

Item # 10 A

City of Carson City  
Agenda Report

Date Submitted: August 24, 2007

Agenda Date Requested: September 6, 2007

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

**Subject Title:** Action to adopt Bill No. 131, on second reading, Ordinance No. \_\_\_\_\_, an ordinance amending the Carson City Municipal Code Title 18, Zoning, Chapter 18.16, Development Standards, Division 4, Signs, Section 4.8, Requirements for Billboards and Off-Premise Signs, Subsection 4.8.3 to allow a billboard to be placed on the south side of Highway 50 West along a section of highway approximately 3/4-mile west of South Carson Street where billboards are currently prohibited, allowing a billboard to be placed at 800 Old Clear Creek Road. (File ZCA-07-074).

**Staff Summary:** The Carson City Municipal Code, Title 18 (Development Standards) currently manages billboards along Highways in Carson City. The proposed amendment to this ordinance would allow a single billboard to be placed along Highway 50 West, west of South Carson Street.

**Type of Action Requested:**

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

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

**Planning Commission Action:** Recommended denial June 27, 2007, by a vote of 6 Ayes and 1 nay.

**Board of Supervisor's Action:** Reversed the Planning Commission's recommendation to deny, by a vote of 5:0, and approved the zoning code amendment on first reading.

**Recommended Board Action:** I move to adopt Bill No. 131, on second reading, Ordinance \_\_\_\_\_, an ordinance amending the Carson City Municipal Code Title 18, Zoning, Chapter 18.16, Development Standards, Division 4, Signs, Section 4.8, Requirements for Billboards and Off-Premise Signs, Subsection 4.8.3 to allow a billboard to be placed on the south side of Highway 50 West along a section of highway approximately 3/4-mile west of South Carson Street where billboards are currently prohibited, allowing a billboard to be placed at 800 Old Clear Creek Road.

**Explanation for Recommended Board Action:** By adopting on second reading, Bill No. 131 will amend Title 18, Chapter 18.16 Development Standards Division 4, Signs, to allow one single billboard to be placed along Highway 50 West, west of South Carson Street.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 18.16 (Zoning Code Amendments).

**Fiscal Impact:** N/A

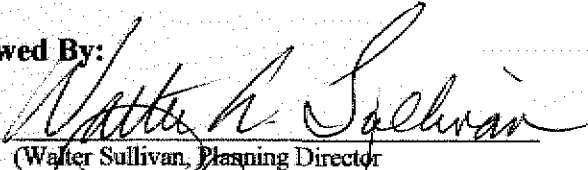
**Explanation of Impact:** N/A

**Funding Source:** N/A

**Supporting Material:** 1) Ordinance

**Prepared By:** Donna Fuller, Administrative Services Manager

**Reviewed By:**

  
\_\_\_\_\_  
(Walter Sullivan, Planning Director)

Date: 8-22-07

  
\_\_\_\_\_  
(Larry Werner, Development Services Director/City Engineer)

Date: 8/28/07

  
\_\_\_\_\_  
(Linda Ritter, City Manager)

Date: 8/28/07

  
\_\_\_\_\_  
(District Attorney's Office)

Date: 8-28-07

**Board Action Taken:**

Motion: \_\_\_\_\_

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

Aye/Nay  
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\_\_\_\_\_  
(Vote Recorded By)

AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18, ZONING,, CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 4, SIGNS, SECTION 4.8, REQUIREMENTS FOR BILLBOARDS AND OFF-PREMISE SIGNS, SUBSECTION 4.8.3 TO ALLOW A BILLBOARD TO BE PLACED ON THE SOUTH SIDE OF HIGHWAY 50 WEST ALONG A SECTION OF HIGHWAY APPROXIMATELY 3/4-MILE WEST OF SOUTH CARSON STREET WHERE BILLBOARDS ARE CURRENTLY PROHIBITED, ALLOWING A BILLBOARD TO BE PLACED AT 800 OLD CLEAR CREEK ROAD, APN 009-302-09, AND OTHER MATTERS PROPERLY RELATED THERETO.

Fiscal effect: None

The Board of Supervisors of Carson City, do ordain:

SECTION I:

That Chapter 18.16 (Development Standards), Division 4 (Signs), Section 4.8 (Requirements for Billboards and Off-Premise Signs), subsection 4.8.3(b) of the Carson City Municipal Code is hereby amended to allow the placement of billboards along a certain portion of Highway 50 West, as follows (**bold, underlined** text is added, [stricken] text is deleted):

**4.8.3 New Billboards and Off-Premises Signs--Allowed Subject to Requirements.**

a. Special Use Permit--Compliance with Other Restrictions.

