TABLE OF CONTENTS

1. Comments from Commissioners

2. Master Plan Listening Tour Summary

3. Title 18 uses for –

    a. Downtown Mixed-Use (DT-MU)

    b. Retail Commercial (RC)

    c. General Commercial (GC)

4. Examples of Live/Work Buildings

Master Plan Comments for Planning Commission Workshop

Dear Planning Commission Members,

I have felt there has not only been a disconnect from the 2006 Master Plan during this Master Plan Update process but a lack of data analysis by the consultant team that would assist the Commission with creating a vibrant land use vision for the community. That said, I believe the Commission needs to look backwards to effectively move forward by:

1. Tying the Master Plan update back to the 2006 Master Plan Themes
2. Providing a vision for the City's future (next 20 years) based on land use designations

I understand that everyone processes all the economic/housing data, community input from the Commission's "Listing Tour," and community survey in their own way. I just wanted to provide the Commission with my thinking process and overall conclusions.

Legend

Key Themes for The Master Plan Update, Per Consultant's PowerPoint Presentation Planning Commission's "Listening Tour" comments and/or community survey results

2006 Master Plan Themes

- **A Balanced Land Use Pattern**
    - Interest in overall simplification of land use categories and activity center designations
    - Need for stronger focus on industrial and mixed-use employment opportunities
    - Support for compact, mixed-use development on infill sites
    - Desire for greater predictability in areas of transition
    - Recalibrate mixed-use and non-residential land use designations to reflect the changing dynamics of retail and employment
- **Equitable Distribution of Recreational Opportunities**
    - Support for the continued buildout of Carson City's open space and trail network
    - Access to outdoor recreation (parks, trails, open space/public lands, and Tahoe)
    - Need for spaces that can be used by people of all ages (e.g., youth-friendly spaces and event/cultural spaces)
- **Economic Vitality**
    - Desire to expand revitalization efforts along North Carson Street and East William Street – Consider a Redevelopment Area for North Carson Street???
    - Strong concern for long-standing building vacancies + number of vacant commercial properties along major corridors
    - Support for ongoing collaboration with economic and workforce development partners
    - More focus on small businesses, arts/culture, history

    - Desire for more youth/young adults' friendly activities and nightlife in town
- **Livable Neighborhoods and Activity Centers**
    - Mixed opinions on the types of housing that is appropriate for future development / Diversify housing options / Housing for people of all ages
    - Perceived lack of workforce housing options
    - Support for maintaining "small-town" atmosphere/sense of community
- **A Connected City**
    - Support for walkable, mixed-use development
    - Walkable downtown, good redevelopment
    - Better connectivity for walking and biking (sidewalks/trails)
    - Improvements in bicycle and pedestrian infrastructure along Carson's major road corridors
    - Traffic and safety concerns
- Add New 2025 Master Plan Theme??? *** Community Sustainability ***
    - Interest in expanding the City's focus on community resilience
    - Desire to preserve the community's natural beauty
    - Interest in supporting nonprofit organizations
    - Need for close collaboration with the State of Nevada
    - Concern for the long-term maintenance of public infrastructure/roads

Next Steps

Issues that need to be addressed by the Planning Commission to give the consultant team direction to move forward with the Master Plan update.

1. Consider consolidating single-use commercial districts with mixed-use districts
    a. Community/Regional Commercial b. Neighborhood Commercial
2. Consider combining mixed-use employment (MUE) and Industrial (I) Categories
3. Consider eliminating mixed-use Activity Center symbology
4. Consider providing the public certainty in the master plan designations while still allowing flexibility within those designations for housing developments and to attract businesses and industries
5. Consider allowing creativity within Residential Land Uses to provide opportunities for diverse housing options. Example: Tiny Houses, Connex Containers, Duplexes/Fourplexes. And, what about the spread of Accessory Dwelling Units???
6. Consider using vacant commercial properties in the downtown and along major corridors for re-use as housing
7. Consider a separate land use designation for underutilized land (mixed-use)

Mackenzi Ray

From: Hope Sullivan
Sent: Tuesday, June 11, 2024 11:45 AM
To: Mackenzi Ray
Subject: FW: Idea/Questions for 6/14/24 Workshop

For the PC binders

Hope Sullivan, AICP
Community Development Director
Carson City, NV
775-283-7922 (direct)

From: Ellen DeChristopher <ellen.huronout@gmail.com>
Sent: Tuesday, June 11, 2024 11:44 AM
To: Hope Sullivan <HSullivan@carson.org>
Subject: Idea/Questions for 6/14/24 Workshop

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Good morning Hope,

This was a good exercise in advance of Friday's meeting. It really emphasized for me how forward thinking our city has been over the past 20 years. Looking forward to a productive meeting on Friday.

Ellen

General Comments/Suggestions.

1. For sake of efficiency, create two buckets; one for items that are within the purview of the Planning Commission (zoning and development standards), the other for items requiring feedback and action from the appropriate City Division or authority. For example, “barriers to business ownership” will largely involve Business Licensing, Building Division and Health Department. To ensure accountability and traction, these items could be integrated into the City’s Strategic Plan.

2. Use Master Plan framework going forward to keep our discussion on topic and to provide clarity on how we’ve interpreted public input for this update.

3. When discussing housing types, use photos or illustrations along with descriptive text (similar to HRC), to ensure we are all speaking of the same thing. For example: patio home, duette, row home, cottage, etc. This will be important when presenting policy changes to the stakeholders and public in Phase 3.

Questions:

4. Aside from information brought forth through public engagement, what other challenges or opportunities do we (PC and City) see for Carson City in the next 20-25 years. For example:
    a. Attracting younger people and families
    b. Attracting industry/business
    c. Creating workforce housing
    d. Funding infrastructure (to include EV)

5. Is it within the scope of Clarion's contract to:
    a. provide recommendations to address challenges identified through public engagement?
    b. Identify "peer cities"?

6. What national or global trends might we benefit from in the next 20-25 years? Based on my desktop research, Carson City's "jewels" put us ahead of the curve in achieving a green urban plan. Reference: https://www2.deloitte.com/us/en/insights/industry/public-sector/future-of-cities.html

7. Do we know who our economic development partners (NNDA, WNDD, etc.) are actively recruiting or onboarding to help determine what type of commercial space and housing will be necessary to fulfill their needs?

