days of the date of the director's decision, the matter shall be referred to the board for review within 30 calendar days of the date the appeal is filed. The board shall~~] **A decision of the Director may be appealed to the Department in writing not later than 15 days after the date on which the decision is issued. An appeal that is timely submitted must be referred to the Board of Supervisors for a hearing not later than 30 days after the date on which the appeal is submitted. The Board of Supervisors will** consider the petition and [~~shall either uphold the director's action, modify the director's action, or overturn the director's action. The board shall~~] **grant the petition by overturning the decision of the Director, deny the petition or modify the decision of the Director. In making a determination on an appeal, the Board of Supervisors will** base its decision on the criteria **set forth** in subsection 7 **.** [~~of this section.~~]

7. No transfer of an entitlement certificate [~~shall~~] **may** be approved or conditionally approved unless it meets one [~~(1)~~] of the following criteria:

[~~a.~~] **(a)** The parcel of land to which the entitlement certificate is assigned is found to be unbuildable based on physical characteristics of the land, slope, seismic characteristics, potential for flooding, natural [~~resources,~~] **resources** or other physical aspects of development applicable to the specific parcel which were not known at the time the entitlement was issued; [~~or~~]

[~~b.~~] **(b)** An action of the [~~city~~] **City** has resulted in a reduction of density applicable to the subject property and the entitlement [~~certificates were~~] **certificate was** purchased [~~prior to~~] **before** the public announcement of a pending change in density; or

[~~c.~~] **(c)** The property owner had complied in good faith with the procedures and policies of the [~~city, and~~] **City and** due to personal circumstances beyond the control of the property owner, is unable to proceed with construction of the approved dwelling. This provision is intended to apply to circumstances [~~such as, and not limited to,~~] **including, without limitation, the** death of a family member, serious or debilitating illness, loss of [~~employment.~~] **employment** or **an** extraordinary change in personal financial circumstances which would preclude proceeding with construction. A relocation to accept new employment is generally not considered acceptable under the provisions of this [~~section, as the entitlement certificate can be transferred with the sale of the property.~~] **subsection.**

SECTION 197:

That Title 18 (ZONING), Chapter 18.12 (GROWTH MANAGEMENT), Section 18.12.095 (Prohibitions and penalties) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.12.095 – [~~Prohibitions and~~] Violations; penalties. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

1. It [~~shall be~~] **is** unlawful for any person to:

[~~a.~~] **(a)** Construct, cause **to construct** or initiate construction of any structure for which an entitlement certificate or building permit is required **,** or to connect or cause the connection of any structure, [~~mobilehome or vehicle~~] **manufactured home or mobile home** with the [~~Carson~~] City water or sewer system without a valid entitlement certificate [~~to do so;~~] **;**

[~~b.~~] **(b)** Obtain, issue or transfer an entitlement certificate or any interest in [~~any~~] **an** entitlement certificate except as provided in this chapter;

[~~c.~~] **(c)** Falsely certify or misrepresent any interest in realty or enter upon any fraudulent contract or contrived contract or transaction for selling or buying realty for purposes of evading any allocation limitation [~~provided in response to~~] **set forth in** this chapter.

2. [~~Any violation of this section shall be punished as a misdemeanor. In addition, upon proof of conviction, the property owner convicted shall not be eligible to purchase an entitlement certificate or residential building permit in the current or following calendar year.~~

~~3. Enforcement of this chapter shall be as provided herein or in the provisions of this title.~~

~~4. Entitlement certificates shall be void and canceled by the director if fees imposed by Title 18 (Obtaining a Building Permit) of the code are paid by non-sufficient funds check.~~] **A violation of this chapter may be punished in accordance with CCMC 18.02.009. Upon conviction or entry of the plea of guilty, guilty but mentally ill or nolo contendere, a person shall be disqualified from purchasing a residential building permit or an entitlement certificate for the remainder of the calendar year and the following calendar year from the date on which the person is convicted or enters a plea.**

SECTION 198:

That Title 18 (ZONING), Chapter 18.13 (BED AND BREAKFAST INNS) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

