

Table of contents:

- 18.04.005 - Applicability.
- 18.04.010 - Districts established.
- 18.04.015 – Adoption of districts.
- 18.04.020 – Determination of districts.
- 18.04.025 – Determination of uses.
- 18.04.030 – Nonconforming uses.
- 18.04.035 – Purpose of zoning districts and permitted uses.
- 18.04.040 – Single-family 5 acres (SF5A)
- 18.04.045 – Single-family 2 acre (SF2A), 1 acre (SF1A) and 21,000 (SF21) residential districts purpose.
- 18.04.065 – Single-family 6,000 (SF6) and 12,000 (SF12) residential districts purpose.
- 18.04.080 – Mobilehome 6,000 (MH6), 12,000 (MH12) and 1 acre (MH1A) residential districts purpose.
- 18.04.081 – Manufactured homes and mobilehomes authorized.
- 18.04.095 – Mobilehome park (MHP)
- 18.04.100 – Multi-family duplex (MFD) residential district purpose.
- 18.04.105 - Multifamily apartment (MFA) residential district purpose.
- 18.04.110 - Residential office (RO) purpose.
- 18.04.115 - General office (GO) purpose.
- 18.04.120 - Neighborhood business (NB) purpose.
- 18.04.125 - Downtown mixed-use (DT-MU) purpose.
- 18.04.130 - Retail commercial (RC) purpose.
- 18.04.135 - General commercial (GC) purpose.
- 18.04.140 - Tourist commercial (TC) purpose.
- 18.04.145 - Limited industrial (LI) purpose.
- 18.04.150 - General industrial (GI) purpose.
- 18.04.152 - General Industrial Airport (GIA) purpose.
- 18.04.155 - Air industrial park (AIP) purpose.
- 18.04.160 - Agriculture (A) purpose.
- 18.04.165 - Conservation reserve (CR) purpose.
- 18.04.170 - Public (P) purpose.
- 18.04.175 - Public neighborhood (PN) and public community (PC) purpose.
- 18.04.185 - Public regional (PR) purpose.
- 18.04.190 - Residential districts density and dimensional standards.
- 18.04.195 - Non-residential districts density and dimensional standards.

Chapter 18.04 – [USE] ZONING DISTRICTS

Sections:

18.04.005 - Applicability.

The provisions of this chapter are applicable to all lands 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.

18.04.010 - Districts established.

In order to classify, regulate and restrict the use of land; the location, use, bulk and height of structures; and to carry out the purposes of this title, [~~land use~~] **zoning** districts are established as follows:

[~~Overlay Zones are areas which may require additional review:~~]

	<u>Abbreviated Designation</u>
<u>Overlay Zoning Districts</u>	
Historic District	
Skyline Ordinance Area	
<u>Planned-Unit Development</u>	<u>PUD or -P</u>
<u>Single-Family Residential Districts</u>	<u>[Abbreviated Designation]</u>
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—6,000 square feet	MH6
Mobilehome—12,000 square feet	MH12
Mobilehome—1 Acre	MH1A
Mobilehome Park	MHP
<u>Multi-Family Residential Districts</u>	
Multi-Family Duplex	MFD
Multi-Family Apartments	MFA
<u>Office Districts</u>	
Residential Office	RO
General Office	GO
<u>Commercial Districts</u>	
Neighborhood Business	NB
Retail Commercial	RC

General Commercial	GC
Tourist Commercial	TC
Mixed Use <u>Districts</u>	
Downtown Mixed-Use	DT-MU
Industrial <u>Districts</u>	
Limited Industrial	LI
General Industrial	GI
General Industrial Airport	GIA
Air Industrial Park	AIP
<u>Agricultural and rural Districts</u>	
Agricultural	A
Conservation Reserve	CR
[Planned Unit Development]	[PUD or P]
Public <u>Districts</u>	
Public	P
Public Neighborhood	PN
Public Community	PC
Public Regional	PR

18.04.015 - Adoption of districts.

The [use] **zoning** districts and their boundaries are established by this title and are illustrated on the official map entitled "zoning map of Carson City" on file in the planning and community development department. This map is incorporated in this title by reference. The "zoning map of Carson City" shall be stored, maintained and kept current by the director.

