



STAFF REPORT

Report To: Planning Commission **Meeting Date:** March 25, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **ZA-2026-0045** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors ("Board") regarding a proposed ordinance relating to zoning, establishing various provisions concerning short-term rentals in Carson City and providing for other matters properly related thereto. (Hope Sullivan, hsullivan@carsoncity.gov)

Agenda Action: Formal Action / Motion **Time Requested:** 45 minutes

Proposed Motion

I move to recommend to the Board of Supervisors approval of the proposed zoning code amendment based on the ability to make the findings as outlined in the staff report.

Board's Strategic Goal

Quality of Life

Previous Action

February 20, 2026 (Item 5C) – The Board of Supervisors discussed what zoning districts would be appropriate and potential standards for short-term rentals in Carson City.

December 4, 2025 (Item 12) – The Board of Supervisors provided direction on the regulation of short-term rentals of private residential properties, including prohibition of such rentals in various zoning districts and enforcement procedures.

February 21, 2025 (Item 5D) – The Board of Supervisors discussed potential policy and legislative directives for the regulation of short-term rentals in Carson City.

Background/Issues & Analysis

During its meeting of December 4, 2025, the Board discussed short-term rentals. In general, the Board stated that it recognized short-term rentals are a land use that exists throughout the country, including in Carson City. The Board felt it was important that the zoning ordinance clearly identify how short-term rentals would be regulated in Carson City, including in what zoning districts the use would be allowed, any due process provisions, and any standards that might be appropriate. Although the Board provided some input relative to suggested standards, it requested that the staff conduct community outreach meetings to obtain input. Those meetings were conducted on January 21 and 22, 2026. There were 37 participants in total in the listening sessions.

During its retreat on February 20, 2026, the Board reviewed the input from the listening sessions and provided its own input on short term rentals. Based on this input, the staff recommends the following

amendments to Title 18.

Add:

18.10.572 – “Short-term rental” (NRS 278.020)

“Short-term Rental” means one dwelling unit rented for the purpose of overnight lodging for a period of not less than one day and not more than 28 days.

Amend:

18.04.187 – Table of Permitted Uses

Add Short-Term Rental to the Tables of Permitted Uses with a check mark to note supplemental standards and subject to an Administrative Permit in the following zoning districts:

Agriculture

Conservation Reserve

Single-Family – 5 acres

Single-Family – 2 acres

Single-Family – 1 acres

Single-Family – 21,000 square feet

Single-Family – 12,000 square feet

Single-Family – 6,000 square feet

Mobile Home – 6,000 square feet

Mobile Home – 12,000 square feet

Mobile Home – 1 acre

Mobile Home Park

Multi-family Duplex

Multi-family Apartments

Residential Office

General Office

Neighborhood Business

Retail Commercial

General Commercial

Tourist Commercial

Downtown Mixed Use

Add to Title 18 Appendix, Division 1

1.22 Short-term rental standards.

The provisions set forth in this section are intended to establish minimum standards for Short-term rentals.

1. The Short-term rental use may only be established in a building that is currently lawfully used as a dwelling unit. All occupants must share common living, eating and cooking space.
2. Only one Short-term rental may be permitted on a property.
3. Anyone who obtains an Administrative Permit for a Short-term rental use must pay the Room Rental Tax consistent with Chapter 4.08 of the Carson City Municipal Code.
4. Trash bins from a Short-term rental may not be put out more than one day before scheduled pick up and the bin must be removed from the street within one day after pick up.
5. At the time of application for an Administrative Permit, a statement signed by the owner confirming the unit is not deed restricted or located in an area governed by covenants, conditions and restrictions (“CC&Rs”) or bylaws that prohibit or limit the existence of a Short-term rental. The owner has ultimate responsibility for knowing the CC&R restrictions regarding Short-term rentals.
6. No events, including weddings, may occur at a Short -term rental.
7. No amplified sound may occur outside of buildings on the property of a Short - term rental between 10:00 PM and 7:00 AM.
8. Each Short-term rental must have a responsible person identified who can respond to the site within 30 minutes upon being contacted by representatives of the City.
9. As part of the application for an Administrative Permit, the applicant for a Short-term rental will provide a written Code of Conduct for review by the Hearings Officer. The Code of Conduct shall set forth the rules and expectations that renters and guests must follow while visiting the Short-term rental. The property owner and the responsible party must provide renters with a copy of the Code of Conduct as well as post the Code of Conduct in a conspicuous location on the property and use best efforts to ensure renters and guest compliance. At a minimum, the Code of Conduct shall include the following:
 - a) Occupancy limits for nighttime and daytime hours, and notice that gatherings that exceed the maximum occupancy of the Short-term rental are prohibited;
 - b) A statement that quiet hours are designated between 10:00 PM and 7:00 AM and no amplified sound is permitted outdoors during those hours.
 - c) The use of a wood-burning fire pit is prohibited, and gas fire pits may not be used during red

