

Chapter 18.09 Rules of Construction and Definitions

Article 1 Rules of Construction and Interpretation

In addition to the rules of interpretation and definitions stated in Title 1 of the Reno Municipal Code, the following rule shall apply in this Title:

18.09.101 Meanings and Intent

All provisions, terms, phrases, and expressions contained in this Title shall be construed according to the general purpose set forth in Chapter 18.01 Article 2, *Purpose*, and the specific purpose statements set forth throughout this Title. When, in a specific section of this Title, a different meaning is given for a term defined for general purposes in this Title, the specific section's meaning and application of the term shall control.

18.09.102 Text Controls

In case of any difference of meaning or implication between the text of this Title and any heading, caption, figure, illustration, table, or map, the text shall control.

18.09.103 Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms such as "for example," "including," and "such as," or similar language are intended to provide examples and are not exhaustive lists of all possibilities.

18.09.104 Computation of Time

The time within which an act is to be performed shall be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday, or legal holiday, that day shall be excluded. The following time-related words shall have the meanings ascribed below:

- (a) "Day" means a calendar day unless otherwise stated.
- (b) "Week" means seven calendar days.
- (c) "Month" means one calendar month.
- (d) "Year" means one calendar year, unless a fiscal year is indicated.

18.09.105 Mandatory and Discretionary Terms

The words "shall" and "will" are always mandatory. The term "may" is discretionary.

18.09.106 Conjunctions

Unless the context clearly indicates the contrary, conjunctions shall be interpreted as follows:

- (a) "And" indicates that all connected items or provisions apply; and
- (b) "Or" indicates that one or more of the connected items or provisions may apply singularly.

18.09.107 Technical and Non-Technical Terms

Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate

meaning in law, city planning, or land development shall be construed and understood according to such meaning.

18.09.108 Tenses, Plurals, and Gender

Whenever appropriate with the context, words used in the present tense include the future tense. Words used in the singular number include the plural. Words used in the plural number include the singular, unless the context of the particular usage clearly indicates otherwise. Words used in the masculine gender include the feminine gender, and vice versa.

18.09.109 Titles and Headings

All titles and headings of chapters, sections, or subsections of this Title are to be used for convenience in arrangement only and shall not be construed to alter the intended meaning.

Article 2 Rules of Measurement and Exceptions

18.09.201 Purpose

The purpose of this section is to provide uniform requirements for measuring dimensional standards and to list any exceptions to the dimensional standards in this Title.

18.09.202 Related Zoning District or Use-Specific Regulations

Applicants for development should refer to Chapter 18.02 *Zoning Districts*, and Chapter 18.03 *Use Regulations*, for any applicable bulk/dimensional, density or intensity regulations specific to a particular zoning district or use. In case of conflict with the general measurement/exception standards in this article, the more specific zoning district or use standard in Chapter 18.02 and Chapter 18.03 shall apply unless otherwise expressly stated.

18.09.203 Density

(a) Calculation

(1) Generally

Except for mixed-use projects, residential density is calculated by dividing the gross area designated as residential by the number of dwelling units proposed to be built. Density shall be calculated based on the entire development site, which shall include all of the lots, parcels, and land area proposed for annexation or development according to the provisions of this Title, and which is in a single ownership or has multiple owners, all of whom join in an application for annexation or development. The term "site" does not include portions of a parcel not included in an annexation or development request.

(2) Calculation for Mixed-Use Projects

For mixed-use projects, density shall be calculated based on the floor-to-area ratio of proposed buildings, and shall be calculated based on the entire development, as described in subsection (1), above.

18.09.204 Lots and Site Area Requirements

(a) **Measurement**

(1) **Lot Area**

Lot area is measured as the amount of gross land area contained within the property lines of a lot or parcel, but not including streets, primary access easements, or other rights-of-way.

(2) **Lot Width**

Lot width is measured as the distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear line.

(3) **Lot Depth**

Lot depth is measured as the distance between the front and rear lot lines measured in the mean direction of the side lines.

(4) **Net Land Area**

When used in this Title, "net land area" shall be measured as the total gross area of a parcel or lot less area devoted to public rights-of-way including public access easements.

(5) **Floor Area Ratio (FAR)**

Floor area ratio (FAR) is measured as the gross floor area of all buildings on a lot or parcel, divided by the lot area.

(6) **Site**

All of the lots, parcels, and land area proposed for annexation or development according to the provisions of this Title, and which is in a single ownership or has multiple owners, all of whom join in an application for annexation or development. The term "site" does not include portions of a parcel not included in an annexation or development request.

(b) **Minimum Lot Standards**

(1) No lot or parcel shall be so reduced in area as to be less in any dimension than is required by the zoning district in which the lot is located, unless one of the specified exceptions to minimum lot sizes in Subsection (c), below, applies.

(2) Calculation of minimum area requirements shall not include area devoted to public access or roadway easements.

(c) **Exceptions to Minimum Lot Standards**

(1) **Parcels Created for Public Agencies and Utilities**

Parcels created for public agencies and for utilities regulated by the Public Utilities Commission are exempt from the minimum lot size requirements. Upon cessation of the use, the parcel created for the public agency or utility shall be reverted to acreage or abandoned in accordance with Nevada law. Parcels previously created for this purpose shall be recognized under and subject to the provisions of this subsection.

(2) **Cluster Development**

Cluster development may modify lot standards and density as specified in Subsection 18.04.903(a)(6), *Cluster Development*.

(3) **Neotraditional Development**

To promote neotraditional development and compensate for the otherwise developable land that is used for alleys, minimum lot sizes and dimensions may be reduced by 20 percent and maximum lot coverage may be increased to 50 percent for parcels that abut a primary street but restrict vehicular access to be provided exclusively from alleys.

(4) **Dimensional Standards for Attached Single-Family, Condominiums, and Townhouse Units.**

Reduced lot sizes, reduced lot widths, and zero-foot setbacks may be provided for single-family, attached; townhouse; and condominium units, including commercial, industrial, and multi-family condominium projects, if:

- a. Common areas are maintained in a consistent manner by an association, master developer, or similar mechanism;
- b. Reciprocal parking and access agreements are recorded for use of the common areas; and
- c. All other development standards are addressed and met by the larger project. This subsection may be utilized for residential and non-residential developments.

(d) **Split Parcels**

No portion of any parcel of land that is a part of the required area for an existing building shall be used as a part of the required area of any other parcel or proposed building. When a portion of any parcel is sold or transferred and the area of that portion or the portion remaining no longer conforms to the required area as defined in the zoning district in which the parcel is located, the portion sold or transferred and the portion remaining shall be considered as one parcel only in determining the permissible number and location of buildings allowed to be placed on both parcels.

(e) **Number of Principal Buildings or Uses per Lot**

- (1) In single-family zoning districts, only one principal building is permitted except for approved multi-family projects. Every dwelling shall have legal means of access to a right-of-way.
- (2) Where a lot or tract of land is used for multi-family, mixed-use, commercial, or industrial purposes, more than one principal building may be located upon the lot but only when such buildings conform to all requirements of this Title applicable to the uses and district.
- (3) No lot shall be divided to contain more dwelling units than are permitted by the regulations of the zoning district in which they are located.

18.09.205 Property Line Setback/Yard

(a) **Measurement**

(1) **Generally**

- a. Required yards and property line setbacks for buildings shall be measured as the horizontal distance between the property line and the nearest portion of a building or structure on the property.

- b. Where the parcel or lot includes a private roadway or access easement serving any nonresidential development other than minor utilities, or more than four residential parcels or units, yards or setbacks shall be measured from the edge of that roadway.
- c. Except for front setbacks in certain mixed-use districts specified below, all required yard setbacks shall be measured from parcel boundaries. Where the parcel includes a private roadway or access easement serving any nonresidential development other than minor utilities, or more than four residential parcels or units, setbacks shall be measured from the edge of that roadway.

(2) Measurement of Front Setbacks in Certain Mixed-Use Districts

In the MD-, MU, MU-MC, and MU-RES districts, front setbacks shall be measured from the back of the curb. See Subsection 18.04.1003(a)(2)a, *Measurement of Front Setbacks in Downtown, Mixed-Use Urban, and Mixed-Use Midtown Districts*.

(3) Exception for Transit System and School Bus Shelters

The setback requirements of each zoning district shall not apply to public transit system, post office, or school bus shelters provided these shelters have first been approved by the Administrator. Public transit system or school bus shelters may be placed within the public right-of-way if approved by the City Engineer.

(b) Irregularly Shaped Lots

(1) Generally

Structures on irregularly shaped lots shall comply with the following:

- a. Lots with multiple street frontages, except for corner lots, shall be required to comply with front setbacks along each lot line abutting a street.
- b. Lots with multiple side and/or rear lot lines not abutting a street shall comply with side setback requirements for all lot lines except that any lot line abutting a street shall

comply with the front setback and the lot line farthest from the front lot line shall comply with the rear setback. See Figure 9-1.

(2) **Alternatives Approved by Administrator**

The Administrator may establish alternative setbacks for properties with irregularly shaped

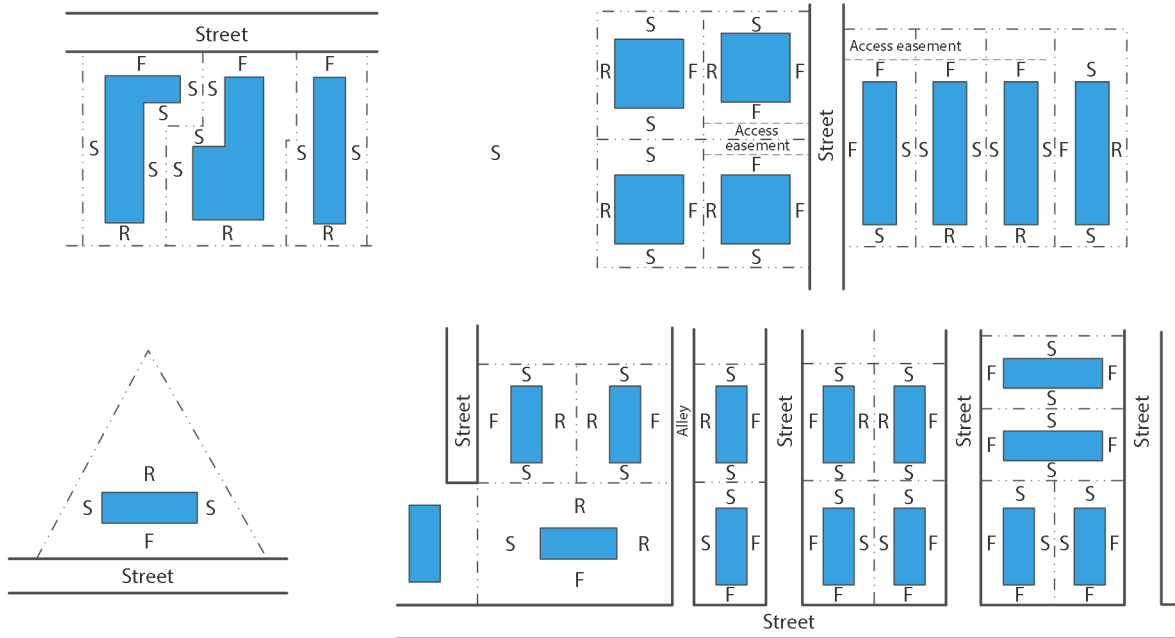


Figure 9-1: Irregular Yard Determination

lots based on unique site and/or lot conditions.

(c) **Self-Contained Yards**

No required yard or open space around an existing building or any building hereafter erected shall be considered a yard or open space for any other building on an adjoining lot or parcel.

(d) **Development Restrictions**

Where yards are required by this chapter, all structures shall be prohibited, except as specified by this Title.

(e) **Intrusions into Yards**

The following intrusions are permitted into a required yard setback:

- (1) Cornices, canopies, chimneys, eaves, or other similar architectural features may extend into a required yard not to exceed two feet.
- (2) Outside stairs, landing places, or patio areas may extend into the setback for a distance not to exceed three feet, provided the improvements do not extend above the elevation of the ground floor level plus a railing with a maximum height of three feet.
- (3) Mobility improvement for existing buildings shall allow covered or uncovered mobility and access ramp/lift retrofits to extend into the required yards, with any roof structure maintaining a two-foot minimum setback.

- (4) Mechanical equipment, including screening, not exceeding 4 feet in height may extend into the required side or rear yard, with all equipment maintaining a 2-foot minimum setback.
- (5) Solar panel assemblies no taller than six feet above ground level may extend into the required side or rear yards with a solid screen fence that is at least as tall as the solar panels provided along the property line.

(f) **Distance or Spacing Requirements**

Whenever a regulation requires a proposed use or activity to be located a specified distance from an existing use, zoning district boundary, or activity, such distance or spacing requirement shall be measured as follows:

- (1) For a proposed use that will be located in an individual structure or building, the required minimum distance shall be measured from the closest point of the structure or building housing the proposed use to the closest edge of the principal structure housing the existing use or to the closest lot line.
- (2) For a proposed use that will be located within a building also occupied by other uses, such as within a shopping center, the required minimum distance shall be measured from the closest point of that portion of the building housing the proposed use to the closest edge of the principal structure housing the existing use or to the closest lot line.
- (3) Drive-through lanes drives for gas stations, and other similar areas accessory to a principal use subject to a distance or spacing requirement shall also be located outside the minimum distance required.

18.09.206 Building Coverage

(a) **Measurement**

Building coverage is measured as the amount of the total property area covered by the floor plates of all principal and accessory structures, expressed as a percentage of gross property area.