Chapter 18.13 [~~**- BED AND BREAKFAST INNS**~~] **Repealed.**

[~~**18.13.005 Title.**~~

~~This chapter shall be known as the Bed and Breakfast Inns Ordinance.~~

~~**18.13.010 Purpose/applicability.**~~

~~1. The purpose of the bed and breakfast inns ordinance is to provide transient occupancy, lodging and limited meals.~~

2. Bed and breakfast inns, as an alternative to traditional lodging facilities, have progressively increased in numbers in the, United States over the past twenty (20) years. Originating in Europe, this concept allows short term stays in private homes. Carson City is very proud of its historic homes and since 1981 has supported measures to protect their integrity. The intent of this ordinance 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 this ordinance's further purpose to requite safeguards to protect the architectural, residential and historic character of the neighborhood.

3. A bed and breakfast inn is allowed in other zoning district pursuant to Title 18 (Use Districts).

Process-oriented standards are contained in this section. Design-oriented standards are contained in the development standards which is parallel in authority to this section.

18.13.015 Findings.

The board finds and declares:

1. Bed and breakfast inns have been found to provide alternative lodging for visitors to Carson City, and the joint residential commercial use of such a facility provides incentives to maintain Carson City's historic homes.

2. Carson City is a visitor destination for persons interested in the architectural and historic significance of the city's older residential structures.

3. There is a need to provide an incentive for owners of Carson City's older homes to ensure their continued occupancy to ensure the continuance of residential character, and to promote the continued maintenance of historic structures. Enabling qualifying residential dwelling units of historic significance to conduct bed and breakfast inns accomplishes that incentive.

4. Findings pursuant to Title 18 (Administrative Provisions) shall also be met.

18.13.020 Special use permit.

Approval of a special use permit is required and all applicants shall adhere to special use permit procedures pursuant to Title 18 (Administrative Provisions).

18.13.025 Bed and breakfast inns within historic district.

~~1. On parcels located within the Carson City historic district, the following standards shall apply:~~

~~a. A bed and breakfast inn may be conditionally permitted if the operator is the owner of the establishment and resides therein.~~

~~b. The owners of an existing single-family residence, after obtaining a finding from the HRC that there is historical significance in the subject residence or that the structure meets the requirements of "other qualifying buildings", may apply for a special use permit to operate a bed and breakfast inn pursuant to the provisions of this title.~~

~~c. Any proposed exterior alteration to a site or structure located within the historic district shall first be reviewed and approved by the HRC in accordance with code Title 18 (Historic District).~~

~~d. The location shall enhance the Carson City historic district and satisfy the objectives of the master plan for Carson City and all applicable neighborhood plans.~~

~~e. The bed and breakfast inn shall comply with all other provisions of the district in which it is located, and shall comply with all other applicable ordinances and policies of the city.~~]

SECTION 199:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.005 (Title) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

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

This [~~title shall be known~~] **chapter may be cited** as the Extraction Operations Ordinance.

SECTION 200:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.010 (Purpose) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

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

It is the purpose of this [~~section~~] **chapter** to ensure that the [~~public's~~] safety, health and welfare **of the public** is not adversely affected by extraction operations while maintaining

continued access and opportunity for [~~aggregate~~] **natural** resources. Carson City **hereby** recognizes that [~~sand and gravel~~] **certain** materials are valuable resources and should be managed as are other resources. Carson City [~~also~~] **further** recognizes that the price of [~~sand and gravel~~] materials [~~varies~~] **vary** proportionally [~~with~~] **based on** the distance from the source to the [~~final~~] **delivery** destination and [~~that~~] it is **therefore** important to the [~~city's~~] economy **of the City** to provide for sources of material from different locations throughout Carson City.