8. Work to identify the sweet spot between flexibility and predictability in zoning.

9. What does the process and timing look like for updating land use map and Titles 17 & 18 to reflect MP updates? Of particular concern is 17.09 PUD, 17.10 Common Open Space; moratorium, and 18.08 Hillside Development which were reviewed for revisions at March 3, 2023 joint session with BOS.

10. What projects (commercial, housing development) are in the pipeline? How is City managing applicant expectations during our review/update process?

11. How and when will fiscal impacts of MPU be addressed?

Questions/comments specific to findings.

The "jewels" of Carson City (preserve while implementing changes to address "challenges")

1) Small-town atmosphere/sense of community
    a) As Carson City grows over the coming 20 years, what housing types or planning trends should be considered?
    b) Will PUDs be useful in creating community outside of the core downtown area?

2) Have what we need, but still have access to big-city amenities and services.
    a) Will the current definition of "big-city amenities and services" suffice for attracting new industry/employers?

3) Access to outdoor recreation (parks, trails open spaces/public lands, and Tahoe)
    a) City versus developer for maintenance of neighborhood parks

4) Downtown (walkable, good redevelopment)
    a) Address developer responsibility

If you could change one thing, what would it be?

1) Address homelessness crisis.

a) What is the PC's scope of responsibility to this issue?
b) What is the appetite for City homeless shelters versus non-profit, private?
c) Does our conversation include "at risk" individuals/families?

2) More things for youth/young adults.
   a) Revise Land Use Map as placeholders for additional MAC, aquatic center, other??

3) Diversify Housing Options (Workforce housing for young adults, and High-end retirement options.
   a) Definition of "high-end retirement" option?
   b) Need clarification from Clarion on if workforce housing for <u>families</u> was also an issue.
   c) What trends in housing types would address our challenges?

4) Redevelop vacant property (e.g, Kmart, Ormsby House)
   a) Identify barriers to redevelopment.
   b) Is this in the purview of the PC?

5) Better connectivity for walking and biking (sidewalks/trails)
   a) Review code to ensure future commercial and residential development clearly addresses applicant's responsibility to connectivity.

6) More focus on small businesses, arts/culture, history
   a) How can we support this item in Title 17 and 18?
   b) Historical Resource Commission (HRC) involvement?
   c) Consider adaptive reuse of vacant buildings; in particular – historical buildings.

Mackenzi Ray

From: Greg Brooks <greg.brooks@better-cities.org>
Sent: Wednesday, June 12, 2024 9:05 AM
To: Hope Sullivan
Cc: Mackenzi Ray
Subject: Input for Friday's meeting

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hi all – here's what I want to cover at Friday's meeting.

As I said in our call, I'm worried that trying to enforce the first bullet and sub-bullets will throw us into an hour of just defining words before we even get started – that's shown here more for your framing than something actionable.

Bullets 2-4 are things I'd like to talk about, and you can rephrase (or even tell me they're off base) if you'd like.

- Principles, scope and process:
    - Principles: The level of control we can (and can't) exercise in the master planning process
    - Scope: What decisions we should be focused on
    - Process: How our input today gets incorporated
- Prioritizing long-term flexibility and resilience in the master plan
- Being cautious of empty-vessel terms like character, which mean something different to everyone and nearly always result in use restrictions rather than enablements
- Land use planning as a Carson City's primary economic development tool
    - Long-term planning for the tax base we need
    - Recognizing and accounting for our inability to predict the future

Mackenzi Ray

From: Hope Sullivan
Sent: Wednesday, June 12, 2024 10:55 AM
To: Mackenzi Ray
Subject: Fwd: MP Updates lists

Please add

From: "Charles Borders" <cwbordersjr@gmail.com>
Subject: MP Updates lists
Date: 12 June 2024 10:36
To: "Hope Sullivan" <HSullivan@carson.org>

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Relationship and scheduling of Master Plan and Title 18 adoptions.

Less boiler plate and more substance

Role of Planning Commission regarding Master Plan and Title 18 integration.

What is the replacement for 17-10? Where does it now fit? Is it a NUD (Neighborhood Unit Development) or an IUD (Infill Unit Development)

Chuck Borders

On Tue, Jun 11, 2024 at 4:59 PM Hope Sullivan <HSullivan@carson.org> wrote:

> All:
>
> Just a reminder to send in your lists of bulleted items for discussion by the group on Friday. Mackenzi is putting together binders for you and we want to get them out tomorrow AM.
>
> Hope Sullivan, AICP

Master Plan Listening Tour Summary

Fall 2023 - Spring 2024 (As of 4.30.24)

LISTENING TOUR ACTIVITIES TO DATE 2

UPCOMING ACTIVITIES 2

WHAT WE'VE HEARD – SUMMARY OF KEY THEMES 3

What are your favorite things about Carson City? 3

If you could change one thing, what would it be? 3

INDIVIDUAL EVENT SUMMARIES 5

Rotary Club 5

Master Plan Update with the City Planner @ the Library – Session 4 5

Sierra Nevada Realtors 9

Master Plan Update with the City Planner @ the Library – Session #3 11

Builder's Alliance 13

Lion's Club 14

Master Plan Update with the City Planner @ the Library – Session #2 15

Master Plan Update with the City Planner @ the Library – Session #1 17

Men's Club 19

Coffee and Conversations at the Chamber of Commerce 19

American Politics Class, Western Nevada College 19

LISTENING TOUR ACTIVITIES TO DATE

As part of the Master Plan update process, City staff and Planning Commission members hosted a series of Listening Sessions around the community. As of April 30, a total of 10 Listening Sessions have been held, and were attended by approximately 179 participants. City staff have also participated in multiple radio interviews to help get the word out about the process and upcoming opportunities for public input.