18.09.207 Height

(a) **Measurement, Building Height**

The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

- (1) The elevation of the highest adjoining sidewalk or ground surface within a five-foot (1,524 mm) horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet (3,048 mm) above lowest grade.
- (2) An elevation ten feet (3,048 mm) higher than the lowest grade when the sidewalk or ground surface described in a. is more than ten feet (3,048 mm) above lowest grade.
- (3) The height of a stepped or terraced building is the maximum height of any segment of the building. See Figure 9-2.

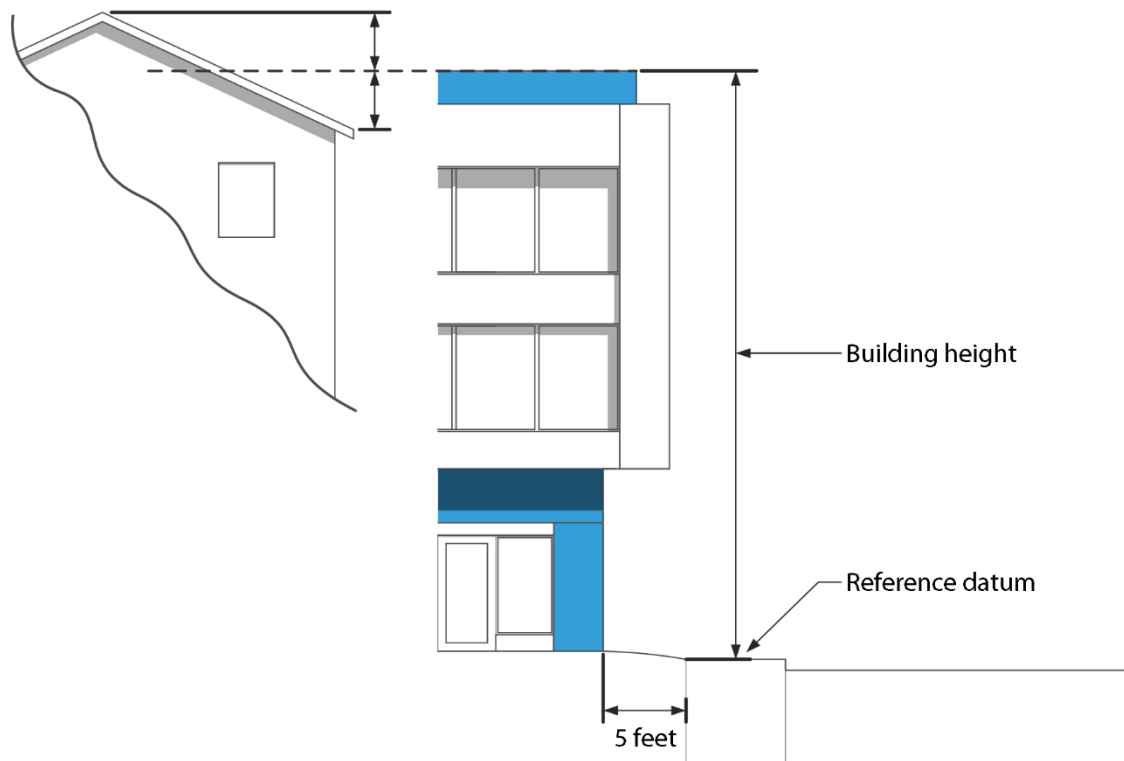


Figure 9-2: Building Height Determination

(b) Exclusions from Building Height Limits

- (1) Church spires, belfries, cupolas, domes, chimneys, flues or flagpoles, or to water towers, radio towers, and the like, except where such may be deemed a hazard.
- (2) Parapet walls extending four feet or less above the limiting height of the building on which they rest.
- (3) Bulkheads, elevator towers, one-story penthouses, water tanks, or similar structures, provided that the features are not used for living space and aggregate floor area of such structures is not greater than 25 percent of the total roof area.

(c) Plant Material Height

Material height is measured from the top of the root ball or, if the plant is in a container, from the soil level in the container.

(d) Sign Height

The vertical distance from the topmost part of a sign face, cabinet, or copy (whichever is higher) to the grade of the sign foundation or the nearest point on a street or road other than an elevated roadway.

18.09.208 Open Space

Each owner of a project that includes a requirement to maintain land as open space shall deed restrict the use of the property to preclude its future use for anything other than open space, recreational purposes, vegetation management, utilities, and roadway infrastructure. The deed restriction shall not

be amended or the open space reduced or withdrawn from use as open space without the consent of the City Council.

18.09.209 Rounding

Unless specifically stated otherwise, and only where the Administrator finds the result is not contrary to the intent of the subject standard, any requirement of this Title that results in a fraction of a unit, a fraction of five-tenths or more shall be considered a whole unit and a fraction of less than five-tenths shall be disregarded. This standard shall not apply to the following measurements:

- (a) Minimum lot size.
- (b) Density or intensity, maximum or minimum.
- (c) Building or structure height, maximum or minimum.
- (d) Setbacks, maximum or minimum.
- (e) Parking, maximum or minimum.
- (f) Landscaping.

Article 3 Definitions of Use Categories and Use Types

18.09.301 Residential Uses

Household Living

Uses characterized by residential occupancy of a dwelling unit by a “family.” Tenancy is arranged on a month-to-month or longer basis. Common accessory uses include recreational activities, raising of household pets, personal gardens, personal storage buildings, hobbies, and resident parking. Specific use types include:

Dwelling, Duplex

A building with two dwelling units located on a single lot designed or arranged to be occupied by two families living independently.

Dwelling, Fourplex

A building with four dwelling units located on a single lot designed or arranged to be occupied by four families living independently.

Dwelling, Live/Work

A dwelling unit combining both a residential living space and an integrated workspace principally used by one or more of the residents. The unit typically has a storefront, workspace or studio, and public display area on the ground floor, with residential located either on the upper floor or in the back of the workspace.

Dwelling, Multi-Family

A building used or designed as two or more dwelling units, or at least two detached single-family structures on one lot. Does not include condominiums, cluster development, or lots with one primary unit and one accessory dwelling.

Dwelling, Single-Family Attached

A dwelling unit attached to one or more other dwelling units located on a separate lot. Each dwelling has its own front and rear access, no unit is located over another unit, each unit is separated from other units by one or more vertical common walls (not to include a common

fence), and each dwelling is located on a separately owned lot. A single family attached complex may include common areas and facilities owned by all owners on a proportional, undivided basis.

Dwelling, Single-Family Detached

A dwelling, located on a separate and individually owned lot, for the exclusive use of a single family maintaining a household. No single-family dwelling may have more than one kitchen and all rooms used for human habitation must have interior access to one another, except for the provision of an attached accessory dwelling as permitted in this Title. The term "single-family detached dwelling" includes the definitions set forth in NRS Sections 278.0209, 278.02095, and 278.021.

Dwelling, Triplex

A building with three dwelling units located on a single lot designed or arranged to be occupied by three families living independently.

Manufactured Home

A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing the label certifying that it is built in compliance with the Federal Manufactured Housing and Construction and Safety Standards in effect on the date of manufacture. A manufactured home is further defined by NRS Section 489.113.

Whenever this Title refers to mobile homes, manufactured homes that are not single-family dwellings, as defined in this chapter, shall be considered as having the same restrictions and privileges.

Manufactured or Mobile Home Park

A parcel or tract of land having as its principal use the rental, leasing, or occupancy of space by two or more manufactured or mobile homes on a permanent or semi-permanent basis, including customary accessory buildings and uses.

Mobile Home Subdivision

A subdivision of land platted in conformance to NRS Chapter 278 and applicable City ordinances for the purpose of providing mobile home lots.

Group Living

Uses characterized by residential occupancy of a structure by a group of people who do not meet the definition of "household living." Tenancy is arranged on a monthly or longer basis and the size of the group may be larger than a "family." Generally, group living structures have a common eating area for residents. Residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses commonly include recreational facilities and vehicle parking for occupants and staff. The group living category is not to be construed as a "group home." Specific use types within the group living use category include:

Assisted Living Facility

A residential facility providing food and shelter, personal guidance, care, rehabilitation services, or supervision of over six clients. Shall be licensed by the city, county, or state or operated by a non-profit organization.

Boarding or Rooming House

A building or portion thereof (not a hotel or motel) where, for reasonable compensation, lodging is provided for more than five guests. Cooking facilities may or may not be available.

Convent or Monastery

A building housing a community of persons living under religious vows, such as nuns or monks.

Fraternity or Sorority House

Any building occupied and maintained by a social association of college students, or where organization-sponsored functions are regularly held.

Group Home

A community-based dwelling use providing food and shelter, personal guidance, care, rehabilitation services, or supervision. Group homes shall have a maximum of six clients plus two staff residing in a house, except where federal and/or state law requires otherwise. Group homes serving persons with disabilities may have a maximum of ten clients with house parents or guardians and shall be licensed by the city, county, or state.

Private Dorm

A residential facility used for training purposes.

Single-Room-Occupancy

A commercial residential hotel providing sleeping and living facilities that may rent on a weekly or monthly basis as a primary residence. Cooking and sanitary facilities shall be provided within the unit. Does not include any building, structure, or property in which persons are housed or detained under legal restraint or hospitalized or otherwise under medical, nursing, or psychiatric care.

Transitional Living Facility

A residence that provides housing and a living environment for persons who have been released from prison and who require assistance with reintegration into the community. The term does not include a halfway house for recovering alcohol and drug abusers or a facility for the treatment of abuse of alcohol or drugs.

18.09.302 Public, Institutional, and Civic Uses

Community and Cultural Facilities

Uses including buildings, structures, or facilities to provide a service to the public. Accessory uses may include limited retail, concessions, parking, and maintenance facilities. Specific use types include:

Cemetery or Mausoleum

Land used for burial of the dead, whether human or animal, including a mausoleum or columbarium.

Funeral Parlor

An establishment engaged in the preparation of the deceased for burial or cremation, for the display of the deceased, and/or for related ceremonies or services.

Library, Art Gallery, or Museum

A facility or area that is open to the public and is intended for collections of books, manuscripts, and similar materials for study and reading, or for the acquisition, preservation, study, and exhibition of works of artistic, historic, literary, or scientific value.

Major Government Facility

Public facilities provide a significant service and have a substantial impact on the community. Typical uses are sanitary landfills, airports, and detention and correction facilities.

Minor Government Facility

An office or facility that is operated by the federal, state, county or city, or other public entity.

Prison or Custodial Institution

A place where persons convicted or accused of crimes are confined.

Private Club, Lodge, or Fraternal Organization

An organization and its premises operating on a membership basis for the promotion of interests of the members including facilities for business organizations; facilities or spaces for physical exercise and recreational activities; civic, social, and fraternal organizations, and other similar organizations.

Public Meal or Homeless Services Provider

Any use of land whether in a structure, tent or any enclosed or unenclosed private or public area, where for no charge or for only a token charge (provision of meals where the charge for the meal is less than the actual cost to provide the meal) meals are provided to the public for a period exceeding more than 24 days in any year. A building that is used or intended to be used to provide to homeless individuals temporary accommodations, shelter, meals or any combination thereof. For purposes of this chapter, a "homeless individual" includes an individual who lacks a fixed, regular residence.

Public Park or Recreation Area

Land designated and used by the public for active and/or passive recreation.

Religious Assembly

Any building used for religious worship services, religious education, fellowship activities, and programs of a religious organization. The term does not include any class of childcare center, general education classrooms and facilities, or commercial activities.

Educational Facilities

Uses in this category include public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, or vocational or trade schools. Accessory uses commonly include cafeterias, indoor and outdoor recreational and sport facilities, auditoriums, and day care facilities. Specific use types include:

Adult Education

Adult literacy, language, and education for adult students who have not graduated from high school and are working towards adult diplomas after earning credits and passing proficiency exams.

Childcare Center

Any place, home, institution, business, or establishment in which children are received, cared for, or maintained for any period of time with or without compensation. A Childcare Center does not include accessory, in-home childcare uses as defined in this Chapter.

College, University, or Seminary

A college or university is an academic institution of higher learning beyond the level of secondary school. A seminary is an institution for the training of candidates for the priesthood, ministry, rabbinate, or other religious order.

School, Primary

An educational institution at which attendance satisfies the compulsory education laws of the State of Nevada. A facility or area for kindergarten and elementary education supported by a public, church, or parish organization.

School, Secondary

An educational institution at which attendance satisfies the compulsory education laws of the State of Nevada. A facility or area for secondary education supported by a public, church, or parish organization.

School, Vocational or Trade

A business operating for profit and offering instruction and training in a service or art, such as a secretarial school, barber college, commercial art school; or offering instruction and training in a trade such as welding, brick laying, machinery operation, and other similar manual trades.. For purposes of this Title, this use differs from business schools in that large equipment and outdoor activities are associated with vocational/trade schools.

Healthcare Facilities

Uses characterized by activities focusing on medical services, particularly licensed public or private institutions that provide primary health services and medical or surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions. Accessory uses may include laboratories, outpatient, or training facilities, or other amenities primarily for the use of employees in the firm or building. Specific use types include:

Blood Plasma Donor Center

A building used for the collection of human blood plasma from plasma donors. The term does not include a facility for the provision of medical care or treatment.

Hospital, Acute and Overnight Care

A building used for accommodation of sick, injured, or infirm persons, including, sanatoria, convalescent, and rest homes. An institution, designed within an integrated campus setting for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

Medical Facility, Day Use

An outpatient medical facility which is used only during the day, and which does not provide overnight care. This includes surgery centers, outpatient care facilities, urgent care, etc. that are typically standalone medical facilities that include medical care beyond routine consultation and may be in connection with surgery.

