CITY OF RENO
Planning Commission
May 2, 2012
Staff Report

Agenda #
VI-10
Ward #
All

CASE NO.: TXT12-00011 (Nonconforming Sign Standards

APPLICANT: City of Reno

REQUEST: This is a request to amend Reno Municipal Code Title 18, "Annexation and Land Development", Chapter 18.16, "Signs," Section 18.16.804, entitled "Alteration, Enlargement, or Relocation," together with other matters properly relating thereto.

LOCATION: City-wide.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to recommend that City Council approve the text amendment by ordinance.

BACKGROUND: At their March 14, 2012 meeting, City Council initiated a text amendment to address the vagueness of Section 18.16.804 regarding the alteration of nonconforming signs. This proposed ordinance requires that signs which are nonconforming in size or height be brought closer into conformance by a minimum of 25%. With adoption of this ordinance lighting types would not be able to be changed unless the entire sign is brought into conformance.

Nonconformities are generally discussed within Section 18.08.501(a) where it states that it is the intent to permit nonconformities to continue until they are removed or abandoned, but not to encourage their survival. Section 18.08.501(b)(3) refers to specific provisions for nonconforming signs located within Chapter 18.16. These specific provisions are discussed under Article VIII (Nonconforming On-Premise Signs). Section 18.16.803 (Termination of Right to Nonconforming On-Premise Sign) contains the provisions for non-conforming signs that are damaged and declared a hazard by the administrator. Repairs to these types of signs are required to remove the hazard. Section 18.16.804 (Alteration, Enlargement, or Relocation) contains provisions for when the owner of a sign voluntarily applies to structurally change an existing nonconforming sign. This is the section that is being modified through the attached proposed ordinance to add more specificity.

LEGAL REQUIREMENTS:

RMC 18.06.302 Amendments to Text of Title 18

FINDINGS:

Amendments to Text of Title 18: In order to adopt an amendment to the text of Title 18, the planning commission and city council shall find the following:

(1) Text amendments shall be in substantial conformance with the statement of purpose and intent of this Title 18, as set forth Section 18.02.103.

(2) Text amendments shall be in substantial conformance with the master plan.

Staff: Claudia C. Hanson, AICP
Planning and Engineering Manager

EXPLANATION: Matter underlined is new; matter in brackets [ ] is material to be omitted.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE RENO MUNICIPAL CODE TITLE 18, "ANNEXATION AND LAND DEVELOPMENT", CHAPTER 18.16, "SIGNS," SECTION 18.16.804, ENTITLED "ALTERATION, ENLARGEMENT, OR RELOCATION," TOGETHER WITH OTHER MATTERS PROPERLY RELATING THERETO.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.16 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 1816.804, the same to read as follows:

Section 18.16.804. Alteration, Enlargement, or Relocation of On-Premises Sign.

(a) No permit shall be issued for the alteration, enlargement, or relocation of a nonconforming sign unless [~~the~~] any changes [~~will increase the level of conformance with the provisions of this chapter and title~~] decrease the amount of any nonconforming size by 25% and any nonconforming height by 25%. Methods of lighting shall not be changed until all other elements of the sign are brought into full conformance.

(Ord. No. 5189, § 1, 9-26-00; Ord. No. 6201, § 1, 9-14-11)

SECTION 2: Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid.

SECTION 3. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 4. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this ___ day of _____, ___, by the following vote of the Council:

AYES:_____

NAYS:_____

ABSTAIN:_____ABSENT:_____

APPROVED this _____ day of _____, ___.

_____
MAYOR OF THE CITY OF RENO

ATTEST:

_____
CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

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