18.04.020 - Determination of districts.

When uncertainty exists as to the boundaries of any [use] **zoning** districts shown on the official map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the centerline of streets, alleys, or highways, the actual centerline shall be construed to be the boundary.

2. Where district boundaries are indicated to run approximately parallel to the centerline of a street, the boundary line shall be construed to be parallel to the centerline of the street.

3. 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 the boundary of such use districts.

4. In a case of uncertainty which cannot be determined by application of the foregoing rules, the director shall determine the location of such use district boundaries. The director's determination may be appealed to the commission for recommendation or conclusion before going to the board.

5. Where [§] a public [~~street, alley or parcel of land~~] **right-of-way** is officially vacated or abandoned, the **portion of right-of-way abandoned shall have the zoning of the property to which the abandoned area of right-of-way was transferred.** [~~regulations applicable to abutting property shall apply to such vacated or abandoned street or alley.~~]

6. Where a parcel of land is divided by a zoning district boundary, the following shall apply:

a. The permitted uses for the property shall be determined by the zoning district of the portion of the property on which the use is to be developed or conducted;

b. Building setbacks shall be determined by the zoning district of the portion of the property on which the building, or any portion thereof, is located;

c. Where additional building setbacks are required by this title between the adjacent zoning districts, the setback shall be measured from the zoning district boundary on the parcel;

d. To utilize the entire parcel with a use that is only allowed in 1 of the 2 zoning districts, a zoning map amendment or special use permit is required for that portion of the property not zoned for the use.

18.04.025 - Determination of uses.

The director shall review and make a determination on all requests for each use not listed under permitted, accessory and conditional uses in each [~~land use~~] **zoning** district in compliance with the purpose statement in each [~~land use~~] **zoning** district.

18.04.030 - Nonconforming Uses.

1. Continuation of Nonconforming Use. A lawful use of land or buildings not in conformance with the regulations [~~herein prescribed~~] **of title 18 of CCMC**, legally existing 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 **Use or** Building.

(a) A nonconforming use of land shall not be extended or expanded except by special use permit.

(b) A nonconforming building may be extended or expanded to the extent that any additions meet current code requirements and that such additions do not increase the parking requirement unless all required parking for the entire building can be provided.

(c) A building that is nonconforming in setbacks may be extended or expanded along the existing nonconforming setbacks only upon special use permit approval.

(d) A building that is nonconforming in setbacks may be extended or expanded further into the setbacks only upon approval of both a special use permit and variance.

(e) Minor modifications and maintenance necessary to said continuing condition is permitted.

3. Abandonment of Nonconforming Use **or Building**. A lawful use of nonconforming land or buildings [~~;~~] which is operationally abandoned or discontinued for a period of 12 consecutive months or more shall not be resumed.

4. Exceptions. Nonconforming buildings which have been damaged or destroyed by natural calamity may be repaired [~~;~~] **or** reconstructed [~~;~~ ~~moved or altered~~] within 1 year from the date of damage provided [~~the repaired building is proportionate to the previous use~~] **that any deviations from the height or setbacks of the damaged or destroyed buildings are in compliance with applicable zoning requirements, the total building area is not increased except by approval of a special use permit, and all new construction or repairs meet current building code requirements.**

5. Nonconforming Parcels. All existing legally created parcels of less [~~square footage~~] **area** than required within a [~~use~~] **zoning** district are considered legal nonconforming parcels but must meet all code requirements in that district.

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.

18.04.040 - Single-family 5 acre (SF5A).

The purpose of the SF5A district is to provide for low-density residential units located on large lots and [~~conveying~~] **consistent with** a rural environment. These districts are consistent with the policies of the [~~rural residential category of the master plan~~] **Rural Residential designation of the Master Plan.**

[Refer to the attached Use Tables for the list of uses for each zoning district.]

18.04.045 - Single-family 2 Acre (SF2A), 1 Acre (SF1A) and 21,000 (SF21) residential districts purpose.