- April 23, Rotary Club, 35 participants
- March 30, Master Plan Update with the City Planner @ the Library, 19 +/- participants
- March 23, Sierra Nevada Realtors, 10 participants
- March 20, Builders Alliance, 14 participants
- March 18, Lion's Club, 8 participants
- March 16, Master Plan Update with the City Planner @ the Library, 18 participants
- March 9, Master Plan Update with the City Planner @ the Library, 30 participants
- March 1, Men's Club at Empire Golf Course, 12 participants
- February 13, Coffee and Conversations at the Chamber of Commerce, 25 participants
- November 13, American Politics Class, Western Nevada College, 20 participants (8 college students, 12 high school students)

Listening Sessions were structured as informal discussions. Each meeting kicked off with a round of introductions, followed by a brief introduction to the Master Plan and Master Plan update process, and discussion about what participants love—or would like to change—about Carson City. This document includes a summary of key themes that emerged from these sessions, as well as notes from individual events.

UPCOMING ACTIVITIES

Additional Listening Sessions are planned. Listening Sessions scheduled for May 2024 include a meeting with the Kiwanis Club, Active 20-30 Club of Carson City, and the Carson City Republican Women's Club. City staff have also connected with the Latinx Club at the high school and are exploring additional ways to connect with members of the Hispanic community. A meeting with the Tribal Council is also planned.

WHAT WE'VE HEARD – SUMMARY OF KEY THEMES

Key themes that emerged across all Listening Sessions are summarized below.

WHAT ARE YOUR FAVORITE THINGS ABOUT CARSON CITY?

The most frequently cited characteristics included:

- **Small-town atmosphere/sense of community.** Size, people, ability to know your neighbors, friendly, compact footprint of city.
- **Location/access to services.** Have what we need but still have access to big-city amenities and services. Central to Reno, California, TRIC, airport.
- **Open space/views/natural environment.** Open spaces, clean air, river, skies.
- **Access to outdoor recreation.** Parks, trails, opens space/public lands, and Tahoe
- **History/historic character.** Historic district, history of community, charm of historic buildings, historic preservation efforts.
- **Downtown.** Walkable, good example of redevelopment, historic character
- **Walkability/bikeability.** Neighborhoods, downtown, complete streets, bike-friendly.

Other characteristics cited by participants included: Lack of traffic, housing options (e.g,. 1-acre lots or diverse housing); education (good schools, good college); development/business opportunities (e.g., no HOAs, flexible zoning); City's commitment to compact growth; climate, access to services (heath care, recreation facilities); and State Capitol.

IF YOU COULD CHANGE ONE THING, WHAT WOULD IT BE?

The most frequently cited concerns/opportunities included:

- **Vacant buildings/revitalization.** Redevelop vacant properties (e.g., Kmart, Ormsby); encourage revitalization/adaptive reuse of other empty storefronts and "tired" areas.
- **More activities for youth/young adults.** Programs for young kids, young adults, and families; afterschool activities; year-round activities (to avoid having to go to Reno).
- **Land use/development regulations.** Desire for more (or less density); specific questions/concerns about particular regulations or processes; need to facilitate infill/redevelopment; clarify intent of/enforce regulations; consider alternative building products.
- **Housing options/lack of affordability.** Desire for a range of housing types—tiny homes, affordable, starter homes, high-end retirement/over 55 options, large lot single family; flexibility for ADUs/mother-in-law units.
- **Infrastructure and services.** Fix roads/potholes, funding for infrastructure, improve pedestrian/bicycle infrastructure.
- **Homelessness.** Desire to explore/address source of crisis; expand access to services.

- **Connectivity.** Better connectivity for walking and biking (sidewalks/trails).
- **Business attraction/retention and economic development.** More focus on small businesses needs and potential barriers to success; stronger promotion of Carson City; someone driving economic development.
- **Recreation and community facilities.** Desire for more community meetings space; larger community center; year-round sports complex, new library; community garden, new/better pool.

Other concerns/opportunities citied included: state government's land/employees in Carson City/need for collaboration on key sites; more retail, shopping, and restaurant options; more activities/services for older adults; stronger focus on historic preservation; expanded opportunities for community engagement; desire for new/alternative schools; stronger focus on environment (e.g., EV technology, dark skies, recycling, litter control).

INDIVIDUAL EVENT SUMMARIES

ROTARY CLUB

This session was held on April 23, 2024, as part of a regularly scheduled Rotary Club meeting and attended by 35 participants.

QUESTION 1: WHAT DO YOU MOST LIKE ABOUT CARSON CITY)?

Responses – Rotary Club	Number of Mentions
Small town/sense of community/accessibility: It is easy to get around – good road network; You can easily / quickly get to what you need (multi-nodal?); Small town / no traffic; Big enough but rural setting; Smaller city / town	5
Events/activities: Community events – Farmer's Market; Outdoor concerts; Children + Railroad Museums	3
Access to outdoor recreation: Trails; Golf course	2
Walkability/bikeability: ADA accessibility; Bike friendly	2
Education: Good school; college	2
Access to services: hospital; animal services	2
History/historic character: Preserve historic resources	1
Downtown: Walking downtown	1
State Capitol: Capitol complex	1
Location: Centrally located	1

QUESTION 2: WHAT WOULD YOU CHANGE ABOUT CARSON CITY?

Responses – Rotary Club	Number of Mentions
Housing options: Enable starter homes; senior housing; subsidize housing	3
Connectivity: Continuous sidewalks; Connectivity on east side	2
Land use/development regulations: Less density in new construction; streamline commercial district	2
More activities for youth/young adults: Teen center – roller park; rock wall	2
Recreation/community facilities: Larger Community Center; sports complex year round	2
Vacant buildings/revitalization: Ormsby House	1

MASTER PLAN UPDATE WITH THE CITY PLANNER @ THE LIBRARY – SESSION 4

This session was held on March 30, 2024. It was the fourth of four "Planner Day at the Library" events that were scheduled for Saturdays in March. Approximately 19+/- people participated.

QUESTION 1: WHAT ARE CARSON CITY'S JEWELS (I.E., WHAT DO YOU MOST LIKE ABOUT CARSON CITY)?