18.09.303 Commercial Uses

Agriculture, Animals, and Farming

This category includes agricultural and farming activities, including nurseries and facilities for processing and selling agricultural products. Agricultural uses involve urban farming, beekeeping, horticulture, floriculture, viticulture, and animal husbandry. Animal-related uses include the boarding and care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas. Specific use types include:

Animal Clinic, Shelter, Hospital, Boarding Kennel, or Training Facility

A place where animals or pets are given medical or surgical treatment, are cared for during the time of the treatment, or are boarded, trained, bred, kept, or fed.

Farm

Land area devoted to raising, breeding, or producing an animal or plant, including accessory processing, preparation, and sale of animal products, feed, grain, timber, fruit, and vegetables.

Stable, Commercial

Barns and equestrian facilities to house horses and provide riding classes or equestrian activities to the public.

Stable, Private

A stable to house horses for the private use of the owner.

Urban Farm

The growing, raising, keeping, producing, and selling of agricultural, horticultural, viticultural, fruit and vegetable products, including bees and up to 12 fowl.

Food and Beverage

Establishments involved in serving prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking. Specific use types include:

Bakery, Retail

A facility which sells bakery and related items. Items sold on site may be made at the facility. Catering is permitted.

Bar, Lounge, or Tavern

An eating and drinking establishment which sells alcoholic beverages for consumption on the premises in which the sale of food products is secondary. The establishment may also authorize the sale, to consumers only and not for resale, of alcoholic beverages, in original sealed or corked containers, for consumption off the premises where the same are sold. A bar, lounge, or tavern may be operated in conjunction with a live entertainment use. The use does not include any use defined under *Adult Business*.

Commercial Kitchen

An establishment whose principal business is to prepare food on-site, then to transport and serve the food off-site. No business consumption of food or beverages is permitted on the premises.

Microbrewery, Distillery, or Winery

A small brewery, winery, or distillery operated separately or in conjunction with a drinking establishment or restaurant.

Restaurant

A retail business licensed to serve food and beverages for on-premises consumption and which uses a kitchen on the premises for food preparation with a minimum floor area of 200 square feet. Includes cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e., pizza), and similar uses.

Restaurant with Alcohol Service

A restaurant where alcoholic beverage drinks are prepared for service at tables for consumption only in connection with a meal served on the premises. May include a lounge area where customers wait to be seated for a meal. Alcoholic beverages are not purchased directly from the bar or for off-premise consumption.

Lodging

Uses in this category provide lodging services for a defined period of time with incidental food, drink, and other sales and services intended for the convenience of guests. Specific use types include:

Bed and Breakfast Inn

Overnight accommodations and a morning meal in a dwelling unit provided to tourists for compensation.

Hotel-Condominium

A hotel-condominium is an establishment meeting the criteria for a "Hotel" as set forth in this Title but subdivided into individual rooms or suites for separate ownership. Hotel-condominiums are a commercial condominium development for which the units are primarily used to derive commercial income from, or provide service to the public, and may not be used as a dwelling by

an Owner for 28 days or more within any 12-month period. Hotel-condominiums are subject to transient lodging standards and requirements. When hotel-condominiums are not occupied by the owner, owners shall make them available for transient rental lodging use through a hotel rental management program or otherwise.

Hotel, with or without Gaming

A building or group of buildings occupied or intended to be occupied for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere. Hotels have an interior hall and lobby with access to each room from the interior hall or lobby.

Motel, with or without Gaming

A building or group of buildings occupied or intended to be occupied, for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere, with access to each room or unit from an outside porch or landing (whether or not the outside porch or landing is enclosed with screen, glass, plastic or similar material) and with accessible parking spaces on the premises, or adjacent premises under the same ownership, for each unit, as provided for in this chapter.

Office and Professional Services

Uses in this category provide executive, management, administrative, governmental, or professional services, but do not sell merchandise except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building. Specific use types include:

Call Center

A primary point of contact with customers via phone or Internet for purposes of selling merchandise characterized by most employees processing orders via phone or Internet.

Financial Institution

An establishment authorized to receive and safeguard money or other valuables, lend money at interest, execute bills of exchange, and provide other similar services.

Laboratory

A facility for conducting medical or scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory. This definition also includes labs for the manufacture of dentures and prosthesis.

Office, General

An office facility other than specifically listed or defined elsewhere in this Chapter or Title. This includes medical offices that are typical of routine office visits including physicians, dentist, chiropractors, psychiatrists, and related medical disciplines, as distinguished from medical facilities and outpatient surgery centers.

Recording Studio

A building or portion of a building used as a place to record music and videos. This definition does not include broadcasting facilities.

Personal Services

Uses in this category provide individual services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location. Specific use types include:

Cleaners, Commercial

A facility or area for cleaning items in bulk quantities such as clothes and linens. This definition includes cleaning for hospitals, restaurants, hotels, diaper cleaning services, and other similar accounts, as well as rug and dry-cleaning plants where on-premise retail services to individual households are incidental to the operation of the plant.

Personal Service, General

A facility for the sale or provision of personal services, but not including personal service uses otherwise listed or specifically defined in this Chapter. Typical personal services include, but are not limited to, barber or beauty salon, massage parlor, shoe repair, tailor, instructional arts studio, photography studio, custom and craft work studio, safe deposit boxes, copy center, travel bureau, house cleaning services, self-service laundry or laundry drop-off/pick-up, weight reduction centers, florists (excluding greenhouses), astrologer, hypnotist, psychic, and other similar uses as determined by the Administrator.

Tattoo Parlor, Body Painting, and Similar Uses

A facility which provides personal services such as tattoos, body painting, body piercing, and other similar uses – but not permanent makeup – as the primary function.

Wedding Chapel

A facility which is principally rented to perform wedding ceremonies. Facilities may include a chapel, dressing rooms, offices, and/or gardens.

Recreation and Entertainment

This category includes indoor and outdoor recreation and entertainment activities. Accessory uses may include limited retail, concessions, parking, and maintenance facilities. Specific use types include:

Adult Business

Terms related to adult businesses are defined as follows:

- 1) "Adult bookstore," "Adult novelty store," or "Adult video store" means an establishment which has as its stock in trade, or derives a portion of its revenues from, or devotes a portion of its interior business or advertising to, or maintains a sales or display space for the distribution, display, or presentation of any one or more of the following:
 - a. Books, magazines, periodicals, or other printed matter, pictures, drawings, photographs, sound recordings, films, negatives, slides, motion pictures or other video recordings or visual representations that are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas"; and
 - b. Instruments, objects, devices, or paraphernalia, that are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of the user or others.
- 2) "Adult characterized business" means any business wherein it is intended, for any form of consideration or gratuity, alone or in combination with an otherwise established fee, to employ persons, whether as an employee or independent contractor, to perform business activities or be present in conjunction with the performance of a business activity not requiring a special license under Title 4, *Business License Code*, and Chapter 5.11, *Gaming*, where such performance or presence involves the display of "specified anatomical areas" or "specified sexual activities".

- 3) "Adult drive-in theater" means a drive-in theater used for presenting materials distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.
- 4) "Adult hotel or motel" means a hotel or motel which holds itself out to the public through advertising as an establishment wherein material is presented which is distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" and rents or allows subrentals of rooms for periods of ten hours or less.
- 5) "Adult interactive cabaret" means any fixed place of business which offers to patrons on a regular basis or as a substantial part of the premises activity, the opportunity to view adult interactive cabaret performers whose attire, costume, clothing or lack thereof exposes "specified anatomical areas," whose performance emphasizes exposure of and focus on "specified anatomical areas" and whose performance or exposure of "specified anatomical areas" while providing services is designed specifically to arouse sexual passions, all of which is typically associated with allowing the performer to solicit from patrons present anything of value such as drinks, tips, gratuities, or other compensation whether monetary or otherwise.
- 6) "Adult motion picture arcade" means any portion of an adult business to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors, video cassettes, computer displays, slides, photographic reproductions, or other image-producing devices are maintained to show images to ten or fewer persons per machine at any one time whether or not for remuneration, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing "specified sexual activities" or "specified anatomical areas".
- 7) "Adult motion picture theater" means an enclosed building with a capacity of greater than ten persons used for presenting material distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons therein.
- 8) "Model studio" means any place, excluding those places used for art instruction purposes associated with an art curriculum at an accredited university, college or trade school, where, for any form of consideration or gratuity, figure models who display "specified anatomical areas" or perform "specified sexual activities," are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity.
- 9) "Sexual encounter center" means any business, agency, or person who, for any form of consideration or gratuity, provides a place where two or more persons, not all members of the same family, may congregate, assemble or associate for the purpose of engaging in "specified sexual activities" or exposing "specified anatomical areas".
- 10) Specified anatomical areas means and includes:
 - a. Less than completely or opaquely covered: human genitals or pubic region; buttock; or female breast below a point immediately above the top of the areola; and
 - b. Human male genitals in a discernibly turgid state, even if completely or opaquely covered.
- 11) "Specified sexual activities" means any of the following:
 - a. Intercourse, oral copulation, masturbation or sodomy; or

- b. Excretory functions as a part of or in connection with any of the activities described in (a), above.
- 12) "Regular basis" means the consistent and repeated doing of an act on an ongoing occurrence.

Amusement or Recreation, Inside

An enclosed facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to, theaters (without drive-through), bowling alleys, video arcades, indoor miniature golf, roller and ice-skating rinks, game courts, swimming pools, or physical fitness centers and gyms. Shall include instruction such as gymnastics, karate and like activities/uses. This use does not include facilities that provide amplified performances, music, or similar events (Daytime Entertainment Venue or Live Entertainment).

Amusement or Recreation, Outside

An outdoor facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include but are not limited to game courts, water slides, miniature golf courses, drive-in theaters, batting cages, practice/instructional fields, driving ranges and sports events, such as a stadium or arena. This use does not include facilities that provide amplified performances, music, or similar events (Daytime Entertainment Venue or Live Entertainment).

Daytime Entertainment Venue

An establishment providing limited daytime opportunities for amplified performances, music, or similar events such as banquets, weddings, and sporting events. This use may be operated independently or in conjunction with another principal use such as a restaurant or an amusement or recreation facility. This use may include kitchen facilities for the preparation or catering of food or the provision or sale of food or alcoholic beverages for on-premises consumption during an event. Daytime entertainment does not include any use defined under *Adult Business*.

Casino (See Hotel with Nonrestricted Gaming)

A nonrestricted gaming operation where gaming is made available for play by the public and which shall be associated with a hotel. Restricted gaming operations are not included in the definition of "casino."

Convention Center

A facility dedicated to the hosting of conventions including service areas, such as common areas, kitchens, and coat check rooms.

Country Club, Private

A facility used for recreational or athletic purposes with limited membership and the use of which is primarily restricted to members and their guests. Accessory uses include retail facilities that do not have separate signage or advertising, and a club house.

Escort Service/Outcall

Any business, agency, or person who, for a fee, commission, hire, or profit furnishes or arranges for escorts or entertainers.

Gun Range, Indoor

A facility for the sport of shooting at targets to test accuracy in rifle, pistol or other firing device, or for the practice of archery, owned or operated by a corporation, association, or individuals.

Night Club

An establishment operated as a place of entertainment, characterized by any of the following as a principal use:

- 1) Live, recorded, or televised entertainment, including performance by magicians, musicians or comedians.
- 2) Dancing.

Live Entertainment

A facility that provides live performances and entertainment subordinate to the primary commercial use of the establishment. This use may be operated independently or in conjunction with another principal use such as a restaurant or an amusement or recreation facility. Live entertainment does not include any use defined under *Adult Business*.

Recreational Vehicle Park

A parcel or tract of land, having as its principal use the transient rental or occupancy of space for no more than 90 days by two or more recreational vehicles, including accessory buildings, structures, or uses customarily incidental thereto.

Sports Arena, Stadium, or Track

A facility where sports such as football, baseball, soccer, or track are played.

Retail

Uses involving the sale, lease, or rent of new or used products directly to the final consumer for whatever purpose but not specifically or exclusively for the purpose of resale. Accessory uses may include offices, parking, storage of goods, assembly, repackaging, or repair of goods for on-site sale. Specific use types include:

Building, Lumber, and Landscape Material Sales

A facility for the sale of home, lawn and garden supplies, and construction materials such as brick, lumber, and other similar materials.

Cannabis Dispensary, Medical

A business that is licensed by the Cannabis Compliance board pursuant to NRS 678B.210 and acquires, possesses, cultivates, delivers, transfers, supplies or sells cannabis and related supplies to: a) medical cannabis dispensaries, medical cannabis production facilities, or other medical cannabis cultivation facilities.

Cannabis Retail Store, Adult-use

A business that is licensed by the Cannabis Compliance board pursuant to NRS 678B.250 and acquires, possesses, delivers, transfers, supplies, sells or dispenses cannabis or related supplies to a consumer or to another adult-use cannabis retail store.

Convenience Store

A retail store containing less than 5,000 square feet of gross floor area that is designed and stocked to sell a limited amount of primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). It is designed to attract and depends upon a large volume of stop-and-go traffic. Illustrative examples of convenience stores are those operated by the "7-11" and "AM-PM" chains. A store of less than 5,000 square feet, which deals primarily with the retail sale of alcohol would also be categorized as a convenience store.

General Retail, Less than 10,000 Square Feet

A facility, of less than 10,000 square feet, for the retail sale of general merchandise to the general public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel, equipment for hobbies or sports, gifts, antiques and collectables, flowers and household plants, dry goods, groceries, convenience and specialty foods, toys,

furniture, books and stationery, hardware, pets and pet supplies, used goods, and other similar uses as determined by the Administrator. This use does not include retail or commercial uses specifically listed or defined elsewhere in this chapter or Title.