The purpose of the SF1A, SF2A and SF21 districts are 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 of the Master Plan.**

18.04.065 - Single-family 6,000 (SF6) and 12,000 (SF12) residential districts purpose.

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 of the Master Plan.**

18.04.080 - Mobilehome 6,000 (MH6), 12,000 (MH12) and 1 acre (MH1A) residential districts purpose.

The purpose of the MH6, MH12, or MH1A districts are to establish sub-division lots primarily for mobilehomes. [~~The MH6, MH12 and MH1A districts are consistent with the policies of the mobilehome residential category of the master plan.~~] **The MH6 and MH12 districts are consistent with the policies of the Medium-Density Residential designation of the Master Plan. The MH1A district is consistent with the Low-Density Residential designation of the Master Plan.**

18.04.081 – Manufactured homes and [~~or~~] mobilehomes authorized.

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 homes are authorized when installed in conformity with provisions of Nevada Revised Statutes, the regulations adopted by the Manufactured Housing Division of the Department of Commerce and the provisions of this Title.

2. Any mobile or manufactured home installed in Carson City must be constructed or manufactured not more than 15 years prior to the date of the application for the mobile or manufactured home lot development permit or a replacement mobilehome permit for mobilehome parks. This requirement does not pertain to the following:

a. Any mobile or manufactured home, which is legally authorized for habitation in Carson City prior to January 6, 2005, provided the continuing use complies with Titles 15 and 18 of the Carson City Municipal Code or;

b. Any mobilehome or manufactured home in a mobilehome park that complies with the following standards:

(1) The mobile or manufactured home shall be equipped with commercially manufactured skirting, which shall be professionally installed with a top and bottom railing;

(2) The exterior of the mobile or manufactured home shall be in good repair without dents or flaking or peeling paint;

(3) All windows on the mobile or manufactured home shall be intact with no cracked, missing or broken panels;

(4) The roof of the mobile or manufactured home shall be 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 appear to be factory made, must match the mobilehome or manufactured home, and must be in compliance with the Carson City Building Code; and

(6) The continuing use complies with Titles 15 and 18 of the Carson City Municipal Code.

18.04.095 - Mobilehome park (MHP).

1. Purpose and Scope.

a. The purpose of the mobilehome park district is to ensure compatibility with adjacent uses and to ensure adequate interface and mitigation of potential adverse impacts, while providing for the comprehensive review of a mobilehome park development by public hearing and various city departments in a coordinated efficient manner, prior to the construction of any mobilehome park improvement, **consistent with the High-Density Residential designation of the Master Plan**. It is also the purpose of this chapter to implement several 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 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, business and visitors.

b. Scope.

(1) This chapter provides for the following:

i. Procedures for coordinated review of conceptual plans by city departments;

ii. Procedures for the coordinated review of application to construct a mobilehome park;

(2) No mobilehome park shall hereafter be constructed or remodeled in Carson City unless 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 parks are permitted only within the mobilehome park, retail commercial and general commercial districts and subject to special use permit approval.

3. Permitted Uses within a Mobilehome Park.

a. The uses permitted within mobilehome parks are:

(1) Mobilehome;

(2) A manager's office used in conjunction with the mobilehome park operation;

(3) Social or recreation center operated exclusively for the convenience of park residents;

(4) Park laundry facilities;

(5) 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 determined to be substantially similar to those listed above, operated exclusively for the convenience of mobilehome park residents, which are not detrimental to the public health, safety and welfare.

b. The conditional uses in the MHP district which require approval of a special use permit are:

(1) The utilization of social and recreation centers and facilities for activities not related to the park residents;

(2) Child care facility;

(3) Convenience store;

(4) Limited sales of items related to the maintenance and operation of mobilehomes within the park;

(5) The limited display and sale of mobilehome units installed as model units. The number of model units permitted is to be determined as part of the special use permit. There shall be measures to assure that the display and sales activities do not overshadow the residential character of a mobilehome park.