Responses – Library #4	Number of Mentions
The historic downtown and its historic buildings.	3
Downtown	3
It (still) feels like a small town. Everyone knows each other. People are helpful and responsive when the need arises (e.g., to clear downed trees following a storm).	8
Sense of community spirit (e.g., you can talk to people in their yards)	3
Community involvement (e.g., Angel Tree shopping)	1
Library	3
Views (of mountains, etc.); beauty of the area	3
Prison Hill	1
Mountains; "The mountains call"	2
Proximity to Tahoe, to Reno	3
Great restaurants, breweries	1
Very walkable	3
Hiking	4
Trails, including access for everyone	3
Bike trails / biking	3
Capitol and access to state facilities	4
Access to outdoors	3
Lively arts scene; music at Brewery Arts Center	2
Quality trail system, greenbelt, river	6
Quality public education with lots of opportunities and programs	2
Feels very safe	3
Clean	1
Hot springs	1
Not crowded, not a lot of traffic	1
Close proximity to winter sports, including XC skiing; close to snow but don't have to live in it	3
Job opportunities	1
Physical size makes getting around manageable with multiple routes to getting between places (connectivity of road system)	2
If you make the effort, you can succeed in Carson City	1
Availability of medical care (hospitals, urgent care)	1
Lots of new businesses	1

Responses – Library #4	Number of Mentions
Seasons / change of seasons	1
Have everything one needs in Carson, including shopping	1
Love seeing deer, other wildlife	2
Railroad and other museums	1
If you want to do something "niche" you can probably find it in Carson City	1
Lots of amenities – health care, museums, VMT, all kinds of recreational opportunities (shooting range, disc golf), dining	1
Roads are also for non-auto users – likes Carson City being focused on connectivity and complete streets	1
Roundabouts	1
Low taxes	2
Proximity to airport (presumably Reno's)	1
If you want to get civically involved, you can, and you can have a voice / make an impact	1
Pool	1
Mills Park is a "gem"	1
The college	1
Absence of high-rise casinos	1

QUESTION 2: WHAT WOULD YOU CHANGE ABOUT CARSON CITY?

Responses – Library #4	Number of Mentions
Need more things including entertainment for younger people to do (there's more in Reno).	5
College bound students in Carson's public schools are well-supported. Those students who are not college bound (e.g., those interested in the trades) are not as well supported. They're not put on a trajectory for success by the end of high school. More classes should be offered to support these students. CTE programs need to facilitate getting apprenticeships.	2
Need to motivate more students.	1
Road maintenance is insufficient, especially of county roads. Roads are not in the best condition. Fix the roads.	2
More malls. The existing malls are "pretty much abandoned." Malls need more tenants that appeal to young people.	2
E. Williams/Highway 50 is dangerous for pedestrians and bicyclists, especially to cross. Consider pedestrian overpasses, repainting crosswalks, enforcing speed limits, blinking crossing lights. Also applies to other major arterials.	2
Revise road standards to better consider non-auto users.	1

Responses – Library #4	Number of Mentions
The City should undertake some public education to pedestrians about crossing streets safely ("how to be a good pedestrian").	2
The bypass around downtown should not lead to people bypassing Carson City.	1
Greenspace and trails – develop them so they're accessible to people from outside the area (i.e., as a form of tourism)	1
Carson City should do more for people experiencing homelessness – centralize services, feeding, and shelter.	2
Mills Park tennis courts are in poor shape. Inadequate tennis facilities generally.	1
Old children's home – what's the plan for it?	1
Do for N. Carson St. what was done for S. Carson St. Make N. Carson more of bike and pedestrian corridor. Lots of kids cross it. Fix the drainage and flooding issues. Enhance overall traffic safety.	2
Take a more nature-centric approach to development. Consider wildlife and insect population. Learn to live with the environment rather than trying to subdue it. Focus on habitat preservation, especially in drainages. Save some areas from development.	1
Plant more trees, maybe hold some tree-planting parties, and replace lost trees to try to offset urban heat impacts.	1
Revise zoning code to be better able to respond to opportunities; City should be more adaptable. Make zoning code more user-friendly. Too many uses require a special use permit. Allow additional uses in industrial district. Revisit uses and requirements (e.g., so food service can be more feasible).	2
Traffic congestion, especially around Carson High during peak periods (e.g., Solomon, from 5th to Willam).	3
Trails that "die" and require users to search for their continuation or connection to other trails.	1
Freeway 395 bypass is "hard to drive" and needs more off-ramps.	1
More roundabouts.	1
Quality of life issue: Prison Hill – concerned about a shift from protecting viewshed and conservation to a focus on engineered infrastructure (e.g., trails are getting wider) and an orientation to regional facility.	1
Blight on N. Carson (e.g., vacant Kmart building)	1
Need more "smart urban design" to keep heat index down. Need to incorporate shade as part of design.	1
What's happening in downtown with all the vacant property? What's the vision, the plan?	1
Need controlled growth ("if you don't grow you die").	1
Worried about retaining community's youth and declining school enrollment.	1
Need to take into account communicating with and the needs of the Hispanic population.	1

Responses – Library #4	Number of Mentions
The City is engaged in a classification and compensation study. This will likely result in higher compensation for city employees but less money for other things like road maintenance.	1
More housing that is affordable for the community's workforce, for "our children." How do we do that in a way that respects our environment and infrastructure?	2

SIERRA NEVADA REALTORS

This session was held on March 27, 2024, as part of a regularly scheduled meeting of the Board of Realtors and was attended by 10 participants.

QUESTION 1: WHAT DO YOU MOST LIKE ABOUT CARSON CITY)?

Responses – Board of Realtors	Number of Mentions
Location/access to services: Proximity to Sierras, Virginia City, San Francisco, Tahoe, Reno, TRIC, airport, medical, trucking, east and west; central location; Clients from California – refuge from California; Not Reno and Not California	30
Access to outdoor recreation: Trails, open space, outdoor activities, proximity to mountains/Tahoe, bike trails for kids	11
Small town/sense of community: Charming, small town USA; sense of Community, community events; small town – it's what America used to be; ability to get involved in City government; small community in general; size of community; friendly town; people – small town feel; charm, "it ain't California"	9
Events/activities: Downtown activities; Community events – Nevada Day parade; Free concerts at Brewery Arts Center; Farmers market; Special events, farmers market; Concerts downtown	6
Downtown: walkable, bikeable, pedestrian-friendly, downtown is great	5
History/historic character: Cute historic buildings; Historic District; Historic town, modern amenities; Historic aspect/downtown	4
Restaurants/bars: Good eats – restaurants; bar scene/food truck; Events/bar scene	4
Development/business opportunities: flexible zoning; no HOAs; parcels larger than California	3
Open space/views: views; views in each direction	3
Education: Good schools, good college; school district – stable; schools	3
Climate	2
Walkability/walking in neighborhoods	2
Lack of traffic	2
Safety	1
Family-oriented: Great community to raise children	1
State capitol	1

Responses – Board of Realtors	Number of Mentions
People: appreciate seniors	1

QUESTION 2: WHAT WOULD YOU CHANGE ABOUT CARSON CITY?

