

**STAFF REPORT FOR THE PLANNING COMMISSION WORKSHOP OF
SEPTEMBER 26, 2019**

FILE NO: Title 18 Workshop

AGENDA ITEM: D.2

STAFF CONTACT: Lee Plemel, AICP, Community Development Director

AGENDA TITLE: Discussion only regarding future Title 18 workshop dates and topics for future workshops.

STAFF SUMMARY: The Planning Commission will discuss future workshop dates as well as which portions of Title 18 to review next.

PROPOSED MOTION: [No action; discussion only.]

DISCUSSION:

This workshop is part of a series of workshops that will be conducted with the Planning Commission to review Title 18 and the Development Standards in anticipation of a comprehensive update of those sections of the Carson City Municipal Code.

Meeting Dates

The Planning Commission has agreed that workshops should generally be conducted on a monthly basis. With holidays and other conflicts coming up the remainder of this year, staff would like to discuss potential workshop dates for October, November and December. Available dates for City staff include (3-5 PM each date):

- Tuesday, October 29
- Thursday, October 31 (Halloween)
- Wednesday, November 20 (November 19 special Planning Commission meeting date)
- Wednesday, December 18 (December 17 special Planning Commission meeting date)

Remaining Title 18 Code Sections to Cover

The remaining “procedural” chapters of Title 18 for review are:

18.06 Historic District	18.11 Child Care Facilities
18.07 Downtown Mixed Use District	18.12 Growth Management
18.08 Hillside Development	18.13 Bed and Breakfast Inns
18.09 Recreational Vehicle Parks	18.14 Extraction Operations
18.10 Group Care Facilities	18.15 Communication Facilities

The Development Standards are also incorporated into Title 18 and will be reviewed for possible updates. The Development Standards generally contain the design-oriented standards for all development. Refer to the attached Development Standards table of contents for a complete list of Divisions (chapters).

The Planning Commission should review the chapters and Divisions remaining to be reviewed and discuss how to proceed with future workshops on these various topics. Staff anticipates

giving a report to the Board of Supervisors in November on the proposed approach to reviewing Title 18.

Please contact Lee Plemel in the Planning Division at 283-7075 or lpemel@carson.org if you have any questions regarding this item.

Attachments:

- 1) Development Standards table of contents

Title 18 Appendix – CARSON CITY DEVELOPMENT STANDARDS

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1.3	Light and Glare	D1-6
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1.5	Not Used	D1-11
1.6	Child Care Facilities Performance Standards	D1-11
1.7	Bed and Breakfast Inn Performance Standards	D1-12
1.8	Satellite Dishes and Antennas	D1-13
1.9	Wireless Telecommunication Facilities and Equipment	D1-14
1.10	Personal Storage and Metal Storage Containers	D1-15
1.11	Street Vendors	D1-17
1.12	Outside Storage	D1-18
1.13	Fences, Walls and Hedges	D1-18
1.14	Cornices, Porches and Projections into Setbacks	D1-19
1.15	Manufactured Home Installation within a Single Family Zoning District	D1-19
1.16	Youth Recreation Facilities Performance Standards	D1-25
1.17	Multi-Family Apartment Development Standards	D1-26
1.18	Residential Development Standards in Non-Residential Districts	D1-27
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1.20	Medical Marijuana Establishments	D1-30

Division 2 - Parking and Loading

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3.3	Landscape and Irrigation Plans	D3-2
3.4	Preservation of Existing Trees and Shrubs	D3-3
3.5	Landscape Design Standards	D3-5
3.6	Turf	D3-6
3.7	Trees	D3-6
3.8	Groundcover (including Shrubs)	D3-7
3.9	Streetscape	D3-7
3.10	Plant Materials	D3-7
3.11	Details	D3-9
3.12	Inspection, Certifications and Security	D3-9
3.13	Maintenance	D3-10
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4.7	Regulations and Standards by Use	D4-15
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5.3	Gothic Revival (1850 to 1875)	D5-4
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5.5	Second Empire (1860 to 1880)	D5-7
5.6	Stick (1875 to 1895)	D5-8
5.7	Queen Anne (1880 to 1905)	D5-9
5.8	Colonial and Classical Revival (1895 to 1915)	D5-11
5.9	Bungalow/Craftsman Circa (1905 to 1930)	D5-12
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