General Retail, 10,000 Square Feet or More

A retail sales facility of 10,000 square feet or more. Typical general merchandise sold to the general public for direct consumption and not for wholesale may include those listed under General Retail, less than 10,000 square feet. This use does not include retail or commercial uses specifically listed or defined elsewhere in this chapter or Title.

Pawn Shop

A facility (other than a bank, saving and loan or mortgage banking company) used for the business of lending money on the security of pledged goods or for the business of the purchase of tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

Plant Nursery/Garden Supply

A facility for the growing, display, or sale of plant stock, seeds, or other horticulture items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping.

Transportation, Vehicles, and Equipment

This category includes uses primarily associated with train, bus, and aircraft facilities. Examples include airports, depots, terminals, or other facilities which serve as a hub. Specific use types include:

Airport Operations and Facilities

Any structure or facility built in conjunction with the daily operation of an airport on RTAA-owned property.

Auto Service and Repair

A facility for the service or repair of any type of motorized vehicle. This use can include mechanical repair, service facilities, collision services, painting of vehicles, emissions testing, tire sales and installation, window tinting, stereo installation, and repairing and installing elements of an automobile such as engines, transmissions, wheels, brakes, and differential.

Automobile, Truck, Mobile Home, RV, Boat, and Trailer Sales or Rental

The sale or rental of automobiles, trucks, RVs, boats, and other similar equipment. Automobiles kept on the lot for sales or rental purposes are not considered to be outside storage.

Bus or Other Transportation Terminal

Any premises for the transient housing and/or parking and maintenance of buses or other vehicles used for the movement of people (not freight) and where passengers are picked up or discharged and tickets sold.

Car Wash

The use of a site for washing, cleaning, and detailing of passenger vehicles, recreational vehicles, or other light-duty equipment.

Gas Station

An area used exclusively for retail sales of fuels or oils, having storage tanks and pumps located thereon and may include minor automotive repairs and washing, but not including body repairs or battery rebuilding. Gas station means any building, land area or other premises, or portion thereof, used or intended to be used for the dispensing or sale of personal vehicular fuels or the sale or installation of lubricants, tires, batteries and similar accessories, but not including body

repair or battery rebuilding. This use does not include truck stops as defined elsewhere in this chapter or Title.

Parking Lot, Open

A facility for parking that is not associated with a building on the same lot, or is operated as a business enterprise by charging the public a fee and is not reserved or required to accommodate occupants, clients, customers, or employees of a particular establishment or premises.

Public Transit or School Bus Shelter

A shelter to provide cover for persons waiting to use public transit services, including school buses.

Truck Stop or Travel Plaza

A development oriented to the service of trucks, including the sale of fuel to truck drivers, and provision for support facilities for truck drivers as set forth in Section 18.03.304(h)(6). Truck stops are designed to accommodate trucks and truck drivers, and may also be utilized by non-truck traffic and the interstate traveler. This facility allows for the temporary, daily, or overnight parking (excluding for the loading and unloading of cargo) of commercial motor vehicles which are en-route to or from a destination along an interstate freeway system, for free or for a fee that may be independent of any other use on the premises. The term "truck" shall mean a commercial vehicle driven by a 'truck driver' who is required to have a Class "A" CDL (Commercial Drivers License) license or equivalent.

18.09.304 Public and Quasi-Public Utilities and Services

Communications and Broadcasting

Uses including all towers, transmission devices, buildings, easements, or structures used or intended to be used by any public or private communications and broadcasting operation. Specific use types include:

Communication Facility, Equipment Only

Satellite, microwave, cellular telephone, or other radio transmission devices and equipment, excluding satellite dishes for individual use.

TV Broadcasting and Other Communication Service

A building or portion of a building used as a place for television broadcasting and similar activities.

Utilities

Uses including all lines, buildings, easements, passageways, or structures used or intended to be used by any public or private utility related to the provision, distribution, collection, transmission, or disposal of power, oil, gas, water, sanitary sewage, communication signals, or other similar public services at a local level. Specific use types include:

Utility, Major

A facility that generates, as a principal use, electricity from mechanical power produced by solar, wind, gas, coal, hydraulic, nuclear fission franchised by the city, or other fossil or non-fossil fuel power sources. Also, electric utility substations, electric lines 60 kv or greater, natural gas lines greater than 100 psi, water lines greater than 30 inches in diameter and greater than five miles in length, and geothermal lines and facilities.

Utility, Minor

A facility, structure, or utility service that is not listed as a Major Utility in this chapter, including, but not limited to, utility boxes, well houses, transmission lines, substations, pipelines, and irrigation water ditches.

18.09.305 Industrial Uses

Manufacturing and Processing

Uses in this category includes the excavation, transporting, manufacture, fabrication, processing, reduction, destruction or any other treatment of any article, substance, or commodity, to change its form, character or appearance. Accessory uses may include retail sales, offices, storage, cafeterias, employee amenities, parking, warehousing, and repair facilities. Specific use types include:

Animal and Animal By-Product Processing

A facility that processes animals or animal by-products.

Cannabis Cultivation Facility, Adult-use

A business that is licensed by the Cannabis Compliance Board pursuant to NRS 678B.250 and acquires, possesses, cultivates, delivers, transfers, supplies or sells cannabis and related supplies to: a) adult-use cannabis retail stores, adult-use cannabis production facilities, or other adult-use cannabis cultivation facilities.

Cannabis Cultivation Facility, Medical

A business that is licensed by the Cannabis Compliance board pursuant to NRS 678B.210 and acquires, possesses, cultivates, delivers, transfers, supplies or sells cannabis and related supplies to: a) medical cannabis dispensaries, medical cannabis production facilities, or other medical cannabis cultivation facilities.

Cannabis Independent Testing Laboratory, Adult-use

A business that is licensed by the Cannabis Compliance board pursuant to NRS 678B.250 and tests: a) cannabis intended for the medical use of cannabis; and b) medical cannabis products.

Cannabis Independent Testing Laboratory, Medical

A business that is licensed by the Cannabis Compliance board pursuant to NRS 678B.210 and tests: a) cannabis intended for the adult use of cannabis; and b) adult-use cannabis products.

Cannabis Production Facility, Adult-use

A business that is licensed by the Cannabis Compliance board pursuant to NRS 678B.250 and acquires, possesses, manufactures, delivers, transfers, supplies or sells adult-use cannabis products to adult-use cannabis retail stores.

Cannabis Production Facility, Medical

A business that is licensed by the Cannabis Compliance board pursuant to NRS 678B.210 and acquires, possesses, manufactures, delivers, transfers, supplies or sells medical cannabis products to medical cannabis dispensaries.

Chemical Processing and/or Manufacture

A facility in which chemical processing is used or where chemicals are manufactured.

Collection Station

A facility used for the collection and temporary storage of empty beverage containers, aluminum, glass, paper or clothing for recycling purposes conducted totally within an enclosed structure or container. This definition does not include processing except for "can banks" that crush cans as they are deposited. Excludes recycle containers for the convenience of patrons.

Crematorium

A facility where human and/or animal corpses are cremated.

Custom and Craft Manufacturing

The on-site production of goods by hand manufacturing or artistic endeavor which involves only the use of hand tools or domestic mechanical equipment and the incidental sale of these goods directly to consumers. Examples include, but are not limited to, ceramic studios, custom cabinet making, candle making shops, custom jewelry manufacturing, textiles, pottery, furniture repair or refinishing, woodworking, sculpting and other work or wood products on an individualized single item basis.

Food Processing or Wholesale Bakery

A facility in which food for human consumption is provided in its final form, such as candy, baked goods, tortillas, and ice cream, and the food is distributed to customers on-site or to retailers or wholesalers for resale on or off the premises. Food or beverage processing using mechanized assembly line production of canned or bottled goods, which occupies more than ten percent of the facility's floor area, is excluded from this definition.

Hazardous Waste Facility

A facility or a part of a facility that is used for the manufacture, processing, transfer, treatment, storage, or disposal of explosives or hazardous substances.

Indoor Manufacturing, Processing, Assembly, or Fabrication

A manufacturing processing or assembly facility in which all activities and storage of materials occurs indoors. This use may include accessory retail sales as defined in this section.

Maintenance, Repair, or Renovation Business

A facility for contracting services such as building repair, renovation and maintenance, the installation of plumbing, electrical, air conditioning and heating equipment, and janitorial services.

Outdoor Manufacturing, Processing, Assembly or Fabrication

A manufacturing, processing, or assembly facility in which activities and storage of materials occurs outdoors.

Printing and Publishing

A commercial facility which reproduces a large quantity of copies of books and other printed material. Does not include a facility which provides custom copy and printing services.

Resource and Extraction

Uses relating to the removal or materials from the natural environment often including logging and mining rocks, soils, minerals, and other similar materials. Specific use types include:

Asphalt or Concrete Batch Plant

A facility or area, which is not temporary in nature, for mixing concrete, or asphalt.

Mining Operations

The activity of surface, underwater, or underground extraction and treatment of deposits of minerals, ores, and other solid matter using techniques including, but not limited to, excavating, dredging, drilling, crunching, grinding, sorting, sifting, sizing, washing, drying, blasting, trimming, punching, splitting, gauging, and sawing and cutting of stone. The term also includes the construction and use of buildings, facilities and equipment to carry out similar activities, exclusive of manufacturing processes, and includes the removal of overburden to provide access to minerals. The term also includes processes related to the preparation or processing of mineral aggregates obtained from the site, including, but not limited to, stockpiling of materials,

dewatering, and grading of land. The term does not include the excavation, removal, and disposition of minerals from construction projects or excavations in aid of agricultural activities.

Storage, Distribution, and Warehousing

Uses in this category are engaged in the storage or movement of goods for themselves or other businesses. Goods are generally delivered to other businesses or the final consumer, except for some will-call pickups. There are typically few customers present. Accessory uses may include offices, truck fleet parking, and maintenance areas. Specific use types include:

Heavy Machinery and Equipment Rental, Sales, and Service

A facility for the display, sale, and rental of tools, heavy machinery, dump trucks, or commercial and heavy equipment such as those used in building construction, farming, restaurants, or manufacturing.

Mini-warehouse

A facility for the storage of personal effects and household goods within an enclosed storage area having individual access, but excludes workshops, hobby shops, manufacturing, or commercial activity. This use may also include the outdoor storage of operable vehicles such as recreational vehicles, boats, and similar vehicles, but not including heavy-duty trucks or semi-trailers.

Outdoor Storage

Property used for the long term (more than 72 hours) retention of materials, machinery, large vehicles, including boats and recreational vehicles, and/or equipment; regardless of whether materials, machinery, large vehicles, or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. New or used motor vehicle sales and rental display and parking shall not be defined as outside storage if the vehicles are operable.

Railroad Yard or Shop

A facility or area for the maintenance, repair, or storage of rail vehicles, and associated with a working railroad.

Salvage or Reclamation of Products, Indoors

Reclamation of products means a facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment not listed elsewhere in this chapter. Scrap or discarded materials includes, but is not limited to, metal, paper, rags, tires, bottles, or inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment, and appliances. This definition includes facilities for recycling recoverable resources, such as newspapers, magazines, books, and other paper products; glass, metal cans, and other products, to return the products to a condition in which they may again be used for production.

Septic Tank Services

A facility which provides installation, maintenance, and cleaning services for septic tanks.

Towing and Impound Yard

A facility where towing trucks are stored and where towed vehicles are stored on a temporary basis.

Transfer Station

A facility for the collection and transfer of solid waste.

Truck Terminal

A business, service, or industry involving the use of commercial vehicles in the loading, unloading, and transportation of cargo. May also include the fueling, maintenance, servicing, storage, or

repair of commercial vehicles or the storage of cargo. This use does not include truck stops as defined elsewhere in this chapter or Title.

Warehouse or Distribution Center

An enclosed structure for the loading, unloading, and storage of goods for distribution or transfer to another location. This use may include accessory retail sales as defined in this section.

Wholesale

The sale of goods in large quantities for resale by a retailer or the sale of construction materials to general or subcontractors for use in the construction industry. Goods are sold in bulk quantities usually at a lower cost. This use may include accessory retail sales as defined in this section. This use does not include retail sales by membership clubs, which are classified as a retail use. Lumber, plywood and millwork yards such as building material establishments whose primary operations are directed to the general public as opposed to builders are also classified as a retail use.

Wrecking Yard, Salvage Yard, or Junk Yard

A yard or building where automobiles, machinery, appliances, or other used commodities and equipment are stored, dismantled, and/or offered for sale as whole units or as salvaged parts.

18.09.306 Accessory Uses

The purpose of this section is to establish minimum standards for accessory uses and structures that are incidental and subordinate to principal uses. These standards are intended to minimize adverse impacts on surrounding properties and the community.

Automated Teller Machine, Freestanding

A freestanding machine where financial transactions may be performed; not necessarily located within a financial institution.

Ball Court

A facility to play court games such as tennis and basketball.

Caretakers Quarters

An independent, self-contained dwelling unit located on the same lot as a principal multi-family dwelling or nonresidential use or structure and which provides residential accommodations for property manager or security personnel.

Child Care, In-Home (1-6 Children)

A childcare center or facility in the permanent residence of the provider or accessory to a principal business for the purpose of providing day care and training for a child or children away from their primary residence for less than 24 hours per day. An in-home childcare facility for one to six children shall provide care, protection, and supervision to no more than six children at one time, including the children of the provider.

Child Care, In-Home (7-12 Children)

A childcare center or facility in the permanent residence of the provider or accessory to a principal business for the purpose of providing day care and training for a child or children away from their primary residence for less than 24 hours per day. An in-home childcare facility for seven to 12 children shall provide care, protection, and supervision to no more than 12 children at one time, including the children of the provider.