Responses – Board of Realtors	Number of Mentions
Vacant buildings/revitalization of "tired" areas: Ormsby House; K-mart; vacant buildings – window art/more businesses; More businesses in vacant buildings; Fix up north part of downtown/north part of William Street; Tired buildings on north part of town; North side of town – extend the charm of downtown; North end of town – revitalize; Redevelop north end of downtown; Beautify north part of town; N. Carson Street; East side/North area not well kept; North Carson should have a redevelopment area	19
Housing options: Tiny Home Community; Diversity of single-family residences; Diversified housing; Need for an over 55 community (2); Affordable homes; Medical community is leaving (due to lack of options); Affordable housing – Hispanics; Alternative building products – containers; Smaller homes; Tiny Homes/containers; Missing middle housing	12
More activities for youth/young adults: More for kids – trampoline park; Children – quality programs; More afterschool care & assistance for single parents; Activities for kids; Nothing for kids; Kids programs – rock climbing; Kids; Kids – trampoline park; Kids activities	9
Homelessness: Homeless people; Homeless encampments; Karma Box – homeless populations; Homeless – major influx (FISH); Homeless near Smith's	6
More activities/services for seniors: Make a senior center; Senior community – pickleball; Caretakers for elderly; Seniors activities; Nursing home	5
Expanded development options: Container park – like Reno/Vegas N. Carson Street – zoning to GC; Alternative building products – containers	3
Restaurant options: More local restaurants; Diversification of restaurant types; Diverse food scene	3
Roads/traffic: 2nd Street closed 18 months – who allowed it; condition of the roads; growth – impact on traffic	3
Code enforcement: Trash in north Carson – too many people wandering around; weeds	2
State government: State government at Harley Davidson/vacant office; Old orphanage land – state owned	2
Lack of affordability: Improve affordability; Cost of land/buildings	2
Community engagement: Need input from Hispanic community	1
Economic development: No promotion	1
Governance/customer service: Common sense of City employees/flexible	1
Maintain community character: keep rural feeling	1

Responses – Board of Realtors	Number of Mentions
Carson Mall	1
Workforce: More vocational training at college	1

MASTER PLAN UPDATE WITH THE CITY PLANNER @ THE LIBRARY – SESSION #3

This session was held on March 23, 2024. It was the third of four "Planner Day at the Library" events that were scheduled for Saturdays in March.

QUESTION 1: WHAT DO YOU MOST LIKE ABOUT CARSON CITY)?

Responses – Library #3	Number of Mentions
Open space/views: Mountains; access to open spaces; Open space, protecting the land, raised sales tax for open space acquisitions (2018); Green belt around city, not expanding; Open space, "Should I mark rural or urban?"; Open space; Comfort, not polluted, beauty, open space views; Open space; Beautiful skies; Respect to preservation, being able to use open spaces; hidden gem, advocacy groups to allow access to open space	11
Access to outdoor recreation: Trails; trails, open space, much to offer, special events, BAC; Open space, Prison Hill, Ash Canyon, compact 10-12 minutes from everything; Trails, open spaces, walking, biking; Proximity to Tahoe; Access to open space, trails; Access to outdoors; trail system; paved trail near WNC	8
Events/activities: Events, music, concerts, skiing, snowshoeing; Free events; Events, tree lighting, murals/public art, Brewery Arts Center; Nevada Day parade, community involvement; Events, Mills Park, Nevada Day parade; Education opportunities; Biking to work in summer, special events	7
Small town/sense of community: Size of city, compact, manageable, no traffic, not having above ground utilities in neighborhood; Trees + lawn in front of the government buildings, charm on west side, emphasis on restaurants, special events, walkability; small town feel; small town feeling; Small town but has everything; Community, opportunities	7
History/historic character: Sidewalks and trees in historic district; Historic west side; community history; Historic district	4
Access to recreation: Aquatic facility, Jack C. Davis observatory, splash pad downtown, Pool, best in Northern Nevada	2
Lack of traffic: Connectivity, emphasis on connections/drivable, transportation is more than just cars, open space, history Open streets/not crowded, bus system; drivable when learning to drive	2

QUESTION 2: WHAT WOULD YOU CHANGE ABOUT CARSON CITY?

RESPONSES – LIBRARY #3	NUMBER OF MENTIONS
Land use/development regulations: Help community members understand infill, land use, limitations, where development can occur, zoning change near Carson River + Morgan Mill Road, loosen regulations on land near cemetery; Development standards, require 40'-50' roads, too much space/money; Look at office space & how can it be filled in today's world, flexibility with uses; Can we get BLM land donated to the City; Don't start developing until we can enforce the rules, no enforcements; Be clear about objectives/motives with zoning; More parking for residential not on street, off street parking necessary; Learning more about flexible zoning, streamlining; How to work with state with our development & Master Plan work closely with state and their land use	9
Housing options: Affordability for seniors, single parents, first time home buyers, be more creative with housing departments, open zoning for tiny home cluster; again - open zoning for tiny homes, affordability for seniors, single parents, first time home buyers; single family zoning lots; development for tiny home communities; flexibility on mother-in-law suites and tiny homes; medium density lots for people wanting to downsize, defining medium density; Community for tiny homes, having a central location in those communities like barbecues/gardens; tiny homes; affordability, young people priced out	
Environment/sustainability: not a lot of recycling at places, lots of litter; better enforcement for dark sky ordinance for observatory; start planning for electric vehicles; environment should be our main focus; more recycling; implement things in our zoning for technology & sustainability; limit development in wetlands; lots of trash, more advocacy for trash pick up	8
Vacant buildings/revitalization: Help commercial development, incentivize filling empty commercial spaces EX: Ormsby House, Kmart, Tuesday Morning; Improve Carson Mall, run down; Get old Kmart developed; Fill vacant buildings; Beautify North Carson to entice people to come into Carson City; Creative thought for vacant buildings	6
More opportunities for youth/young adults: More things for youth to do; have to drive to Reno for fun things to do; more youth activities; more stuff for youth to do, have to go to Reno for activities, more year-round activities; things to do with children, opportunities for activities for kids, centrally located	5
Recreation/community facilities: Used Douglas County's pool as an example of what he wants out of the Carson City pool; Too many parks, empty, too expensive to keep up; No school theater, community center theater gets double booked/expensive; More rooms available to rent like at the community center	4
Connectivity/transportation: Connectivity with bike paths/lanes; sidewalks more interconnected, won't need to drive everywhere; traffic; Public transportation, not a lot of Uber/Lift/taxis/public bus, no one to take you to airport	4
Public safety: E Robinson Street/N Saliman Road needs stop light or crossing guard for school (safety); Sharp containers in bathrooms (diabetic); Mills Park is not safe after dark/needs more lighting	3