- (1) A billboard or off-premises sign not in existence as of the effective date of the ordinance codified in this chapter may only be erected subject to the Special Use Permit process set forth in CCMC Title 18, the requirements set forth in this Division, CCMC Chapter 4.04 (Business Licenses), and all other applicable requirements of local, state and federal laws.
- (2) A Special Use Permit issued for a sign expires automatically five years from the date of issuance.

b. Permitted Streets.

- (1) A sign may only be erected adjacent to the following existing streets:

- (a) North and South Carson Street, between Douglas and Washoe Counties;
- (b) US Highway 50, between Lyon County and the intersection of US Highway 50 and 395 (mile marker US 50 CC 7.00).
- (c) **The south side of US Highway 50 West from the Douglas County line to 660 feet (one-eighth mile) east of that point within Section 31 of Township 15 N., Range 20 E.**

- (2) New streets or portions of streets not yet constructed but which will have the same designations and descriptions as described in subdivisions (1) (a), [and] (b) **and (c)** of this subsection are not permitted streets adjacent to which such signs may be erected.

c. Height.

- (1) Sign height may not exceed 28 feet from street elevation for new signs and from existing grade for existing signs. The street elevation to be used for measuring height is the permitted streets described in subsection 'b' of this section.
- (2) Existing signs having a height less than 28 feet may be increased to that height only if the sign conforms to all requirements of this chapter including, without limitation, the issuance of a Special Use Permit for the added height.
- (3) Appendages, cut-outs or other such components shall be allowed only where such appendage, cut-out or other such component:
  - (a) Does not extend more than two feet above the maximum height limitations set forth in this section; and
  - (b) The added sign area is not greater than 10 percent of the area of the maximum display surface set forth in Section 4.8.3(g).

d. Number of Sign Faces on Each Structure--Position of Multiple Sign Faces.

- (1) The supporting structure of a sign may not contain more than one sign on each side of the structure, and each face must be parallel to the other face.
- (2) Existing single-faced signs may have a second face added to the opposite side of the sign only if the sign conforms to all requirements of this chapter, including without limitation, the issuance of a Special Use Permit for the added sign face and the additional business license pursuant to Chapter 4.04 of the Carson City Municipal Code.

e. Zoning of the Sign Site. The location of a sign must be zoned:

- (1) General Commercial; or
  - (2) General Industrial.
- f. Spacing Distance from Other Off-Premises Signs. A sign may not be closer than 1,000 feet in any direction to another billboard or off-premises sign. The spacing distance shall be measured by circumscribing the area around the sign by a full circle having the sign at the center of the circle and having a radius equal to the spacing distance.
- g. Area of Sign.
- (1) The area of a sign may not exceed 400 square feet.
  - (2) Existing signs having an area less than 400 square feet may be increased to that area only if the sign conforms to all requirements of this chapter including without limitation, the issuance of a Special Use Permit for the added sign area.
  - (3) Where an advertising display consists of individual letters, symbols, appendages, cut outs or other such components, or where such components are without an integrated background definition or are not within a single circumscribed frame area, it shall be deemed circumscribed by a line frame and shall not exceed the square foot limitation imposed by this chapter or by a Special Use Permit issued pursuant to this chapter.
- h. Setback from Certain Uses and Zoning. A sign may not be closer than 300 feet to property zoned Agricultural, Conservation Reserve, or Residential (single-family or multifamily).
- i. Setback from Redevelopment Area. A sign may not be located within 1,000 feet of the Carson City redevelopment project area as presently defined in this code.
- j. Prohibited Supporting Structures. A sign may not be attached to a roof or wall or other surface of a building. A sign must be a freestanding sign.
- k. Prohibited Characteristics and Materials.
- (1) No three-dimensional objects and no movable reflective materials may be used on a sign.
  - (2) A sign may be illuminated if:
    - (a) No direct rays of light project into residences or streets;

- (b) The source of light is external from and not attached to or part of the display surface.
- (3) Flashing, animated or intermittent illumination is not allowed on a sign.
- (4) Moving or rotating parts or beams of light are not allowed on a sign.
- (5) Lights which simulate or create the effect of motion or which change numbers of letters are not allowed on a sign.

**SECTION II:**

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

PROPOSED on August 16, 2007.

PROPOSED BY Supervisor Shelly Aldean

PASSED \_\_\_\_\_, 2007.

VOTE:      AYES: \_\_\_\_\_  
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NAYS: \_\_\_\_\_  
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ABSENT: \_\_\_\_\_  
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MARV TEIXEIRA, Mayor

ATTEST:  
 \_\_\_\_\_

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the \_\_\_\_\_ day of the month of \_\_\_\_\_ of the year 2007.