Commercial Amusement/Recreation (Inside), other than listed

An enclosed facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include, but are not limited to, bowling alleys, inside miniature golf, roller and ice-skating rinks, game courts, swimming pools, or physical fitness centers and gyms.

Shall include instruction such as gymnastics, karate and like activities/uses. Video arcades are not included in this use.

Commercial Amusement/Recreation (Outside)

An outdoor facility or area for sport, entertainment, games of skill, or recreations to the general public for a fee. Examples include but are not limited to game courts, water slides, miniature golf courses, drive-in theaters, batting cages, practice/instructional fields, driving ranges and sports events, such as a stadium or arena.

Community Center, Private

A facility associated with a planned development, subdivision, or multi-family development that provides for community activities for residents of the development.

Drive-Through Facility (Food Service)

An accessory feature of an establishment that permits customers to obtain food or beverage services or goods while remaining in or on a motor vehicle. Includes stacking spaces and queuing lanes.

Drive-Through Facility (Non-Food Service)

An accessory feature of an establishment that permits customers to obtain services or goods, except food or beverage but including groceries, while remaining in or on a motor vehicle. Includes stacking spaces and queuing lanes.

Gaming Operation, Nonrestricted

A gaming operation authorized to operate by the Nevada Gaming Commission under the terms of a nonrestricted license, as defined in NRS Section 463.0177. A nonrestricted gaming operation shall be combined with and operated in conjunction with a principal hotel use. Also referred to as a "casino."

Gaming Operation, Restricted

A gaming operation consisting of the operation of 15 or fewer slot machines, and no other gaming devices, when the machines are operated as incidental to the business of the primary or principal commercial or lodging use. A restricted gaming operation is authorized to operate by the Nevada Gaming Commission under the terms of a restricted license, as defined by NRS Section 463.0189.

Guest Quarters

An accessory use consisting of one or more rooms contained within the primary building or a detached accessory building located on the same parcel as a single-family detached dwelling (e.g., a casita), intended for guest occupancies only and not leased or rented for commercial gain. Guest quarters are not "accessory dwelling units" because guest quarters do not contain separate and independent cooking (kitchen) facilities and may not be rented, and therefore, are not "dwelling units" as defined in this Chapter.

Helipad

A facility for helicopter landing, taking off, fueling, maintenance, or other accessory services for helicopters.

Home Occupation

An accessory to a primary residential use; a businesses establishment conducted within a home by the home's occupants.

Outdoor Storage

Property used for the long term (more than 72 hours) retention of materials, machinery, and/or equipment; regardless of whether materials, machinery, or equipment are to be bought, sold,

repaired, stored, incinerated, or discarded. New or used motor vehicle sales and rental display and parking shall not be defined as outside storage as long as the vehicles are operable.

Retail Sales Associated with a Primary Use

Sale of products manufactured, produced, wholesaled, distributed, or warehoused in conjunction with an allowed principal manufacturing, wholesaling, distribution, or warehousing use. The accessory retail use shall not exceed 20 percent of the gross floor area of the principal use, with a maximum floor area not to exceed 5,000 square feet.

Satellite Dish

A signal-sending or receiving device for communicating with orbiting satellites.

Sidewalk Café

The use of public sidewalks and public rights-of-way for the consumption of food and beverages.

Stable, Private

A stable to house horses for the private use of the owner.

Utility, Alternative Systems

A common or individual solar, wind, or other non-fossil fuel utility system that requires a building permit for installation, is intended to reduce the costs of energy for a principal structure as an accessory use, and is not otherwise defined in this section as Electric Generating Plant, Electric Utility Substation, Utility Box/Well House, or Major Utilities.

18.09.307 Temporary Uses

The purpose of this section is to allow certain uses and structures of a limited duration subject to specified conditions. This section is intended to ensure that such uses or structures do not negatively impact surrounding properties and are discontinued upon the expiration of a set time period.

Asphalt or Concrete Batch Plant

A facility or area for mixing concrete or asphalt.

Carnival, Circus, Entertainment Event, or Amusement Ride

Uses such as amusement arcades and parks, automobile shows, horse, dog, or pet shows, carnivals, exhibitions, art shows, fairs, theater events, and other similar temporary uses.

Christmas Tree Sales Lot and Similar Uses

A lot used to temporarily sell Christmas trees and other similar items.

Construction Field Office

A temporary building used as an on-site construction office.

Garage Sale

A sale of personal property from a residence or residential property within a residential zoning district which has been owned or used previously by an individual or resident residing on the premises where the sale is conducted. A yard, patio, or tag sale shall be included within the definition of "garage sale."

Parking Lot, Open

An area, other than a street, alley, or parking structure designed or used primarily for the temporary parking of vehicles.

Real Estate Sales Office

An office or a model home used to sell homes or buildings while the property is under development.

Stockpiling

The temporary outdoor storage of soil, paving materials, wood, or other similar displaced materials generated during a construction project which is located in the public right-of-way or on a separate parcel. This includes the temporary storage of vehicles and supplies related to the associated construction project; and may include material processing as regulated in Section 18.03.503.

Urban Farm

The growing, raising, and selling of agricultural, horticultural, viticultural, and vegetable products of the soil and up to 12 fowl in an urban setting as a temporary principal land use.

Vegetation Management

The practice of thinning, clearing, or treating vegetation, debris, and combustible fuels, including defensible space activities like mowing, seeding, targeted herbicide treatments, and the temporary use of cattle, sheep, goats, or other similar animals on fields for the purpose of vegetation management. This term may include temporary overnight caretaker lodging, including cowboy camps, but shall not include feed lot, animal husbandry, forestry, or silviculture activities.

Article 4 All Other Terms Defined

General

Certain words and phrases are defined and certain provisions shall be construed as herein set out unless it shall be apparent from the context that they have a different meaning. The word "used" includes the words "arranged," "designed" or "intended to be used"; the word "construct" includes the word "erect," "reconstruct," "alter," "move in" and "move upon."

Abandonment

As relates to rights-of-way and easement, "abandonment" means to abandon or vacate a public right-of-way or easement through the procedures stated in Chapter 18.08 *Administration and Procedures*. When a right-of-way is abandoned, the ownership of the property reverts to the abutting properties as contemplated by NRS Section 278.479 et seq. When an easement is abandoned, the right to use the property established in the easement is terminated. Easements or rights-of-way that have been dedicated to the public may only be abandoned by ordinance of the City Council.

Abuse of Discretion

Abuse of discretion means the Administrator acted arbitrarily and capriciously and without substantial evidence. Substantial evidence means that evidence which a reasonable mind might accept as adequate to support a conclusion.

Abut or Abutting

Bordering or touching, such as sharing a common lot or property line.

Access

A way or means of approach to provide vehicular or pedestrian physical entrance to a property.

Access, Emergency

An access way designated or intended for use by authorized emergency vehicles.

Access, Primary

The access way abutting a development that carries the most average daily traffic volumes. If a development abuts two streets that have average daily traffic volumes within 20 percent of each

other, the applicant shall designate for purposes of development review which street is the "primary access."

Access, Secondary

An access way abutting a development that is not a "primary access" as defined in this chapter.

Accessible Route

A continuous, unobstructed path connecting all accessible elements and spaces of a building or facility, as required by the federal Americans with Disabilities Act of 1990, as amended.

Accessory Building

A subordinate building on the same lot with a principal building or use, the use of which is customarily incidental to the principal building or use.

Accessory Structure

A subordinate building on the same lot with a principal building or use, the use of which is customarily incidental to the principal building or use.

Accessory Use

A use that is subordinate in purpose to the principal use or uses, contributes to the operations of the principal use or uses, and is located on the same site as the principal use or uses.

ADA

Americans with Disabilities Act of 1990, a Federal law.

Adaptive Reuse

The process of converting a building to a use other than that for which it was originally designed.

Adjacent

Sharing a common property line or separated by a public street, private street or access easement, railroad corridor, or other right-of way.

Adjoining

See definition of "abut or abutting" above.

Adjusted Median Income

Median income for the City of Reno or Reno Metropolitan Statistical Area adjusted for family size in accordance with housing and urban development department standards.

Administrative Change

A change in development that is not substantial in nature for which the Administrator or authorized designee has the authority to approve or deny.

Administrator or Administrative Officer

For purposes of administering and enforcing this Title, the City of Reno Director of Community Development, or their authorized designee, is the designated administrative officer and referred to in this Title as "the Administrator."

ADT

Average Daily Traffic. An estimate or statistical value of traffic volume using a particular street or intersection that is adjusted to account for typical day of the week and month of the year variations.

This term is also sometimes used to express the estimated daily trip generation for a particular land development.

Advertising Display

See definition of term under the general definition of "Sign."

Affordable Housing

The relationship between the price of housing in a region (either sale price or rent) and household income. Affordable housing is that which is affordable to households of very low, low and moderate incomes. Generally, for housing to be affordable, shelter costs shall not exceed 30 percent of the gross annual income of the household. Specific definitions for affordable housing specific to Reno are to be defined (and periodically updated) as part of the City's Affordable and Workforce Housing Strategy.

Aggrieved Person

An aggrieved person is one whose personal right or right of property is adversely and substantially affected by the action of a discretionary body.

Alley

An access way which is used primarily for vehicular service access to the back side of properties otherwise abutting on a street; usually provides a secondary means of access to the abutting property.

Alluvial Fan

An area subject to flooding when the floodplain is comprised of a series of low flow channels where sediment accompanies the shallow flooding and the unstable soils scour and erode during a flooding event.

Ambient Noise Level

The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Amplified

Louder than typical restaurant music but not as loud as a concert or wedding reception.

Annexation Commission

As authorized by NRS Section 268.630, the body with the power and duty to review and approve or disapprove, with or without amendment, wholly, partially, or conditionally, proposals for the annexation of territory to cities within Washoe County pursuant to NRS Sections 268.610 to 268.668, inclusive.

Apartment

A room, or suite of rooms, within an apartment house, which has facilities for the preparation of meals and is designed for and used or intended to be used by one family. The units are intended to be occupied on a rental basis with the duration of the rental to be no less than weekly.

Apartment House

A structure arranged in several suites of connecting rooms, each suite designed for independent housekeeping, but with certain typical mechanical conveniences, such as air conditioning, heat, lights, or elevator services shared in common by all families occupying the building. An "apartment house" is a type of multi-family dwelling.

Applicant

A person with a legal or equitable interest in land that is the subject of an application for land development or annexation brought pursuant to this Title.

Arcade

An area contiguous to a street or plaza that is open and unobstructed, and that is accessible to the public at all times. Arcades may include building columns, landscaping, statuary and fountains. Arcades do not include off-street loading/unloading areas, driveways or parking areas.

Archaeological Site

A location that has yielded or may yield information on history or prehistory, or that contains physical remains of the past. A place containing evidence of previous human activity that has been or can be investigated by an archaeologist.

Architect

A registered professional architect in the State of Nevada.

Architectural Element

The architectural character and general composition of the exterior of a structure, including the kind and texture of the building material, and the type, design, and character of all windows, doors, landscape elements, light fixtures, signs, and appurtenant elements.

Architectural Graphic

See definition of term under the general definition of "Sign."

Architectural Significance

Importance of a property based on physical aspects of its design, materials, form, style, or workmanship.

Area of Shallow Flooding

Flooding with an average depth limited to 3.0 feet or less where no defined channel exists. The flood insurance rate map (FIRM) designations that are relevant to areas susceptible to shallow flooding are Zone A, Zone AO, Zone AH, and Zone X (shaded).

Arterial Street

See definition of the term "street, arterial" below.

Articulate

To give emphasis to or distinctly identify a particular element. An articulated facade would be the emphasis of elements on the face of a wall including a change in setback, materials, roof pitch, or height.

Assessment Roll

The list or record of taxable persons and property as defined in NRS Chapter 361 and compiled by the Washoe County Assessor's Office.

Association

The organization of persons who own a unit or right to exclusive occupancy in a community apartment project or stock cooperative.

Automobile Parking Area

A fully accessible space for the parking of an automobile.

Awning

See definition of term under the general definition of "sign" below.

Banner

See definition of term under the general definition of "sign" below.

Base Flood

The computed elevation to which flooded water is anticipated to rise during the base flood. Base Flood Elevations (BFE's) are shown on Flood Insurance Rate Maps and on the flood profiles.

Basement

Any floor level below the first story in a building, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein. For purposes of administering Section 18.04.102, *Flood Hazard Areas*, "basement" shall be defined as any area of the building having its floor subgrade (below ground level) on all sides.

Benefit District

The geographic area established and defined in the Regional Road Impact Fee Ordinance, within which regional road impact fees are required to be spent to ensure that fee payers receive sufficient benefit from regional road impact fees paid.

Best Management Practices (BMP)

Urban stormwater management techniques designed to minimize the adverse impacts of development are called best management practices (BMPs). BMPs incorporate strategies for regulating development, managing runoff, and creating supportive policies that minimize the impact of stormwater from both new development and already developed areas on local waterways. This is often accomplished by grading paved areas to direct runoff to swales lined with rocks and native vegetation that allow for on-site retention and infiltration of stormwater.

Bicycle

A vehicle having two tandem wheels, either of which is more than 16 inches in diameter or having three wheels in contact with the ground any of which is more than 16 inches in diameter, propelled solely by human power, upon which any person or persons may ride.

Bicycle Facilities

A general term denoting improvements and provisions made by public agencies to accommodate or encourage bicycling, including parking facilities, mapping all bikeways, and shared roadways not specifically designated for bicycle use.