Responses – Library #3	Number of Mentions
Education: Alternate learning choices for young families EX: charter schools or tech schools	1
Business retention/attraction: Lighten challenges for new businesses	1
Community engagement: change communication; simplify	1

BUILDER'S ALLIANCE

This session was held on March 20, 2024, as part of a regularly scheduled meeting of the Builder's Alliance and was attended by 14 participants.

QUESTION 1: WHAT DO YOU MOST LIKE ABOUT CARSON CITY)?

Responses – Builder's Alliance	Number of Mentions
Location/access to services: Location/proximity; Centrally located – are within 45 minutes; Convenient hub, everything here and accessible, N Carson more convenient to Reno; Costco	4
Small town/sense of community: Not Reno, big enough/small town, part of a community; Don't need to go to Reno; Can get across town easily – everything 5 minutes away; Great people, down to earth people	4
Open space/views: access to open space; In between city, doesn't grow too much	2
Access to outdoor recreation: Open space/trails	1
Events/activities: Tree lighting	1
Downtown	1
History/historic character: history/culture	1
Cleanliness: Was clean	1
Customer service: Hope's trying	1
Development/business opportunities: potential	1

QUESTION 2: WHAT WOULD YOU CHANGE ABOUT CARSON CITY?

Responses – Builder's Alliance	Number of Mentions
Vacant buildings/revitalization: College/Kmart shopping center; Vacant buildings; Old hotels/blight; Adeles; Empty boxes; Daily/weekly motels	6
Homelessness: Homelessness crisis & the source – a conduit to Carson City, importation of homeless/mental issues/scary; Homelessness/trash/new problems; Don't be bottom of slide for behavioral health, don't invite more into community	4
Housing options: More diversity in housing types; high end retirement options	2

Responses – Builder's Alliance	Number of Mentions
Economic development: How we promote Carson City; Someone driving economic development	2
Demographics: Up median income	1
Community engagement: Education on planning/land use/private property rights	1
Roads: condition of roads, traffic	1

LION'S CLUB

This session was held on March 18, 2024, as part of a regularly scheduled meeting of the Lion's Club and was attended by 8 participants.

QUESTION 1: WHAT DO YOU MOST LIKE ABOUT CARSON CITY)?

Responses – Lion's Club	Number of Mentions
Small town/sense of community: Community – special events, community spirit, looks out for each other, strong community feel, small town feel, sense of belonging; Small community compared to Reno/Las Vegas	3
Open space/views/access to outdoor recreation: Open space – hiking with dogs, diverse populations, interaction with schools & parks, mountains Park system	2
Location/access to services: In the center, near Tahoe	1
Walkability: Walkable, Carson Street	1
History/historic character: history	1
Lack of traffic	1
Environment: clean air	1
Other: Love it here	1

QUESTION 2: WHAT WOULD YOU CHANGE ABOUT CARSON CITY?

Responses – Lion's Club	Number of Mentions
Vacant buildings/revitalization: East part of town needs attention; North part of town – more development/Kmart building, attention, good restaurants	4
Roads/infrastructure: Highway 50 – boring, more traffic control/no policing of speed, dangerous; Close off streets for pedestrians only; Fix roads; Street lights	4
Land use: Why build retail when we have retail?	2
Education: Better schools	2
Expanded development options: zoning reductions	1

MASTER PLAN UPDATE WITH THE CITY PLANNER @ THE LIBRARY – SESSION #2

This session was held on March 16, 2024. 18 people participated. It was the second of four "Planner Day at the Library" events that were scheduled for Saturdays in March.

QUESTION 1: WHAT DO YOU MOST LIKE ABOUT CARSON CITY)?

Responses – Library (Session #2)	Number of Mentions
Small town/sense of community: It's size. It's small but has everything one needs (note - not all attendees that noted they like Carson City's size agreed it has everything they want/need); Small town feel; The people - really nice people here, lots of opportunities for interaction; The strong sense of community. One respondent noted that the compactness of the city helps foster a sense of community; Great cultural community; Energy of the people, of the community.	10
Access to outdoor recreation: Trails and access to outdoor recreation; ability to shoot guns, including in open space.	9
Open space/views: Open space, some of which was obtained by acquiring development rights. Geographic barriers - they're "charming" and also limit some development (implied positive).	7
Access to services: Good health care facilities; Health care Public library; Access of government/government facilities - City Hall, Capitol, Supreme Court Library, State Library, Legislature; State capitol	5
History/historic character: City's history, and the historic district.	3
Walkability/bikeablity: Complete streets model - City has worked to make streets for bikes, runners, walkers, even wheelchairs and not just for cars; ADA accessibility; bike friendly	3
Compact growth: Carson City's decision in the 2006 master plan to grow up, not out.	3
Downtown: Downtown - it's a great example of redevelopment.	2
Education: Western Nevada College and the educational opportunity it offers. Good place to raise children, including good schools.	2
Parks: Parks - Mills, Prison Hill, and Fuji were specifically mentioned	2
Lack of traffic/lots of parking: Abundance of free parking; traffic is "not bad."	1
Climate: Climate - its moderate, not too much snow.	1
Safety: Less crime	1

QUESTION 2: WHAT WOULD YOU CHANGE ABOUT CARSON CITY?

