

City of Carson City  
Agenda Report

Item # 12E

Date Submitted: May 8, 2007

Agenda Date Requested: May 17, 2007

Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Planning Division

**Subject Title:** Action to introduce, on first reading, Bill No. \_\_\_\_, an ordinance amending Carson City Municipal Code Title 17, Subdivision of Land, Chapter 17.09, Planned Unit Development, and Chapter 17.10, Common Open Space Development, making various amendments to the provision for lot size, setbacks, open space and other provisions relating to such subdivisions; amending the Residential Districts Intensity and Dimensional Standards tables of Title 18, Zoning, Chapter 18.04, Use Districts, Section 18.04.190, Residential Districts Intensity and Dimensional Standards, and Chapter 18.16, Development Standards, Division 1, Land Use and Site Design, modifying requirements for setbacks and open space in the Multi-Family Apartment (MFA) zoning district and modifying required setbacks within the Residential Office (RO) zoning district; amending the Non-residential Districts Intensity and Dimensional Standards tables of Chapter 18.04, Use Districts, Section 18.04.195, Non-Residential Districts Intensity and Dimensional Standards, and Chapter 18.16, Development Standards, Division 1, Land Use and Site Design, modifying setback requirements for Residential Office (RO) and General Office (GO) zoning districts; amending Chapter 18.16, Development Standards, Division 1, Land Use and Site Design, Section 1.14, Cornices and Uncovered Porches, requiring minimum setbacks for front porch projections into setbacks; and amending Chapter 18.16, Development Standards, Division 1, Land Use and Site Design, adding Section 1.17, Multi-Family Apartment Development Standards, and adding Section 1.18, Residential Development Standards in Non-Residential Districts, to provide for consolidated development standards for multi-family residential development in Multi-Family Apartment zoning districts and other non-residential (commercial) zoning districts relating to setbacks, open space and other development standards, and other matters properly related thereto. (File ZCA-07-045)

**Staff Summary:** The proposed ordinance affects provisions for the development of certain types of subdivisions, specifically Planned Unit Developments and Common Open Space Developments, with regards to required open space, minimum lot size and other provisions. The ordinance also provides for revised open requirements for multi-family apartment development, as well as revised setbacks for Multi-Family Apartment (MFA), Residential Office (RO) and General Office (GO) setbacks.

**Type of Action Requested:**

- Resolution  Ordinance (First Reading)  
 Formal Action/Motion  Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Planning Commission Action:** Recommended approval April 25, 2007, by a vote of 6 Ayes, 0 nays, and 1 Absent.

**Recommended Board Action:** I move to introduce, on first reading, Bill No. \_\_\_\_, an ordinance amending Carson City Municipal Code Title 17, Subdivision of Land, Chapter 17.09, Planned Unit Development, and Chapter 17.10, Common Open Space Development, and amending Title