SECTION 201:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.015 (Applicability) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

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

1. [~~Any~~] **The provisions of this chapter apply to any** extraction operation resulting in the removal [~~and/or~~] **or** recovery of [~~five hundred (500)~~] **500** cubic yards of material or [~~greater~~] **more** from a single site [~~as defined in Title 18 (Definitions), shall be subject to these regulations.~~] **in a year.**

2. Temporary [~~on site aggregate facilities/production~~] **on-site aggregate facilities or production** are allowed in any [~~land use~~] **zoning** district with the approval of a special use permit.

3. **The provisions of this chapter do not apply to** [~~Excavations~~] **excavations** for the [~~location~~] **installation** of utilities, operations of cemeteries, excavations conducted in compliance with or as part of a building [~~permit,~~] or grading permit [~~issued by Carson City, or those~~] **or** operations conducted and permitted by [~~development engineering services and the NDOT are exempt from these regulations.~~] **the Engineering Division of the Carson City Department of Public Works or the Nevada Department of Transportation.**

SECTION 202:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.020 (Procedures) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.14.020 – [~~Procedures.~~] Special use permit required. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

[~~Extraction operations shall not be conducted~~] **An extraction operation is prohibited** unless **authorized pursuant to a special use permit issued by** the [~~commission has approved a~~

~~special use permit based on the findings and submittal requirements of this section.~~] **Commission in accordance with CCMC 18.14.025.**

SECTION 203:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.025 (Submittal requirements) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.14.025 – [~~**Submittal requirements.**~~] **Requirements for special use permit. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)**

1. In addition to [~~the submittal~~] **any** requirements [~~for special use permits defined in Title 18 (Special Use Permits), an applicant for extraction operations shall submit~~] **set forth in chapter 18.02 of CCMC, an applicant for special use permit for an extraction operation must provide to the Department** the following materials and information:

[~~1. Transportation:~~

~~a.~~] **(a)** Designation of specific haul routes for all vehicles and equipment to and from the site, subject to the approval of the city engineer.

[~~b.~~] **(b)** Provision for the maintenance and potential repair of streets and roads designated as haul routes for extraction operations.

[~~c.~~] **(c)** Intensity of truck usage [~~(types of vehicles. estimated trips per day, etc.).~~] **, including, without limitation, types of vehicles to be used and the estimated number of vehicle trips each day.**

[~~2.~~] **(d)** Proposed hours of operation.

[~~3.~~] **(e)** Reclamation plan **,** including appropriate planting methods, vegetation and [~~time frames~~] **timeframes** for revegetation and slope stabilization.

[~~4.~~] **(f)** Plans for [~~on~~] **on-site** and off-site erosion control.

[~~5.~~] **(g)** A dust control plan **,** including proposed abatement methods for both on-site and off-site [~~(hauling)~~] **hauling** activities.

[~~6.~~] **(h)** Proposed security fencing.

[~~7.~~] **(i)** Plans for preserving the natural drainage of the area and controlling [~~run-off.~~] **runoff.**

[~~8.~~] **(j)** Bonding amounts based on [~~one hundred fifty percent (150%)~~] **150 percent** of the estimated costs for [~~meeting~~] **satisfying** the provisions of this title.

[~~9.~~] **(j)** Plans for noise and visual buffering to mitigate impacts to surrounding land [~~uses. May~~] **, which may** be waived at the discretion of the [~~director~~] **Director** if circumstances [warrant] **indicate that** potential impacts are nonexistent.

[~~10.~~] **(k)** If the site will be located on public lands, documentation of approval by the applicable public land manager.

[~~11.~~] **(l)** Plans for the preservation or stockpiling of topsoil.

[~~12.~~] **(m)** Plans for maintenance and phasing of operations.

2. An application for a special use permit pursuant to subsection 1 must be submitted and reviewed in accordance with the provisions of chapter 18.02 of CCMC.

3. After considering any recommendations on the application for a special use permit from appropriate City departments or other agencies, including, without limitation, the Department, the Carson City Department of Public Works, the Department of Health and Human Services and the Sheriff's Office, the Commission may approve, approve with conditions or deny the application. If the Commission approves or approves with conditions, the Commission must make the following findings:

(a) The use is expressly permitted in the zoning district in which the use is proposed to be located.