Responses – Library (Session #2)	Number of Mentions
More retail/shopping options: Tourism is not robust. One consequence is there's not enough shoppers to sustain small boutique type retail, citing a past development that included such businesses that did not make it; need a better	3

RESPONSES – LIBRARY (SESSION #2)	NUMBER OF MENTIONS
mall; Not enough shopping or diversity of retail – Walmart and Home Depot are fine but lacking more boutique type options; Not enough restaurants – they like Reno's infill, including restaurants in Midtown and 4th Street areas.	
Land use/development regulations: Need different zoning in the eastern corridor. The General Industrial zoning around the Empire Cemetery, especially on its south side, and by the nearby trailhead is unfortunate; Need to revise zoning and development standards to facilitate development, infill and redevelopment especially; Parking requirements are excessive; Also, too many zoning overlays; Road width standards for residential development require roads to be too wide.	3
Infrastructure and services: Need better "infrastructure" for working from home (better internet was noted); need better and free broadband in main corridors; quality of roads is horrible; Need more residential area pathways, especially on wider streets.	3
Access to services: Need a new library; it would bring new life to the community. Need a community garden for access to fresher food, sharing, and social interaction.	2
Vacant buildings/revitalization: Lots of empty parking lots. Too much parking. Consider paid parking like in Truckee, CA; Empty buildings. Ormsby, Kmart. Lots of opportunity for development.	2
History/Historic character: Need to keep modern development out of the historic district. Need more commitment to historic preservation. Carson City does not promote its history well.	2
Growth Management: Not very dense, so less walkable than it can be, especially in heat. Need good, controlled growth with good infrastructure.	2
Economic development: Carson City should seek to attract visitors by building on youth sports and utilizing Carson's MAC and other recreational facilities for tournaments that bring out-of-town athletes and their families to town. Need more economic development, maybe focusing on outdoor recreation.	2
Access to parks/outdoor recreation: Need a horseback riding option at Silver Saddle Ranch; need more parks	2
State government: State ownership of so much real estate. Carson City is very government oriented. Reduces private sector footprint and availability of real estate for private uses. 18% of taxpayers pay (most) of the taxes. Tax base is shrinking as State acquires buildings for its offices.	2
Demographics: Carson City is not a town for visitors, it's a retirement town. (In response, another attendee noted that, per 2020 Census population, there were as many people 18 years and younger as 65 and older.)	1
Connectivity: Need to connect existing trails in a safe way.	1

Responses – Library (Session #2)	Number of Mentions
Arts and culture: Need more performing and cultural arts options. Need a public venue (like the restored old movie theaters you see in other cities) for concerts and other events.	1
Community engagement: Need government to do more community outreach	1
Homelessness: Need a building to house the unhoused where they can be helped to get back on their feet.	1
More activities for youth/young adults: More for teens to do, more teen hangout spaces.	1

MASTER PLAN UPDATE WITH THE CITY PLANNER @ THE LIBRARY – SESSION #1

This session was held on March 9, 2024. 30 people participated. It was the first of four "Planner Day at the Library" events that were scheduled for Saturdays in March.

QUESTION 1: WHAT DO YOU MOST LIKE ABOUT CARSON CITY)?

Responses – Library (Session #1)	Number of Mentions
Access to outdoor recreation: Access to public lands; healthy recreation; Access to hiking trails, close proximity to Tahoe, small town feel	5
Small town/sense of community: Small community, close knit small town feel; quiet neighborhoods, close knit community; good community; the community	5
Location/access to services: Close proximity to both open space and downtown/retail; Nice senior center	2
History/historic character: HRC does a good job with preservation	1
Open space/views: Access to river, open space.	1
Events/activities: Active night scene; comes from Dayton for a game of pool; Chess Players	1
Lack of traffic: No traffic	1
Walkability: Likes being able to walk to almost anything (high walkability rate)	1

QUESTION 2: WHAT WOULD YOU CHANGE ABOUT CARSON CITY?

Responses – Library (Session #1)	Number of Mentions
Land use/development regulations: Need to look at other small towns that have done a nice job of creating a cohesive rustic look and feel. Goes to Minden for restaurants, events; Doesn't understand (zoning) setbacks. His are 30' and others are 10'; Denser building in residential areas is a problem that she hears often from others in community; Older couple that recently moved here from Reno. Unhappy with high density building. Look at Plumb lane where Park Lane used to be - way too dense and unattractive (compared it to a prison; Like mix of	9

Responses – Library (Session #1)	Number of Mentions
uses, but don't want too much high density; Would like to see a more recent addition of int'l energy code (all homes even multi should be electrification ready); Need more density to create patrons to support the downtown and businesses; Limit number of special use permits, parking requirements for small business is ridiculous, roads are 50-60' wide that become speedways and are expensive to maintain, zoning needs to be revised to look at more efficient mixed-use development; Don't care for location of FISH student housing on Carson Street; Owner of Grocery Outlet space is having issues with approval from Building	
Vacant buildings/revitalization: Too many vacant businesses. What was the cause of them shutting down?; Businesses are "sad"; Empty buildings, denser building and need to reopen discussion on infill model versus growing out; Arrowhead and Centennial have so many vacant buildings - worked for cities for 27 years in CA (Eureka) used "exist strategy" concept, incorporating open space in the core; Need for adaptive use of current vacant buildings (e.g., Silver Saddle Ranch); Dept to use space for antique store; See potential to do a lot of good things, but there are also a lot of risks. OH and old K Mart building a problem for attracting new businesses.	6
Business attraction/retention: OH has to be solved, make it easier for small business, and "I don't want businesses to close by 8"; The Building Department and Health Department are obstacles to small business owners; pursued offering food, but would be required to install a grease trap even if only using ovens for reheats; Opportunity to partner with land owners, health department needs to change - too restrictive to businesses; Not taking advantage of SBA Zone spot; More flex use of business development; What is the accounting on the high fee with business applications ($2400?) Why so much red tape for small business owners?	6
Recreation/community facilities: Need a new library; it would bring new life to the community; Need a community garden for access to fresher food, sharing, and social interaction; MAC center needed on south end of town.	3
Economic development: Carson City lacks comprehensive focus on business development; NNDA works with someone at Governors office; Concerned about what jobs will be left for CC if state continues to move out.	2
Events/activities: Wish we had a better venue for outdoor concerts. Need signature events; Mark Twain event (not well publicized); Lack of nightlife options in Carson City.	2
Community engagement: Create a forum where people can meet and have discovery exercises; Want opportunity for public to meet with City and applicants before projects go to PC for approval.	2
Infrastructure and services: Need more traffic lights to address accident prone intersections; Would love to see more of the buttons with beacon lights at signals; particularly on major streets	2
Homelessness: Need for shelter for current homeless.	1
Connectivity: Connectivity within the city	1

MEN'S CLUB

This session was held on March 1, 2024, as part of a regularly scheduled meeting of the Men's Club luncheon at Empire Golf Course. It was attended by 12 participants.