4. Procedures for the Review and Approval of a Mobilehome Park.

a. A pre-application conference with the director in order to explain city ordinances and regulations, is required prior to the submission of a mobilehome park development plan for the review by Carson City. The purpose of the pre-application conference is to familiarize the applicant with the provisions of the mobilehome park ordinance and requirements.

b. A development plan for a mobilehome park consisting of 10 or more units shall be processed as a major project review item, prior to the submission of an application for the construction of a mobilehome park. Each application for a major project review shall be submitted to the director and include the required information and fees.

c. After the pre-application conference and 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 apply for a building permit, within 180 days of the project review meeting.

d. The [~~building and safety department~~] **Community Development Department** is responsible for processing the plans for the review by [city] **City** departments and collecting the fees for reviews as required by the code. No permit for construction shall be issued unless approval has first been received from [~~the planning and community development, and other~~] **all** pertinent departments.

e. Each application to construct a mobilehome park shall be submitted to the building department and be accompanied by the required information.

f. No modifications or revisions to final approved plans can be made unless all the above departments approve said modifications or revisions.

~~[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.] [Part of the construction permit; not necessary to be called out separately.]~~

5. Mobilehome Park Requirements. 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 park is located. Each mobilehome park constructed and operated under the provisions of this chapter shall provide for the following in the manner herein specified.

a. All mobilehome parks shall 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~~].

b. The standards of development for the locations, 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 parks shall be in accordance with those standards adopted by Carson City.

c. All mobilehome parks shall 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.

d. All mobilehome parks shall be [~~located on a well drained site, properly~~] graded in accordance with Division 13 of the development standards.

e. The minimum mobilehome park site area required is 1 acre.

f. [2] Two rental mobilehome units or more on a single parcel of land are considered to be a mobilehome park and, therefore, subject to compliance with all provisions of this chapter. Mobilehome parks shall be served by city water and sewer utility systems. The provision of electric energy to the park and each unit within the park is mandatory. Within the park all utilities shall 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.]~~

18.04.100 - Multifamily duplex (MFD) residential district purpose.

The purpose of the MFD district is to establish lots primarily for medium to [~~low density~~] **high-density** single-family and duplex units. The MFD district is consistent with the policies of the [~~medium density residential category of the master plan~~] **High-Density Residential designation of the Master Plan.**

18.04.105 - Multifamily apartment (MFA) residential district purpose.

The MFA district is intended to provide for the development of a variety of multifamily units such as duplexes, townhouses and [~~high density~~] apartments. The MFA district is consistent with the policies of the [~~high density residential category of the master plan~~] **High-Density Residential designation of the Master Plan.**

18.04.110 - Residential office (RO) purpose.

The purposes of the RO district are to preserve the desirable characteristics of the residential environment insofar as possible while permitting selected, nonresidential uses; to promote the development of offices in appropriately located areas in the vicinity of commercial zones and multiple family residential zones, along major thoroughfares, or in other portions of the city in conformity with the master plan; and to preserve adequate usable open space for 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. **The RO district is consistent with the policies of the Mixed-Use Residential designation in the Master Plan.**

18.04.115 - General office (GO) purpose.

The purpose of the GO district is to promote the development of offices in appropriately located areas in the vicinity of commercial zone, single-family and multifamily residential zones, encouraging mixed uses along collector and arterial streets, or in other portions of the city in conformity with the master plan; to preserve the desirable characteristics of the residential environment insofar as possible while permitting selected nonresidential uses; and to preserve adequate usable open space for 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. **The GO district is consistent with the policies of the Mixed-Use Residential designation in the Master Plan.**

18.04.120 - Neighborhood business (NB) purpose.

The purpose of the NB District is to provide services for the larger neighborhood, within walking or bicycling distance, and limited primarily to offices and retail sale of new merchandise. Unless expressly permitted otherwise by this section, all uses within the NB District shall be conducted with a building with no outside storage. Temporary outdoor display and sale of merchandise for a period not to exceed thirty (30) days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities). **The NB district is consistent with the policies of the Neighborhood Commercial designation in the Master Plan.**

18.04.125 - Downtown mixed-use (DT-MU) purpose.