(b) The use will not adversely affect the natural drainage of the area in which the use will be located.

(c) The site of the use will be restored to acceptable grades and revegetated during and upon completion of the extraction operation.

(d) The applicant will provide a bond in the amount of 150 percent of the estimated cost for any required restoration at the site. The bond:

(a) Must be effective continuously throughout the duration of the operation.

(b) Must be reviewed by the Commission for adequacy at least once every 3 years.

(c) May be required to be increased in amount by the Commission for any adjustments to the estimated cost for any required restoration.

SECTION 204:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.030 (Temporary on-site aggregate facilities/production) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.14.030 – Temporary on-site aggregate [~~**facilities/production.**~~] **facility or production. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)**

Aggregate facilities [~~subject to this Section are to~~] **must** be restricted to temporary usage and **are** allowed in any [~~land use district. Applications for this type of use shall support the following provisions:~~] **zoning district. The following requirements apply to a proposed temporary on-site aggregate facility or production:**

1. The **proposed** temporary aggregate site [~~shall~~] **must** identify the project that it [~~is to~~] **will** serve and must be **located** within a [~~five-mile~~] **5-mile** radius of the project site.

2. [~~No Special Use Permit~~] **A special use permit** for a temporary facility [~~shall be~~] **is not** effective until the project which it [~~is to~~] **will** serve has received all necessary [~~approval~~] **approvals** and permits.

3. [~~No outdoor~~] **Any outdoor** sales of material [~~will be allowed.~~] **is prohibited.**

4. [~~Once the project is complete~~] **After completion of the project,** the aggregate facility **or production** site [~~will~~] **must** be restored and rehabilitated to its natural state.

SECTION 205:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.035 (Findings) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.14.035 – [~~Findings.~~] Replaced in revision by CCMC 18.14.025.

[~~**18.14.035 Findings.**~~

~~After considering recommendations from development engineering services, environment health, planning and community development department, sheriff's office and any other appropriate agency or department, the commission may approve, approve with conditions, modify or deny the requested special use permit application based on the following findings:~~

~~1. The use is specifically listed within the zoning district in which the operation is to take place.~~

~~2. The operation does not adversely effect the natural drainage of the area.~~

~~3. The site shall be restored to acceptable grades and revegetated during and at the completion of the operation.~~

~~4. There is adequate bonding to guarantee any restoration operations necessary at the site at an amount of one hundred fifty percent (150%) of the cost estimate. The bond shall continue for the duration of the project. The bond amount shall also be reviewed every three (3) to five (5) years for adequacy. Bonds shall be increased to adequately cover of any cost adjustments.~~]

SECTION 206:

That Title 18 (ZONING), Chapter 18.14 (EXTRACTION OPERATIONS), Section 18.14.040 (Periodic review of conditions) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.14.040 – Periodic review of conditions. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020)

Aggregate operations and extraction facilities approved for a period of more than [~~five (5) years shall have~~] **5 years must undergo** a review of [~~their conditions by the commission every five (5)~~] **conditions once every 5** years from the **date on which the** initial special use permit [~~approval date~~] **was approved** to ensure that the conditions [~~are continuing~~] **continue** to

adequately provide for [~~the continued~~] compatibility between [~~aggregate~~] **such** operations **and facilities** and the surrounding land uses. [~~Enforcement of this provision shall be accomplished as follows:~~

~~1. The owner/operator shall request~~] **The owner or operator must:**

1. Request a review by the [~~commission one hundred eighty (180) days prior to the five (5) year approval~~] **Commission not later than 180 days before the 5-year** anniversary date of the original permit approval and [~~subsequent five (5) year periods there after.~~

~~2. The owner/operator of any aggregate facilities~~] **, if applicable, every 5 years thereafter.**

2. If he or she is seeking an extension of an approved special use permit [~~shall~~] **, submit a** request [~~an~~] **for the** extension and **a** review of conditions [~~no less than one hundred eighty (180) days prior to expiration of~~] **not later than 180 days before the date on which** the special use [~~permit. The extension~~] **permit will expire. In reviewing a request for an extension, the Commission** shall [~~consider the required~~] **make the** findings **required by this chapter and chapter 18.02 of CCMC** and **consider any** special considerations [~~for aggregate operations~~] to ensure that the conditions of approval **continue to** adequately provide for compatibility between the [~~aggregate~~] **operation or** facility and the surrounding land uses.