flag warnings.

d) Notification as to when trash bins should be placed at the street and brought back from the street.

e) Notification that the City may schedule safety inspections, and a requirement that the renters and guests must make the unit available for such inspections upon 24-hour notices.

f) Any other rules and regulations required by the Hearings Officer, based upon the unique characteristics of the Short Term Rental.

10. The Short-term rental shall be subject to an annual inspection by City Compliance Officers. Compliance Officers will verify the presence of operational smoke detectors in each bedroom, operational carbon monoxide detectors, replacement batteries, a fire extinguisher that will not expire before the next inspection, and an information binder that will include, at minimum, responsible party contact information, Carson City Emergency contact information, the standards for Short Term Rentals, and the code of conduct.

11. A sanitation protocol for any hot tub or swimming pool must be submitted for review and approval by the Director of Health and Human Services. The approved protocol must be provided to the Hearings Officer at the Administrative Hearing.

12. The occupancy limit of the home overnight shall be two people per bedroom based on the bedroom count determined at the Administrative Hearing by the Hearings Officer.

13. Any fire pit must be gas operated.

14. A sanitation / disinfection protocol must be provided for review and approval by the Director of Health and Human Services. The approved protocol must be provided to the Hearings Officer at the Administrative Hearing.

15. The Administrative Permit is non-transferable.

FINDINGS:

The Commission, in forwarding a recommendation to the Board for approval of a Zoning Code Amendment, shall make the findings of fact found in CCMC 18.02.0451. The following findings are recommended by staff:

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.

The City's Master Plan addresses Economic Vitality, including continuing to support the efforts of Visit Carson City, Travel Nevada, and other state and regional partners to promote tourism activities associated with major historic resources within the community, such as the Westside Historic District, V&T Railway, the Kit Carson Trail, the Nevada State Prison, and the State Capitol Complex. The Master Plan also addresses livable neighborhoods, with Goal 7.3 stating to Maintain the Quality, Character, and Livability of Established Neighborhoods. The proposed ordinance creates clear regulations about short-term rentals so that this type of use may be lawfully established in Carson City to allow for another venue for tourists, while including standards to protect neighborhoods, consistent

with the Master Plan.

2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

The amendment, as proposed, requires an administrative permit to establish a short-term rental. Consistent with CCMC 18.02.0458, the Hearings Officer may only approve an administrative permit upon making each of the seven required findings in the affirmative. This includes a finding that the use “is compatible with and preserves the character and integrity of adjacent properties and neighborhoods ...” as well as a finding that the use “will not result in a detrimental impact to the use, peaceful enjoyment, economic value or development of adjacent properties or the neighborhood in general.” Given the proposed procedural due process of the administrative permit, the proposed amendment should provide for land use compatibility with adjacent land uses and avoid detrimental impacts to other properties.

3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

The amendment, as proposed, allows short-term rentals only in buildings currently used as a dwelling. There is also a proposed occupancy limitation based on the bedroom count to avoid overcrowding. Therefore, the impact on public services and facilities should be the same as if the property was occupied by a long-term tenant.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.020 and 278.260; and CCMC 18.02.0451 (Review), 18.04.187 (Table of Permitted Uses)

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachment(s):

[Late Material Item - 6.I - Public Comment.pdf](#)

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)