Bicycle Lane (Bike Lane)

Also referred to as a Class II bikeway, a bike lane is a portion of a roadway that has been designated by striping, signage, and pavement markings for the preferential or exclusive use of bicyclists.

Bicycle Path (Bike Path)

A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent right-of-way.

Bicycle Route (Bike Route)

Also referred to as a Class III bikeway, a bicycle route is a right-of-way usually shared with automobiles and designated with appropriate “bike route” directional and information signs.

Bikeway

Any road, path, or way which in some manner is specifically designated as being open to bicycle travel, regardless of whether such facilities are designated for the exclusive use of bicycles or are to be shared with other transportation modes.

Billboard

See definition of term under the general definition of "sign" below.

Block

An area of land within a subdivision bounded on all sides by a street, highway, railroad right-of-way, unsubdivided land or other definite boundary.

Buffer

An area of land on the boundary of a parcel that adjoins a parcel which has more restrictive use zoning, such as where a parcel zoned for commercial uses adjoins a parcel zone for residential uses, or a residential zoned parcel that allows a certain number of units to the acre adjoins a parcel that allows a lesser number of units to the acre that the adjoining parcel. A buffer may consist of more restrictive development requirements or standards such as in height, bulk, landscaping, or setbacks. The intent of buffer is to mitigate the negative impacts of the more intense uses on the less intense uses.

Building

A resource, such as a house, barn, store, hotel, factory, or warehouse that shelters some form of human activity.

Building, Main or Principal or Primary

A building or group of buildings devoted to the principal use of the lot on which it is situated.

Building Articulation

To divide a building wall into distinct and significant parts.

Building Coverage

Building coverage is measured as the amount of the total property area covered by the floor plates of all principal and accessory structures, expressed as a percentage of gross property area.

Building Division

The officer, department or agency of the city charged with the enforcement of the provisions of all ordinances and regulations pertaining to the erection, construction, reconstruction, alteration, conversion, movement, arrangement, or use of the buildings or structures within the city.

Building Envelope

The three-dimensional space within which a building may be constructed on a lot or parcel according to the regulations of this Title, including regulations addressing maximum building height, building coverage, yards, and required landscaped and open areas.

Building Façade

The exterior wall of a building facing the street or parking lot including the parapet and wall area above canopies.

Building Form

The shape and structure of a building as distinguished from its substance or material.

Building Frontage

The length of the face or wall of a completely enclosed building which fronts directly on a public street or other public area.

Building Height

The vertical distance of a building measured as stated in Section 18.09.207,above.

Building Mass

The three-dimensional bulk of a building height, width, and depth.

Building Permit

The development permit issued by the city before any building or construction activity can be initiated on a parcel of land.

Building Scale

The size and proportion of a building relative to surrounding buildings and environs, adjacent streets, and pedestrians.

Building Setback

See definition of the term "yard," below.

Business

An operation conducted by an individual, partnership or corporation which functions as a single enterprise or activity or is owned and operated by a single individual, partnership, or corporation.

Business Day

See definition of "Working Day," below.

Business Frontage

The length of building frontage occupied by an individual building occupant. An occupant may have more than one business frontage if it occupies building frontage facing on two or more streets or public areas.

Cabana

Any portable, demountable, or permanent cabin, room, enclosure, or other building erected, constructed, or placed on any mobile home lot, mobile home space, or recreational vehicle space within six feet of any principal building.

Caliper

The diameter of a tree measured six inches above the ground.

Camping Trailer

A folding structure usually made of canvas, mounted on wheels, and designed for travel, recreation, and vacation use.

Canopy (Building)

A rigid multi-sided structure covered with fabric, metal or other material and supported by a building at one or more points or extremities and may be supported by columns or posts embedded in the ground at other points or extremities. May be illuminated by means of internal or external sources.

Canopy (Freestanding)

A rigid multi-sided structure covered with fabric, metal or other material and supported by columns or posts embedded in the ground. May be illuminated by means of internal or external sources.

Capacity

The maximum number of vehicles which have a reasonable expectation of passing over a given section of a street in one direction, or in both directions of a highway, during a given time period, under prevailing traffic conditions, expressed in terms of vehicles per hour or maximum critical turn volumes each of which is described under Level of Service. Capacity is measured in the Regional Road Impact Fee Ordinance and the Regional CIP during the PM Peak Hour.

Carport

A one-story accessory structure entirely open on one or more sides used for vehicle parking or storage.

CCFEA - Capital Contribution Front-Ending Agreement

A pre-development agreement between the RTC and the Participating Local Government with any person who proposes to construct non-site related street project capital improvements or right-of-way dedication identified in the Regional Road Impact Fee CIP. The Agreement shall specifically describe: (1) the contribution, payment, construction, or land dedication; (2) the time by which the construction of roadway improvements or dedication of land shall be paid; (3) the amount of credit to be issued; and (4) the schedule for when credits shall be issued during phases of construction or dedication of land.

Certificate of Appropriateness

A document awarded by a preservation commission or architectural review board allowing an applicant to proceed with a proposed alteration, demolition, or new construction in a designated area, district, or site, following a determination of the proposal's suitability to applicable criteria.

Certified Local Government

A local government that has met special requirements set by the State Historic Preservation Office and the National Park Service, and is eligible to receive 10 percent of the Historic Preservation Fund to finance local historic preservation activities.

Change in Use

Any principal use that differs from the previous principal use of a building or land, as determined in Section 18.03.206, *Table of Allowed Uses*, or where the Administrator finds the new use differs substantially in the amount of required parking, traffic generation, number or frequency of customers/users, hours of operation, or other similar aspects of the use.

City

The City of Reno, Nevada.

City Attorney

That official elected to the office of City Attorney of the City of Reno, or his/her designee.

City Clerk

That official charged with the title of City Clerk of the City of Reno, or his/her designee.

City Engineer

The official charged with the title of City Engineer of the City of Reno, or his/her designee.

City Register of Historic Places

Established by ordinance 4313, the city register is a listing of properties important in the prehistory and history of the City of Reno.

City Standards

The current edition in effect at time of project approval of "Construction Standards" and "Standard Specifications" as defined and as adopted by the City Council. Upon construction, the most current standards shall apply.

Civic Display

See definition of term under the general definition of "sign" below.

Clean Water Act (CWA)

Federal Water Pollution Control Act enacted by Public Law 92-500 as amended by Public Laws 95-217, 95-576, 96-483, and 97-117, enacted at 33 USC 1251 et seq. and as subsequently amended.

Clerestory Window

A row of windows above eye level that allows light into a space. Clerestory windows provide light without the distraction of a view and without compromising privacy.

Closed Intermittent Lake

A substantial enclosed area that contains water on an intermittent basis without a means of outlet.

Cluster Development

Moderate density attached or detached development, that is designed to protect sensitive areas to allow for common open space.

CNEL, Community Noise Equivalent Level

The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

Commercial Center

A group of two or more commercial sales and service establishments managed as a single entity; for example, a grocery-store anchored community shopping center. In addition to commercial sales and service uses, a commercial center may include recreation, entertainment, and amusement uses, or institutional, public and community service uses.

Commercial or Commercial Use, Business, or Establishment

An activity involving the sale of goods or services carried out for profit. Includes office, retail, services, lodging, wholesale trade, and other similar development.

Common Element or Common Area

The entire project excepting all units therein.

Common Interest Community

A residential, business, or industrial development wherein persons purchasing any real estate identified as part of that development are required to purchase interest in real estate other than their specific unit, as further defined and regulated in NRS Chapter 116 including parking areas, open space, and public use areas.

Common Open Space

A parcel or parcels of land or an area of water or a combination of land and water within the site designated for a planned unit development that is designed and intended for the use or enjoyment of the residents or owners of the development. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the residents or owners of the development.

Community Facility

As used in relation to medical marijuana establishment regulations:

- 1) A licensed facility that provides day-care to children;
- 2) Public park;
- 3) Playground;
- 4) Public swimming pool as defined in NRS Section 444.065;
- 5) Center or facility, the primary purpose of which is to provide recreational opportunities or services to children or adolescents; or
- 6) Church, synagogue, or other building, structure, or place used for religious worship or other religious purpose.

Complete Menu

A selection of foods primarily prepared on site and intended to be served as meals to restaurant patrons.

Completed Application

An application that complies with the applicable policies and procedures the city has determined is complete.

Condominium

A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis, as further defined and regulated in NRS Chapter 116 and NRS Chapter 117.

Conservation District

A geographically definable area that conveys a distinct character that demonstrates its history and development patterns. Conservation Districts are suitable for design guidelines and/or standards adopted through zoning that preserve and enhance their character. However, new development or exterior modifications to existing structures do not require review or approval from the Historical Resources Commission (HRC).

Construction Standards

"The Standard Details for Public Works Construction" (Orange Book) or as amended by the Supplemental Standard Drawing Details, and the "Public Works Design Manual" as adopted and amended by the City Council.

Construction Standards—Downtown Redevelopment District

The most current standards, specifications and details available from the City of Reno Downtown Redevelopment Agency, also commonly called "Redevelopment Standards", "Downtown Standards", "Streetscape", etc.

Conversion, Condominium

A change in the ownership of a parcel or parcels of property, together with the structures thereon, whereby the parcel or parcels and structures previously used as residential rental housing are changed into condominium ownership.

Council of Co-owners

The co-owners acting as a group in accordance with the bylaws of the condominium association.

Critical Areas

See Flight Path Area(s).

Critical Drainage Area

The floodplain area where the existing drainage system is inadequate, or where some other unusual drainage pattern or criteria exists.

Critical Flood Zone 1

The watershed as depicted in the latest version of the Truckee River Flood Project Floodplain Storage Areas, a part of the Elevation Maps.

Critical Root Zone

The critical root zone is the area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line.

Curb Cut

The opening along the curb line at which point vehicles or pedestrians may enter or leave the street, parking lot, or other paved area.

Cut-out

Any portion of an advertising display which portion is connected to but extends from the main body of the display.

Decibel, Db

A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base ten of the ratio of the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Decision-Making Bodies

Decision-making bodies are the Administrator, Planning Commission, Hearing Examiner, Historical Resources Commission, Board of Appeals, or the City Council.

Default

Default means that the improvements listed in Exhibit A to the improvement agreement have not been completed by the subdivider/developer within the period concurred to by the City Council including any applicable extensions in time, and/or the security posted by the subdivider/developer to ensure that improvements will be completed has lapsed or been revoked by the surety.

Demolition

The complete or constructive removal of any or part or whole of a building or structure upon any site when same will not be relocated to a new site.

Density

This refers to the number of housing units on a unit of land (e.g., ten units per acre).

Density Bonus

An incentive granted by the City that authorizes development at a greater density than would otherwise be allowed by the Code in return for the performance of certain, publicly desirable functions, such as the provision of a certain proportion of affordable housing.

Design Guidelines

Criteria developed by a preservation commission, board, or review body to identify design concerns in a conservation or historic district, and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings or districts.

Design Review

The process of ascertaining whether modifications to historic structures, sites, or districts meet standards of appropriateness established by a governing or advisory review board.

Determination of Eligibility for Historic Register

An action through which the eligibility of a property for National, State, or City Register listing is confirmed without actual listing in a historic register.

Disability

A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Developer

Any landlord, person, firm, partnership, association, joint venture or corporation or any other entity or combination of entities or successors thereto who at any time causes property to be improved and/or developed.

Development

The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, dredging, grading, excavation, landfill, or other land disturbance; and any use or extension of the use of land; any other man-made changes being made to real property. For purposes of administering Section 18.04.102, *Flood Hazard Areas*, "development" also includes the storage of both equipment and materials within a flood hazard area.

Development Agreement

An agreement entered into by the city, at its discretion, to vest private development rights for projects of regional significance excluding those agreements entered into with the redevelopment agency.

Development Impact Fee

A one-time fee or charge imposed on new development projects by a jurisdiction to cover capital expenditures by the governmental unit on the infrastructure required to serve the new development.

Development Right

The right granted to a landowner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation.

Digital Flood Insurance Rate Map (DFIRM)

The official map, in digital format, on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of flood hazards and the risk premium zones applicable to the community. The DFIRM is the legal equivalent of the FIRM in communities where a DFIRM is available (see flood insurance rate map).

Director of Public Works

The official charged with the title of Director of Public Works of the City of Reno, or designee.

Discretionary Review

A procedure for review and approval of a development application brought pursuant to this Title where the decision-making body is not the Administrator. Discretionary review includes, but is not limited to, procedures for zoning map amendments, site plan review, and conditional use permits review.

Display Surface

The total of the geometric areas of the display surfaces which make up the total sign or advertising display. Any borders, outlines, frames, embellishments, or other similar material constituting an area in excess of ten percent of the area of the display surfaces shall be included in the sum total. Necessary supports or uprights shall be excluded.

District

A significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Divide Real Property

For purposes of regulating condominiums, to divide the ownership thereof by conveying one or more condominiums therein but less than the whole thereof.

Drainage Plan

A plan prepared and sealed by a Nevada Registered Professional Civil Engineer, for the collection, transportation, treatment and discharge of storm water within and from a subdivision/development.

Drainage Report

A technical engineering report prepared and sealed by a Nevada Registered Professional Civil Engineer, whose purpose is to identify and define drainage characteristics associated with a proposed development and to define possible problems and conceptual solutions. In its final form, the drainage report shall transform the defined conceptual solutions to a final drainage plan.

Drainageway, Major

Any drainageway which drains a land area of 100 acres or more. Major drainageways, are further classified into "natural", "disturbed" or "landscaped" major drainageways.