SECTION 207:

That Title 18 (ZONING), Chapter 18.15 (COMMUNICATION FACILITIES AND EQUIPMENT), Section 18.15.005 (Title) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.15.005 - Title. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020; 47 U.S.C. § 253; 47 U.S.C. § 332(c)(7)(B); 47 C.F.R. 1.6003 and 1.6100)

This chapter [~~shall be known~~] **may be referred to** as the Communication Facilities and Equipment Ordinance.

SECTION 208:

That Title 18 (ZONING), Chapter 18.15 (COMMUNICATION FACILITIES AND EQUIPMENT), Section 18.15.010 (Purpose and intent) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.15.010 - Purpose and [~~**intent.**~~] **intent; applicability (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020; 47 U.S.C. § 253; 47 U.S.C. § 332(c)(7)(B))**

The purpose of [~~Chapter 18.15 (Communication Facilities and Equipment)~~] **this chapter** is to set forth [the regulations for] **regulatory provisions concerning** communication facilities and

equipment, including [~~but not limited to,~~] **, without limitation,** wireless telecommunication towers and antennas, satellite dishes and antennas and equipment shelters. It is the intent of this chapter to address [~~the~~] health, safety and welfare concerns related to the siting and development of [~~these~~] **such** facilities and equipment. The [~~regulations~~] **provisions** set forth in this chapter are consistent with applicable directives and standards issued by the Federal Communication Commission and the Federal Aviation [~~Administration.~~] **Administration and establish process-oriented standards which complement the design-oriented standards set forth in Title 18 Appendix.**

SECTION 209:

That Title 18 (ZONING), Chapter 18.15 (COMMUNICATION FACILITIES AND EQUIPMENT), Section 18.15.015 (Applicability) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.15.015 [~~**— Applicability.**~~**] Repealed.**

[~~Process-oriented standards are contained in this section. Design-oriented standards are contained in the development standards which is parallel in authority to this section.~~]

SECTION 210:

That Title 18 (ZONING), Chapter 18.15 (COMMUNICATION FACILITIES AND EQUIPMENT), Section 18.15.020 (Exemptions) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.15.020 - Exemptions. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020; 47 U.S.C. § 253; 47 U.S.C. § 332(c)(7)(B))

The following systems are exempt from this [~~title:~~] **chapter:**

1. Conventional television antennas designed to receive locally transmitted television signals for personal, non-commercial use [~~only, and which~~] **only that** do not exceed the height restrictions **established** in the [~~district they~~] **zoning districts in which they** are located.

2. Small satellite dish antennas designed for television reception only that do not exceed 18 inches in diameter and do not extend above the roof surface.

3. Conventional amateur radio antennas designed for personal, non-commercial use, located in residential zoning districts and which do not exceed 40 feet in height or violate other regulations of the [~~district~~] **zoning districts** in which they are located.

4. Satellite dishes in all [~~use~~] **zoning** districts that are fully screened by a parapet wall or other architectural means and that meet all other applicable standards and regulations of the respective [~~use district~~] **zoning districts** in which they are located.

5. Tubular antennas mounted on an existing structure that do not exceed 4 inches in width and 10 feet in height above the existing structure.