The purpose of the DT-MU district is to preserve a mixed-use district limited primarily to retail sales of new merchandise, office, **restaurants, personal services,** residential and tourist-related uses. All uses within the DT-MU district shall be conducted within a building except by approval of a Special Use Permit or as otherwise permitted by this section or the DT-MU development standards. **The DT-MU district is consistent with the policies of the Downtown Mixed-Use designation in the Master Plan.**

18.04.130 - Retail commercial (RC) purpose.

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, except for some service uses which are compatible with the zone. All uses within the RC District shall be conducted within a building, and aside from display windows, be screened from view. Outdoor display and storage of autos, recreational vehicles, or mobilehomes in conjunction with an existing business with sales of autos, recreation vehicles and mobilehomes is allowed in accordance with Division 2 of the Development Standards and provided the vehicles or mobilehomes do not encroach into City or State Right-of-Way without an approved encroachment permit and are screened from adjacent parcels. Temporary outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities). **The RC district is consistent with the policies of the Commercial/Regional Commercial designation in the Master Plan.**

18.04.135 - General commercial (GC) purpose.

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, and offices. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director pursuant to subsection 8 of CCMC 18.02.115, which establishes provisions relating to outdoor sales and activities. **The GC district is consistent with the policies of the Commercial/Regional Commercial designation in the Master Plan.**

18.04.140 - Tourist commercial (TC) purpose.

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 be oriented toward the promotion, accommodation and service of tourism and associated needs of the commercial tourist related activities and services.

The TC district is also established to provide for development and enhancement of the retail and personal service 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 district is envisioned to present a sense of arrival and/or gateway presence through the enhancement of both design and location. These TC areas shall also be designed to further ensure compatibility with the surrounding land uses through the provision of design guidelines (setbacks, screening, buffers, hours of operation, etc.) included in the development standards for Carson City. **The TC district is consistent with the policies of the Commercial/Regional Commercial designation in the Master Plan.**

18.04.145 - Limited industrial (LI) purpose.

The LI 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, and distribution of such products, but excluding basic industrial processing. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director pursuant to subsection 8 of CCMC 18.02.115, which establishes provisions relating to outdoor sales and activities. Unless a use is specifically set forth in this section, uses listed in the General Industrial district are prohibited in the LI District.

18.04.150 - General industrial (GI) purpose.

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.

18.04.152 - General Industrial Airport (GIA) purpose.

The GIA 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.

18.04.155 - Air industrial park (AIP) purpose.

The AIP District is established to preserve a highly landscaped industrial district with limited types of industrial uses, providing accessory airport and support services, excluding unscreened outside storage.

18.04.160 - Agriculture (A) purpose.

The purpose of the A district is to identify those lands that are used for cattle raising or agricultural purposes.

18.04.165 - Conservation reserve (CR) purpose.

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.

18.04.170 - Public (P) purpose.

The Public zoning district generally applies to State-owned lands within Carson City. The purpose of the public (P) 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 (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.
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 in conformance with the master plan.

18.04.175 - Public neighborhood (PN) and public community (PC) purpose.

Public neighborhood (PN) means 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 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 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.
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 in conformance with the master plan.

~~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 in conformance with the master plan.]~~
- [Combined with PN above.]

18.04.185 - Public regional (PR) purpose.

PR means Federal, state and city facilities and uses whose main purpose is to sustain wide regional needs.

18.04.190 - Residential districts [intensity] density and dimensional standards.

All development in 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 and the development standards.

Site Development Standards

Zoning Districts	Minimum Parcel Area (Acres or Square Feet)	Maximum Density	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	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	1-0 2 per 6,000 SF parcel	60 ⁽⁹⁾⁸	150	26*	20	5 ⁽⁴⁾³	10	10 ⁽³⁾⁴

MFA ⁽⁷⁾	6,000 SF	29-36 1,200 SF of land area/1 bedroom units or studios and/or 1,500 SF of land area/2 bedroom or more units	60 ⁽⁸⁾	150	45*	10 ⁽⁹⁾	10 ^(3,4,7)	10 ⁽¹⁰⁾	20 ⁽⁴⁾
MHP	1 AC	N/A	N/A	N/A	N/A	10 ^{(6)§}	10 ^{(6)§}	10 ^{(6)§}	10 ^{(6)§}
[RO ⁽⁴⁾]	[6,000 SF]	[7.26]	[60 ⁽⁸⁾]	[150]	[35*]	[10 ⁽⁹⁾]	[10 ⁽³⁾]	[10 ⁽¹⁰⁾]	[20]

[Staff note: RO standards already exist in the commercial standards of 18.04.195.]