Specifically, the three major drainageway types are defined as follows:

- 1) "Disturbed" – Major drainageways which have been or will be significantly graded, filled, or otherwise altered by people.
- 2) "Natural" – Major drainageways that: 1) have not been altered by people, or; 2) have significant riparian vegetation, or; 3) by their nature provide for filtration, infiltration, or impoundment of storm waters.
- 3) "Landscaped" – Major drainageways that have been or will be formally improved with landscaping and irrigation.

Major drainageways generally operate in two conditions. The first condition marks the presence of storm waters. The second condition exists when waters have subsided which represents the predominant state of the natural system and its corresponding appearance. Major drainageway systems may also contain a variety of improvements, and range from a natural state, to developed on either side, to piped; however, these systems should not cease to be classified as a major drainageway because of a loss of their natural state or due to deterioration and regardless of the size. Furthermore, the process of disturbing the major drainageway, even if disturbance is later mitigated, can set up a chain of actions and reactions

Driveway

A privately owned and maintained vehicular access not used for address assignment and excluding alleys.

Driveway, Shared

Means a driveway serving more than one owner.

Driveway, Residential

A vehicular access from a public or private street serving only one dwelling unit or, with the Administrator's approval, more than one dwelling unit if it is a part of a preferred design component in the implementation of LID objectives. An easement that grants the right of access to each served dwelling unit shall be recorded for each driveway serving more than one residential unit.

Dwelling

Any building or portion thereof used exclusively as the residence of one or more families, but shall not include hotels, motels, or other lodging accommodations, or clubs, boarding or rooming houses, fraternity or sorority houses, or institutional living facilities such as private dorms or nursing homes.

Dwelling Unit

One or more rooms located in a dwelling and containing one kitchen and one full bathroom intended to be rented, owned, or used by one family, including necessary employees of each such family.

Electronic Readerboard

See definition of the term under the general definition of "sign," Below.

Elevation

- 1) A vertical distance above or below a fixed reference level; or
- 2) A fully dimensional drawing of the front, rear, and sides of a building showing features such as construction materials, height, dimensions, windows, doors, and relationship of grade to floor level.

Elevation Band

Within ten vertical feet of a project's lowest natural elevation.

Elevation Map

The latest version of that portion of the Truckee River Flood Management Project's Ground Elevation and Flood Water Elevation Map Series within the Critical Flood Zone 1, on file with the City of Reno Community Development and Public Works Departments, as amended, and incorporated by reference.

Engineer

Any person who is retained as a consultant by the owner/developer and is legally authorized to practice civil engineering in the state in accordance with NRS Chapter 625 and includes Project Engineer and Engineer of Record as used in this Title.

Engineer of Record

Any person who is retained as a consultant by the owner/developer and is legally authorized to practice civil engineering in the State of Nevada in accordance with NRS Chapter 625 and maintains a valid City of Reno business license.

Erect

To arrange, build, construct, attach, hang, paint, place, suspend, affix, or otherwise establish an advertising display.

Escort

Any person who, for a salary, fee, commission, hire, or profit, makes themselves available to the public for the purpose of accompanying other persons for social engagements.

Expansion of Street Capacity

Any widening, intersection improvement, signalization, or other capital improvement designed to increase the existing street's capacity to carry vehicles.

Exterior Alteration

Any act or process that changes one or more of the exterior architectural features of a structure, including the erection, construction, reconstruction, or removal of any structure.

Facility or Facilities, General

One or more buildings, structures, uses of land, landscaping, or other site improvements that are built, installed, or established to serve a particular purpose or activity.

Facilities (For Purposes of Interpreting Residential Construction Tax Requirements Only)

For purposes of implementing this Title's residential construction tax for parks, playground and recreational facility improvements, "facility" means turf, trees, irrigation, playground apparatus, playing fields, play areas, picnic areas, horseshoe pits and other recreational equipment or appurtenances designed to serve the natural persons, families and small groups from the neighborhood from which the tax was collected.

Facing

For purposes of sign control under this Title, "facing" means a sign that is clearly visible and legible from the subject property (e.g., a sign that is "facing" a residential property means a reasonable person can clearly see and read the sign from the property line of the residential property).

Family

One person living alone; two or more persons related by blood, marriage or legal adoption; a group of unrelated individuals not exceeding five persons living together as a single housekeeping unit— except where federal and/or state law requires otherwise; or six or fewer persons who may be unrelated and are elderly or developmentally disabled and reside together as an independent support group. No more than two additional persons, who likewise need not be related to any of the elderly or developmentally disabled individuals as included in this definition, but who serve as guardians or house parents, as required, shall also be construed as family for the purpose of this chapter. On a single-family lot shall include occupants of all structures - primary and accessory.

Fence

An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

Fence, Open

A fence that is less than 50 percent opaque when viewed perpendicularly to its vertical surface.

Final Action

Final action means that action which could not be subjected to any further discretionary action by the city or the County of Washoe, as applicable.

Final Authority

The right of the board of adjustment or Planning Commission to make the final decision on certain applications, such as variance, conditional use permit, or tentative maps if no appeal is filed.

Final Plat

A map prepared in accordance with the provisions of NRS Chapter 278 and the provisions of this Title.

Fire Chief

That official charged with the title of Fire Chief of the City of Reno, or designee.

Flight Path Areas

Trapezoidal areas extending generally from the ends of runways as shown on the maps labeled Figure 2-1 and Figure 2-2 in Subsection 18.02.602(a), *Airport Flight Path (AF) Overlay District*. May also be called "critical area(s)."

Flood or Flooding

A general and temporary condition of partial or complete inundation of normally dry land areas from:

- 1) The overflow of inland waters and/or
- 2) The unusual and rapid accumulation of runoff of surface waters from any source.

Flood Boundary Floodway Map

See definition of "Flood Insurance Rate Map (FIRM)" below.

Flood Hazard Area

Darkly shaded area on a flood hazard boundary map (FHBM) or flood insurance rate map (FIRM) that identifies an area that has a one-percent chance of being flooded in any given year (100-year floodplain). The FIRM identifies these shaded areas as FIRM Zones A, AO, AH, A1-A30, AE, A99, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO. See flood insurance risk zone designations.

Flood Insurance Rate Map (FIRM)

The official map on which the federal insurance administration has delineated the flood hazard area, the limited flooding area, and the flood insurance risk zone designations applicable to the community. This definition includes digital flood insurance rate maps (DFIRMS).

Flood Insurance Risk Zone Designations

The zone designations indicating the magnitude of the flood hazard in specific areas of a community (see flood hazard area). The zones are follows:

- 1) Zone A: Special flood hazard areas inundated by the 100-year flood; base flood elevations are not determined.
- 2) Zone A1-30 and Zone AE: Special flood hazard areas inundated by the 100-year flood; base flood elevations are determined.
- 3) Zone AO: Special flood hazard areas inundated by the 100-year flood; with flood depths of one to three feet (usually sheet flow on sloping terrain); average depths are determined. For areas of alluvial fan flooding, velocities are also determined.
- 4) Zone AH: Special flood hazard areas inundated by the 100-year flood; flood depths of one to three feet (usually areas of ponding); base flood elevations are determined.
- 5) Zone AR: Special flood hazard areas that result from the decertification of a previously accredited flood protection system that is in the process of being restored to provide a 100-year or greater level of flood protection.
- 6) Zones AR/A1-30, AR/AE, AR/AH, AR/AO, and AR/A: Special flood hazard areas that result from the decertification of a previously accredited flood protection system that is in the process of being restored to provide a 100-year or greater level of flood protection. After restoration is complete, these areas will still experience residual flooding from other flooding sources.
- 7) Zone A99: Special flood hazard areas inundated by the 100-year flood to be protected from the 100-year flood by a federal flood protection system under construction; no base flood elevations determined.
- 8) Zone B and Zone X (shaded): Areas of 500-year flood; areas subject to the 100-year flood with average depths of less than one foot or with contributing drainage area less than one square mile; and areas protected by levees from the base flood.
- 9) Zone C and Zone X (unshaded): Areas determined to be outside the 500-year floodplain.
- 10) Zone D: Areas in which flood hazards are undetermined.

Flood Insurance Study (FIS)

The official report provided by the Federal Emergency Management Agency that includes flood profiles, the flood insurance rate map (FIRM), the flood boundary-floodway map, and the water surface elevation of the base flood.

Flood Storage Area

Flood storage areas within Critical Flood Zone 1 are depicted on the Elevation Maps on file with the City of Reno Community Development and Public Works Departments, as amended, and incorporated here by reference.

Floodproofing

Any combination of structural and nonstructural additions, changes or adjustments to nonresidential structures which reduce or eliminate flood damage to real estate or improved property.

Floodway

The channel of a river or other watercourse and the adjacent land areas that shall be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. The floodway is delineated on the flood boundary floodway map.

Footcandle

A unit of measurement referring to illumination incident to a single point. One footcandle is equal to one lumen uniformly distributed over an area of one square foot.

Freeway

Freeways are intended to move large volumes of traffic at high speeds through and between urban centers. No direct access to abutting properties is permitted and all intersections are grade-separated. Speeds are normally 50—65 mph and right-of-way widths typically are 150—300 feet. More specifically, it is the portions of Interstate 80 and U.S. 395 within the City of Reno or its sphere of influence.

Frontage, Building

See definition of "building frontage" above.

Frontage, Business

See definition of "business frontage" above.

Gable

A triangular wall section at the end of a pitched roof, bounded by the two roof slopes.

Gaming

To deal, operate, carry on, conduct, maintain, or expose to play any game as defined in NRS Section 463.0152, as amended, or to operate an inter-casino linked system as defined in NRS Section 463.01643.

Garage, Private

A space intended for or used by the private automobile of those who reside upon the lot.

Gateway

A significant threshold entrance to the city, or the city's downtown area or urban core.

Gathering Space

A gathering space is an area set aside for the leisure and recreational use of the residents and visitors of a multi-family development.

Glare

The effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

Grade (Adjacent Ground Elevation)

Lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet (1,524 mm) from the building, between the building and a line five feet (1,524 mm) from the building.

Grading

Rearrangement of the earth's surface by stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition, to create new contours or grades.

Greenway

Linear open spaces with an improved recreational trail or bikeway. In addition to protecting sensitive natural features, greenways typically serve to connect parks, major drainageways, nature preserves, cultural facilities, and historic sites with each other, as well as with centers, corridors, and neighborhoods throughout the City and its sphere of influence. In this way, they serve as connectors between urban areas and open spaces at the city's periphery. Portions of some greenways feature improved landscaping, which may include small turf areas, benches, and signage.

Habitable Room

A habitable room is a space in a structure for living, sleeping, eating, or cooking. Bathrooms, toilet compartments, closets, storage or utility space, and similar areas, are not considered habitable space.

Half-Block

One side of a block that is divided by an alley.

Hardscape

Decorative materials included within a landscape area such as large boulders, public art, decorative walkways, turf blocks, and plazas, excluding public sidewalks.

Hazard Mitigation

Any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards.

Hazardous Substances and Hazardous Wastes

Hazardous Substances and Hazardous Wastes are defined in NRS Sections 459.428 to 458, inclusive as follows:

- 1) Hazardous substances include, without limitation, hazardous material, a regulated substance, a pollutant, and a contaminant (NRS Section 459.429).
- 2) Hazardous wastes include (NRS Section 459.430):
 - a. Any waste or combination of wastes, including solids, semi-solids, liquids or contained gases, that, because of its quantity or concentration or its physical, chemical, or infectious characteristics may:
 1. Cause or significantly contribute to an increase in mortality or serious irreversible or incapacitating illness; or
 2. Pose a substantial hazard or potential hazard to human health, public safety, or the environment when it is given improper treatment, storage, transportation, disposal or other management.
- 3) Is identified as hazardous by the Nevada Department of Conservation and Natural Resources as a result of studies undertaken for the purpose of identifying hazardous wastes. The term includes, among other wastes, toxins, corrosives, flammable materials, irritants, strong sensitizers, and materials which generate pressure by decomposition, heat, or otherwise.
- 4) Waste brought into the state which is designated as hazardous waste in the state of its origin.

Hazardous waste does not include ancillary waste produced as a by-product of a retail or commercial use such as photo finishing or biohazardous waste.

Highly Hazardous Substances and Explosives

Highly Hazardous substances and explosives as defined in NRS Section 459.3816, include, but are not limited to:

- 1) Gunpowder, powders used for blasting, all forms of high explosives, blasting materials, fuses other than electric circuit breakers, detonators and other detonating agents, smokeless powders, other explosive or incendiary devices and any chemical compound, mechanical mixture or device that contains any oxidizing or combustible units which could cause an explosion.
- 2) Explosives do not include: Ammunition for small arms or their components, black powder commercially manufactured in quantities that do not exceed 50 pounds and explosives manufactured under the regulations of the U.S. Military.

Hear

To conduct a hearing.

Hearing

A range of proceedings, open to and inclusive of the public, in which issues of fact or law are reviewed.

Highest Adjacent Grade (for Floodplain Management Purposes)

The highest natural elevation of ground surface prior to construction next to the proposed walls of a structure.

High Water Mark

The line which delimits the riverbed from its banks; the point to which the water rises at its average or mean highest annual stage.

Highway

A highway means a highway as defined in NRS Section 484.065.

Hillside Development

A development that has an average slope, as calculated in Article 4, *Hillside Development*, equal to or greater than ten percent or slopes that exceed 15 percent on 25 percent or more of the site.

Hip Roof

A roof without gables.

Historic

Related to the known or recorded past.

Historic District

A significant concentration or continuity of sites, buildings, structures, and or objects united historically or aesthetically by plan or physical development. Historic Districts may encompass a neighborhood or may be comprised of individual elements separated geographically but linked by association or history. Historic Districts are regulatory by nature and new development or exterior modifications to existing structures require review or approval from the Historical Resources Commission (HRC).