SECTION 211:

That Title 18 (ZONING), Chapter 18.15 (COMMUNICATION FACILITIES AND EQUIPMENT), Section 18.15.025 (Procedures) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.15.025 – [~~Procedures.~~] Wireless telecommunication facilities and equipment; modifications. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020; 47 U.S.C. § 253; 47 U.S.C. § 332(c)(7)(B); 47 U.S.C. § 1455; 47 C.F.R. § 1.6100)

1. Wireless telecommunication facilities and equipment are prohibited in all residential zoning districts except [~~that:~~] **as follows:**

[~~a. Co-location~~] **(a) Collocation** on existing facilities or placement on existing structures within a residential zoning district in an architecturally integrated manner may be permitted subject to the [~~provisions of Title 18 (Special Use Permits) or;~~] **issuance of a valid building permit and in compliance with the provisions set forth in Division 1 of Title 18 Appendix.**

[~~b.~~] **(b)** New structures for wireless telecommunication antennas and equipment may be constructed within the SF5A zoning district, limited to Sections 34, 35 and 36 of Township 15 N., Range 19 E., [~~provided that such~~] **if the** structures are stealth in design to blend in with the residential character of the area and the natural landscape, and [~~provided that~~] **if** no new structures solely for the placement of communication antennas [~~may be~~] **are** constructed within one mile of other such structures, subject to all other development standards related to the placement and design of communication facilities including setbacks from other adjacent residential properties and subject to approval of a special use permit.

2. Wireless telecommunication facilities are permitted within all non-residential zoning districts subject to **the approval of a** special use permit [~~approval, the conditions~~] **, the provisions**

of this chapter and the provisions of Division 1 of [~~the development standards,~~] **Title 18 Appendix,** except as follows:

[~~a.~~] **(a)** Wireless telecommunication facilities [~~and/or~~] **or** equipment may [~~locate~~] **collocate** on any existing guyed tower, lattice tower, monopole, electric utility transmission tower, fire tower, water [~~tower,~~] **tower** or other existing structure or public facility use **,** subject to **the issuance of** a **valid** building permit [~~and approval of an administrative permit as defined by Title 18 (Administrative Provisions),~~] and [~~subject to~~] Division 1 of [~~the development standards, provided that~~] **Title 18 Appendix, if** such installations do not increase the height of the existing structure by more than 10 feet.

[~~b.~~] **(b)** Telecommunication facilities that meet the height and setback requirements of the applicable zoning [~~district~~] **districts** in which [~~the facility is~~] **they are** located or do not increase the height of an existing, approved structure that exceeds the height requirement of the **applicable** zoning district are permitted **,** subject to **the issuance of** a **valid** building permit and [~~subject to~~] Division 1 of [~~the development standards.~~] **Title 18 Appendix.**

3. A request for a modification of an eligible facility on an existing wireless tower or base station that does not substantially change the physical dimensions of the tower or base station is permitted, subject to the issuance of a valid building permit. For the purposes of this subsection, a request for a modification of an eligible facility means any request for modification of an existing facility on a wireless tower or base station that involves:

(a) Collocation of new transmission equipment;

(b) Removal of transmission equipment; or

(c) Replacement of transmission equipment.

4. For the purpose of subsection 3, a modification substantially changes the physical dimensions of an existing wireless tower or base station if:

(a) For an existing wireless tower or base station other than those in the public rights-of-way, the modification increases the height of the tower by more than 10 percent or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater, and for other existing wireless towers or base stations, if the modification increases the height of the structure by more than 10 percent or more than 10 feet, whichever is greater;

(b) For an existing wireless tower or base station other than those in the public rights-of-way, the modification involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater, and for other existing wireless towers or base stations, the modification involves adding an appurtenance

to the body of the structure that would protrude from the edge of the structure by more than 6 feet;

(c) For an existing wireless tower or base station, the modification involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed 4 cabinets or, for an existing wireless tower in the public rights-of-way or a base station, the modification involves installation of any new equipment cabinets on the ground if there are no preexisting ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10 percent larger in height or overall volume than any other ground cabinets associated with the structure;

(d) The modification involves any excavation or deployment outside of the current site, except that for towers other than towers in the public rights-of-way, the modification involves any excavation or deployment of transmission equipment outside of the current site by more than 30 feet in any direction;

(e) The modification would defeat the concealment elements of the existing wireless tower or base station or the requirements of Division 1 of Title 18 Appendix; or

(f) The modification does not comply with conditions associated with the siting approval of the construction or modification of the existing wireless tower or base station equipment, except that this limitation does not apply to any modification that is noncompliant in a manner that would not exceed the thresholds identified in paragraphs (a) to (e) of this subsection.