Additional Requirements or Allowances:

* Additional height allowed by 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 **Development Standards** Division 10 (**Mobile home park standards**) ~~[of the development standards]~~ 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**) 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.]~~

18.04.195 - Non-residential districts [intensity] density and dimensional standards.

All development in non-residential districts shall be subject to the intensity and dimensional set forth in the following table. These standards may be further limited or modified by other applicable sections of this code and the development standards.

Site Development Standards

Zoning Districts	Minimum Area (SF or AC) ¹³	Minimum Lot Width (Feet)	Maximum Lot Depth (Feet)	Maximum Height (Feet)	Minimum Setbacks (Feet): Front	Minimum Setbacks (Feet): Side	Minimum Setbacks (Feet): Street Side	Minimum Setbacks (Feet): Rear
RO	6,000 SF	60 ¹²	150	35 ¹	10 ^{8,14}	10 [⁵]	10 ^{8,15}	20 [⁸]
GO	6,000 SF	60	150	50 ¹	10 ^{8,15}	10	10 ⁸	20 ^{6,8}
NB	9,000 SF ⁴	75	N/A	26 ¹	0 ^{7,8}	0 ⁷	0 ^{7,8}	0 ^{7,8}
RC	6,000 SF	50	N/A	45 ¹	0 ^{7,8}	0 ⁷	0 ^{7,8}	0 ^{7,8}
GC	6,000 SF	60	N/A	45 ¹	0 ^{7,8}	0 ⁷	0 ^{7,8}	0 ^{7,8}
TC	6,000 SF	60	N/A	45 ¹	0 ⁸	0 ⁷	0 ⁸	0 ⁸
DT-MU	6,000 SF	50	N/A	(2)	0 ^{9,2}	0 ^{9,2}	0 ^{9,2}	0 ^{9,2}
LI	21,000 SF	100	N/A	32 ¹	30 ^{8,10}	10 ^{10,11}	10 ^{8,10}	30 ^{8,10,11}
GI	12,000 SF	120	N/A	45 ¹	30 ^{8,10}	0 ¹⁰	0 ^{8,10}	0 ^{8,10}
GIA	12,000 SF	120	N/A	45 ¹	30 ^{8,10}	0 ¹⁰	0 ^{8,10}	0 ^{8,10}
AIP	20,000 SF	100	N/A	45 ¹	30 ⁸	20	20 ⁸	30 ⁸
CR	20 AC	300	N/A	40 ¹	30	20	20	30
A	20 AC	300	N/A	40 ¹	30	20	20	30
P	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³
PN/PC/PR	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³

Additional Requirements or Allowances:

1. Additional height allowed by special use permit.
2. Subject to the Development Standards Division 6, Downtown Mixed-Use District.
3. Building height, building setbacks, minimum area, minimum lot width and maximum lot depth to be determined by special use permit.

4. For each main structure.
5. Side setback may be waived if 2 adjacent structures are connected by a parapet fire wall.
6. Rear yard shall 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 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, 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.

Chapter 18.04 - Public Districts Use Tables (Deleted Use Terms Removed)

P = Permitted as a primary use

S = Special Use Permit required (conditional use)

√ = Defined in Section 18.03 (Definitions)

A = Permitted accessory to a Permitted use

Blank = Prohibited

	Use	P	PN	PC	PR
	Water, oil, gas or geothermal drilling operations	S			S
√	Water storage facility	<u>S</u>		<u>S</u>	S
√	Wildlife park/preserves/habitat area				S
√	Wind energy conversion facility				S
√	Wireless communications facility ¹	P/S	P/S	P/S	P/S
√	Zoo				S

Footnotes:

1. See specific "wireless communication facility" process and design standards.