QUESTION 1: WHAT DO YOU MOST LIKE ABOUT CARSON CITY)?

Responses – Men's Club	Number of Mentions
Small town/sense of community/accessibility: It is easy to get around – good road network; You can easily / quickly get to what you need (multi-nodal?); Small town / no traffic; Big enough but rural setting; Smaller city / town	5
Open space/views/access to outdoor recreation: Scenic; no overhead wires; close to skiing	3
Access to services: A lot of retail opportunities	1
Housing options: 1 acre lots; Diverse housing; The marketplace is California, people from CA can afford to pay high prices	3
History/historic character: Westside is perfect, couldn't be better – wonderful / exciting	1
Other: Balanced; Eastside needs help	1
Climate	1

QUESTION 2: WHAT WOULD YOU CHANGE ABOUT CARSON CITY?

Responses – Men's Club	Number of Mentions
Land use/development regulations: Avoid overcrowding; reduce special use permits, they equal rezoning; protect landowners	3
Traffic/roadways: Better traffic control; Highway 50 – it is crowded, speed is too fast	2
Lack of affordability: Rent is expensive	1
Vacant buildings/revitalization: Ormsby House – occupy it or tear it down	2

COFFEE AND CONVERSATIONS AT THE CHAMBER OF COMMERCE

This session was held on February 13, Coffee and Conversations at the Chamber of Commerce. Approximately 25 people attended. No formal notes were taken.

AMERICAN POLITICS CLASS, WESTERN NEVADA COLLEGE

This session was held on November 13, as part of the American Politics Class at Western Nevada College, A total of 20 students participated (8 college students, 12 high school students).

1. What is a place you have visited that you really like?

- Scottsdale, AZ
- Boulder, CO
- Reno, NV
- Los Angeles, CA
- Virginia City, NV
- Seattle, WA

2. Describe what you liked about it.
   - Clean and walkable
   - Shopping options, malls have more variety, small shops that are local/unique, family owned businesses
   - "Untouched" natural areas, scenic views, close proximity to mountains/nature, seclusion
   - Something that is natural was made into a park
   - Historic building and architecture, still has history preserved
   - Lively, younger crowd
   - Nonchain restaurants + diversity of cuisine
   - Nice hotels, more things to do (e.g. zoo, mall, waterparks)
3. If you were looking for a house or an apartment, what would be some of the locational criteria you would consider?
   - Clean and walkable
   - Safe/low crime rate
   - Affordable/affordable living
   - Close to amenities (park, coffee shops, shopping)
   - Privacy/seclusion/land
   - Public gathering spots
   - Diversity of shops + restaurants
   - Not a far drive to stuff, commutability
   - Close proximity to nature, park like Tahoe nearby
   - Not overcrowded
   - Access to public transit
   - Sidewalks + wide roads
   - Close to libraries
   - Job market
4. What is your favorite thing about Carson City?
   - Small town, friendly people, knowing people around town
   - Location proximity – easy to get places, minimal traffic

- mountains/fishing/hunting/biking
- Locally owned/unique shops + restaurants
- Safe/low crime rates
- Predictable transportation (roads plowed quickly, lights working, easy commutes)
- Having a college, accessible schooling, opportunities
- “Chill,” not uptight
- Clean downtown
- Carnival at Mills Park, craft fairs
- Waterfall
- Christmas lights
- Historic charm

5. If you could change one thing about Carson City, what would it be?
   - Clean it up, old rundown buildings and motels on N Carson/reinvestment, property maintenance
   - More options for things to do (better malls/shopping, roller rink, more events like “Food Truck Friday,” better basketball courts)
   - More affordable living, younger crowd forced to Reno by retirees
   - Separate the hiking and biking trails
   - Better public transportation
   - Another high school/overcrowded
   - More food options/places to eat, not just fast food places
   - Better advertising for events
   - Too many casinos
   - Do something with the Ormsby House
   - “Feels like a town just for adults”
   - More public gathering locations

18.04.125 Downtown mixed-use (DT-MU).

The purpose of the DT-MU district is to preserve a mixed-use district limited primarily to retail sales of new merchandise, office, 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.

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.

(Ord. 2007-21 § 3, 2007: Ord. 2006-4 § 10 (part), 2006: Ord. 2004-12 § 4, 2004: Ord. 2004-6 §§ 1, 2, 2004: Ord. 2001-23 § 2 (part), 2001).

18.04.130 Retail commercial (RC).

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).

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

(Ord. 2007-23 § 1 (part), 2007: Ord. 2006-4 § 10 (part), 2006: Ord. 2001-23 § 2 (part), 2001).

(Ord. No. 2008-33, § IV, 9-4-2008 ; Ord. No. 2013-20, § III, 7-18-2013 ; Ord. No. 2018-4 , § I, 3-1-2018)

18.04.135 General commercial (GC). (NRS 278.250)

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.

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 30 percent 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));

Watchmen's quarters.

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 12,000 square feet.

b. All outside storage containers or other similar enclosures shall be screened to public rights-of-way by a maintained 100 percent sight obscuring fence or wall permanently installed and maintained at a minimum height of six 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.

(Ord. 2007-23 § 1 (part), 2007: Ord. 2006-4 § 10 (part), 2006: Ord. 2001-23 § 2 (part), 2001).

(Ord. No. 2008-33, § V, 9-4-2008 ; Ord. No. 2014-10 , § II, 7-3-2014; Ord. No. 2017-21 , § II, 10-5-2017; Ord. No. 2022-10 , § I, 7-21-2022)

Live/Work Building Examples

SASSAFRAS
SASSAFRAS
SASSAFRAS