5. For the purpose of paragraph (d) of subsection 4, the site boundary from which the 30 feet is measured excludes any access or utility easements currently related to the site.

6. Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on the rooftop of a building rooftop. In other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances.

7. A modification that substantially changes the physical dimensions of an existing wireless tower or base station must meet the criteria of subsections 1 or 2 of this section.

SECTION 212:

That Title 18 (ZONING), Chapter 18.15 (COMMUNICATION FACILITIES AND EQUIPMENT), Section 18.15.030 (Wireless telecommunication facilities and equipment) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

18.15.030 – [~~Wireless telecommunication facilities and equipment.~~] Procedures. (Art. 2, § 2.220 of the Carson City Charter; NRS 278.020; 47 U.S.C. § 253; 47 U.S.C. § 332(c)(7)(B))

[~~Regulations~~] **1. The regulations** and standards set forth in this [~~section,~~] **section** and Division 1 of [~~the development standards, are designed~~] **Title 18 Appendix are intended** to address wireless telecommunication facilities and equipment used for the commercial [~~broadcasting/receiving~~] **broadcasting or receiving** of transmissions regulated under the Telecommunications Act of 1996. [~~Definitions for the various uses and terms referenced in this section are included in Title 18 (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. Submittal Requirements.~~] **2.** In addition to the submittal materials required by [~~planning and community development~~] **the Department** and **any** other [~~pertinent~~] **City** departments, the following materials must be submitted with an administrative use permit or special use permit **application** for wireless telecommunication facilities or equipment:

[~~a.~~] **(a)** Technical specifications, materials [~~list, and/or~~] **list and** equipment brochures for the proposed use, including any security barrier proposed.

[~~b.~~] **(b)** Color samples for all visible components proposed.

[~~c.~~] **(c)** Visual representation, [~~either~~] through photographic simulations or other acceptable techniques, of the proposed use and its location within the subject property. The graphic should include perspectives from surrounding viewpoints, particularly if residential in nature. All components of the proposed use [~~shall~~] **must** be depicted.

[~~d.~~] **(d)** All dimensional measurements [~~(length, height, width, circumference, etc.)~~] **, including, without limitation, the length, height, width and circumference,** of the proposed use.

[~~e.~~] **(e)** Proposed siting and screening provisions.

[~~f. Justification~~] **(f) A written justification** statement for the proposed location and height of the facility. The statement [~~should~~] **must** include a consideration of location priorities as set forth in this chapter and Division 1 of [~~the development standards,~~] **Title 18 Appendix,** a discussion of alternate sites considered but ultimately [~~rejected~~,] **rejected** and **an explanation of** the need for the proposed [~~sit~~] **site** in relation to other facilities in the area that are part of the service provider's network. If the proposal includes a new structure or an increase of more than 10 feet in height of an existing structure, the justification [~~shall~~] **statement must** include a coverage area map and

propagation [~~study,~~] **study that is** prepared by an engineer **who is** certified to prepare such [~~studies, to address~~] **studies and which addresses** the justification **.** [~~as noted above.~~]

[~~g.~~] **(g)** Documentation that [~~either~~] **verifying that** the applicant or co-applicant is a carrier licensed by the Federal Communications Commission and has the legal right to install and use the proposed facility.

3. Applications to deploy or collocate a wireless facility must be reviewed and approved or denied by the Department in accordance with the following timelines:

(a) For an application to modify an existing wireless tower or base station that does not substantially change the physical dimensions of the tower or base station, not more than 60 business days from the date on which the application is received by the Department.

(b) For an application to collocate a small wireless facility using an existing structure, not more than 60 business days from the date on which the application is received by the Department.

(c) For an application to collocate a facility other than a small wireless facility using an existing structure, not more than 90 business days from the date on which the application is received by the Department.

(d) For an application to deploy a small wireless facility using a new structure, not more than 90 business days from the date on which the application is received by the Department.

(e) For an application to deploy a facility other than a small wireless facility using a new structure, not more than 150 business days from the date on which the application is received by the Department.

4. If an application that is submitted pursuant to subsection 3 is incomplete, the Department must provide a notice of incompletion to the applicant not more than 10 business days from the date on which the application is received by the Department. The notice must be made in writing and clearly identify the information materials or information. The issuance of a notice of incompletion by the Department tolls the time required for review, approval or denial of an application as set forth in subsection 3 until such time the applicant submits a completed application.

5. If an application is submitted to modify an existing wireless tower or base station that does not substantially change the physical dimensions of the tower or base station and the Department determines that a substantial change will occur based upon the proposed modification, the Department must notify the applicant in writing of the determination not more than 30 business days from the date on which the application is received. The Department may, in its sole discretion, require the applicant to resubmit an application or deem the application as submitted pursuant to subsection 1 or 2 of CCMC 18.15.025, and the date by which the application must be reviewed, approved or denied runs from the date on

which the application is resubmitted or deemed submitted to the appropriate provision by the Department.

[~~2. Co-location.~~

~~a.~~] **6.** To minimize the number of communication towers throughout the [~~city,~~] **City,** service providers shall employ all reasonable measures to [~~co-locate~~] **collocate** their antenna equipment on existing towers, unless a higher priority location is proposed as set forth in this chapter.

[~~b. If the proposed use will be a new freestanding tower, as a mandatory condition of approval, the applicant shall agree to limit, any future costs assessed to other service providers requesting to co-locate. The costs shall be limited to a proportional share of the ground lease, site acquisition costs, design, capital costs for construction of the freestanding tower including associated permitting costs and reasonable maintenance, repair and replacement costs.~~

~~3. Abandonment.~~

~~a.~~] **7.** Any facility that ceases to operate for a period of 1 year, or which falls into a state of disrepair, shall be [~~considered~~] **deemed** abandoned and [~~removed~~] **and must be removed** at the [~~owner's expense.~~] **expense of the owner.**

[~~b. Removal shall~~] **The removal of a facility pursuant to this subsection must** include a complete restoration of the site to its pre-construction state, except **for** any landscaping and grading.

[~~c. A~~] **For the purpose of this subsection, a** facility shall not be considered abandoned until all users cease operation of the facility.

[~~4. Variances.~~

~~a. Variances to the provisions of this chapter shall be granted only if it can be demonstrated that a "barrier to entry" will exist, as defined by the FCC Telecommunications Act of 1996, if the Variance is not granted and according to FCC provisions on height.~~]

8. Any request for a variance from the provisions of this chapter must be made at the time an application is submitted.

SECTION 213:

That Title 18 (ZONING), Chapter 18.16 (DEVELOPMENT STANDARDS) is hereby repealed (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

Chapter 18.16 – [~~DEVELOPMENT STANDARDS~~] Repealed.

[~~**18.16.005 - Development standards.**~~

~~The board has adopted "Development Standards" which provide for minimum design specifications for the development of such items as, but not limited to, subdivisions, streets, drainage, utilities, erosion control, fire protection, lighting, landscaping, parking etc. These development standards must be utilized in the design and improvements for all divisions of land, and the city engineer and the director shall insure that the applicant or developer is in compliance with the development standards. The development standards are parallel in authority to this title and Title 18, the zoning ordinance.~~]

SECTION 214:

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

SECTION 215:

This ordinance shall be in force and effect from and after the first day of the month of December of the year 2024.

PROPOSED on October 3, 2024.

PROPOSED by Supervisor Stacey Giomi.

PASSED on November 7, 2024.

VOTE: AYES: Supervisor Stacey Giomi
Supervisor Maurice White
Supervisor Curtis Horton
Supervisor Lisa Schuette
Mayor Lori Bagwell

LORI BAGWELL
Mayor

ATTEST:

WILLIAM SCOTT HOEN
Carson City Clerk-Recorder