Historic Function

Use of a district, site, building, structure, or object at the time it attained historical significance.

Historical Resources Commission

The board of citizens charged with enforcing provisions of local laws governing historic districts and buildings.

Historical Significance

The importance of an element, building, or site owing to its involvement with a significant event, person, or time period, or as an example of a past architectural style.

Historic Resource (or property)

Any prehistoric or historic district, building, site, structure, or object; specifically, any such resource that is listed in or eligible for listing in the National, State or City Registers of Historic Places.

Historic Structure (for Floodplain Management Purposes)

Any structure that is:

- 1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- 2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- 3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
- 4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program as determined by the Secretary of the Interior or directly by the Secretary of the Interior in states without approved programs.

Historic Survey

A comprehensive survey or inventory involving the identification, research, and documentation of buildings, sites, and structures of any historical, cultural, archaeological, or architectural importance.

Holiday Decoration

See definition of term under the general definition of "Sign."

Homeless Person or Individual

An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless. (U.S. House Bill 2163).

Hotel, with or without Gaming

A building occupied or intended to be occupied for compensation, as the temporary residence for transient guests, primarily persons who have residence elsewhere. Hotels have an interior hall and lobby with access to each room from the interior hall or lobby.

Household

A household is made up of all persons living in a dwelling unit whether or not they are related by blood, birth or marriage.

Housing Unit

A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Housing and Urban Development (HUD)

The United States Department of Housing and Urban Development is cabinet level department of the federal government that oversees program and funding for affordable housing laws, development, and federally funded financial assistance.

Improvement Agreement

An agreement executed between the city and the owner/developer of land to be subdivided or developed where improvements are to be installed, modified or removed.

Improvement Plans of Record

The plans accepted by the city as the official plans of the subdivision or development which are placed on file with the city.

Indirect Illumination

Illumination which is cast on a sign from a source outside the sign with the source of the light that is substantially shielded from direct view.

Infill

Development on a vacant or substantially vacant tract of land surrounded by existing development.

Integrity

The unimpaired authenticity of a property's historic or prehistoric identity evidenced by surviving physical characteristics.

Internal Illumination

Illumination produced by a light source contained within a sign and not directly visible from outside.

Kiosk

A structure not exceeding six feet in any horizontal dimension or 12 feet in vertical dimension which is used to provide surfaces for the posting of notices.

Kitchen

Any room or part of a room designed, built, used or intended to be used for food preparation and dishwashing but not including a bar area or similar room that is utilized primarily for the preparation of beverages and not for food preparation or storage. The presence of a range, oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen.

Landfill

A lot or premises used for the disposal of garbage, trash, refuse or waste material, but not including sewage, which is officially sanctioned by proper authorities of the jurisdiction in which it is located.

Landing or Landing Place

An unenclosed and level part of an exterior staircase, outdoor deck or porch, or similar exterior structure attached to a principal building and from which direct entry into the building is possible.

Landmark

A designated building, site, or structure having historical, architectural, or archaeological significance.

Landscape Area

An area comprised of any combination of living plants, inorganic material such as rocks or stones, and architectural features including fountains, pools, art works, screen walls, fences, street furniture and ornamental concrete or stonework.

Landscape Material

Living material including, but not limited to, grass, ground covers, shrubs, vines, hedges or trees; and non-living materials including, but not limited to, rocks, gravel, sand, tile, bricks, wood, textured hard surfaces and water features.

Landscaping

Preserving the existing trees, shrubs, grass, and decorative materials such as fences or walls on a lot, tract, or parcel of land, or the rearranging or modifying thereof by planting or installing more or different trees, shrubs, grass, or decorative materials.

Large Retail Establishment

A single-tenant building with at least 50,000 square feet of gross floor area for the purpose of retailing.

Ldn, Day-Night Average Sound Level

The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

Level of Service (LOS)

A qualitative measure describing operational conditions, from "A" (best) to "F" (worst), within a traffic stream or at intersections, which is quantified for street segments by determination of a volume to capacity ratio (V/C), which is a measurement of the amount of capacity of a street which is being utilized by traffic, and which is quantified for signalized intersections in terms of either vehicle delay or total critical hourly volumes.

The V/C for LOS "A" through "F" for street segments are:

Table 9-1 Level of Service for Street Segments					
Level of Service	Maximum Volume/Capacity Ratio	Hourly Vehicles Per Lane Mile			
		Major Arterial	Minor Arterial	Collector	Freeway Ramp
LOS "A"	0.60	435	390	390	960
LOS "B"	0.70	507	455	455	1,120
LOS "C"	0.80	580	520	520	1,280
LOS "D"	0.90	653	585	580	1,440
LOS "E"	1.00	725	650	650	1,600

Intersection level of service may be measured either in terms of vehicle delay or in terms of total critical turning movements, as follows:

Level of Service	Delay (Seconds)	Maximum Critical Volume
LOS "A"	<10	900
LOS "B"	>10 - <20	1,050
LOS "C"	>20 - <35	1,200
LOS "D"	>35 - <55	1,350
LOS "E"	>55 - <80	1,500

Licensee

A person holding a license subject to Section 5.07.125.

Light or Lighting Fixture

A complete outdoor lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply.

Limited Flooding Area

The area between the limits of the base flood (100-year flood) and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. This area is designated as "shaded X" on the flood insurance rate map (FIRM).

Living Area

The portion of a single-family dwelling that is habitable.

Loading Space

An off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of vehicles while handling merchandise or materials.

Long Term Residential

A multi-dwelling unit for extended stay lodging, like a hotel or motel. This definition shall not include other dwelling units as defined by this chapter.

Lot or Parcel

Any unit or contiguous units of land in the possession of or recorded as the property of one person. A distinct part of land divided with the intent to transfer ownership or for building purposes and which abuts upon a means of access.

Lot, Corner

A lot that abuts two or more streets that intersect at one or more corners of the lot.

Lot, Front Line

The narrowest lot dimension fronting on a street.

Lot, Through

A lot abutting two non-intersecting streets, as distinguished from a corner lot. Also referred to as a "double-frontage lot."

Lot Depth

The distance between the front and rear lot lines measured in the mean direction of the side lines.

Lot Width

The distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear line.

Lowest Floor

For purposes of regulation of flood hazard areas, the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this chapter.

Low Impact Development (LID)

Systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat. (See also Best Management Practices.)

Maintain

For purposes of this Title's sign regulations, maintain means to keep in a state of repair provided there is no increase in the movement of any visible portion of the off-premises advertising display nor any increase in the illumination emitted by the off-premises advertising display or any other characteristic beyond that allowed by the permit or law under which it exists.

Major Drainage Facility

See definition of the term "Drainageway, Major," above.

Malt Beverage

Beer, ale, porter, stout, and other similar fermented beverages of any name or description, brewed or produced from malt, wholly or in part.

Massage Therapy

A professional occupation that, for the purposes of this chapter, when licensed and operated in accordance with Reno Municipal Code, Chapter 4 (Massage Establishments), shall be deemed to meet the criteria for a professional office use.

Master Plan

A comprehensive, long-term general plan for the physical development of the city in accordance with NRS Section 278.150 et seq. The form of the Master Plan is defined by NRS Section 278.200.

Maximum Extent Possible

No feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken. Economic factors may be considered but shall not be the overriding factor in determining "maximum extent possible."

Mean Sea Level

For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.

Mechanical Stabilization

The application or use of structural measures such as rock rip-rap, gabions, turfstone, or an approved equal, to provide sufficient soil cover to prevent soil movement by action of wind or water. Stabilization may include incorporation of vegetative measures if approved, so that in combination the structural and vegetative measures will provide an appropriate level of protection. The determination of whether the proposed methods are appropriate will be made by the Administrator.

Merchandising Poster

See definition of term under the general definition of "sign" below.

Mitigation

The following actions, prioritized in order of preference:

- 1) Avoiding Impacts. Avoiding an impact by not taking a certain action or parts of an action; or
- 2) Minimizing Impacts. Limiting the degree or magnitude of the action or its implementation, or by changing its location; or
- 3) Rectifying Impacts. Repairing, rehabilitating, or restoring the impact area, facility, or service; or
- 4) Reducing or Eliminating Impacts. Reducing or eliminating the impact over time by preservation and maintenance operations; and
- 5) Compensating For Impacts. Compensating for the impact by replacing or providing equivalent biological, social, environmental, and physical conditions, or a combination thereof.

Mixed-Use

This refers to different types of development (e.g., residential, retail, office, etc.) occurring on the same lot or in close proximity to each other. City and County's sometimes allows mixed-use in commercial zones, with housing typically located above primary commercial uses on the premises.

Mixed-Use Districts or Mixed-Use Zoning Districts

Any of the following base zoning districts: MD-ED, MD-UD, MD-ID, MD-RD, MD-NW, MD-PD, MU, MS, GC, NC, PO, MU-MC, MU-RES, and any portion of a PUD or SPD District where the primary use is mixed-use development.

Mobile Home Lot

A portion of land within a mobile home subdivision used or intended to be used for parking of one mobile home, including required yards and parking area, attached or detached accessory building, and open space.

Mobile Home Space

A portion of land within a mobile home park used or intended to be used for the parking of one mobile home, including required yards and parking area, attached or detached accessory buildings, and open space.

Model

See Truckee River Flood Project Mitigation Model(s).

Model Home

A single-family dwelling, which is open to the general public for viewing within specified times on a regular basis and which was constructed for the purpose of encouraging the sale of similar homes

within the same development. A model home is a type of temporary real estate sales office during the buildout of the community.

Motor Home

A portable, temporary dwelling used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

National Pollutant Discharge Elimination System (NPDES) Permit

A storm water discharge permit issued by NDEP in compliance with the federal Clean Water Act and its amendments.

National Register of Historic Places

The official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture.

Natural Watercourse

A natural creek, stream, or river, whether seasonal, intermittent, or perpetually flowing.

NDOT

Nevada Department of Transportation.

Neighborhood Park

A site not exceeding 25 acres designed to serve the recreational and outdoor needs of natural persons, families and small groups.

Neighborhood Plan

A neighborhood plan is a plan regarding land use designations and community development specific to a designed location within the city and has been adopted by the city as a part of the City of Reno Master Plan.

New Construction (for Floodplain Management Purposes)

For purposes of floodplain management, structures for which the "start of construction" commenced on or after the effective date of Ordinance No. 3529.

No Adverse Impact

As determined by the application and output of the Truckee River Flood Project Mitigation Model(s), Water Surface Elevation in the critical flood Zone 1 within the 1997 water surface elevation as determined by the Elevation Maps is not to be raised.

Noise Exposure Contours

Lines drawn about a noise source indicating constant levels of noise exposure. Ldn contours are frequently utilized to describe community exposure to noise.

Nomination

An official proposal to list a historic resource in a historic register.

Nonconforming Lot

A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of this Title, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements.

Nonconforming On-Premise Sign

See the specific definition of the term "sign, nonconforming" under the general definition of "sign" below.

Nonconforming Site Improvement

Any driveway, parking or loading area, landscaping, buffer, screening, exterior lighting or other site feature, except signs, that was legally established prior to the adoption of the Title but does not comply with current requirements of this Title.

Nonconforming Structure

A legally established building or structure constructed or installed prior to adoption of this Title that does not comply with the current requirements of this Title.

Nonconforming Use

A use or activity which was lawful prior to the adoption, revision, or amendment to this Title, but which fails, by reason of such adoption, revision, or amendment, to conform to the present requirements of the zone district in which such use is located.

Nonconformity

Generally, a nonconforming use, sign, lot, or site improvement.

Nonresidential Development or Use

Any specific types of principal or accessory uses included within the following use categories, as shown in Section 18.03.206, *Table of Allowed Uses*:

- 1) Public, Institutional, and Civic Uses;
- 2) Commercial Uses;
- 3) Public and Quasi-Public Utilities and Services Uses; or
- 4) Industrial Uses.

Nonresidential District or Nonresidential Zoning District

Any of the following zoning districts: I, IC, ME, MA, or and any portion of a PUD or SPD District where the primary use is employment, and not residential or mixed-use.

Non-Site Related Improvements

Capital improvements and right-of-way dedications for street improvements to the arterial streets and collector streets identified in the Regional CIP that are not site related improvements.

Notification

Process through which property owners, public officials, and the general public are notified of nominations to, listings in, and determinations of eligibility for the National Register.

Nuisance

See Title 1 of the Reno Municipal Code.

Open Fence

See definition for the term "Fence, Open."

Open Space

Areas that preserve the special natural and environmental character and health of a particular location. Open space can involve a variety of areas including floodplains, aquifer recharge areas, steep slopes, ridgelines, wetlands and other water bodies, playas, and habitat areas. These are typically important habitat conservation areas, environmentally sensitive areas, or historical areas.

Open Space, Useable

On-site land area, contained within lot lines or within common open space, which is absent of any building or structure. Usable open space could contain but is not limited to the following: private yards, walkways, trellises, swings, arbors, swimming pools, tennis courts, and landscaping. Surface parking areas or driveways are not usable open space.

Outdoor Dining

The use of public sidewalks and public rights-of-way for the consumption of food and beverages. Also referred to in this Title as "sidewalk café."

Overlay Zoning District

An overlay district, whether general or a planning area, is a zone which is superimposed on a base zone, thus establishing additional regulations which restrict, prohibit, or add to the base zoning regulations set forth in Chapter 18.08. If conflicts exist between base zoning districts and overlay zoning districts, provisions of zoning overlay districts shall apply.

Owner

The person, partnership, firm, corporation, or association having sufficient proprietary interest in the land sought to be subdivided or developed to commence and maintain proceedings to subdivide or develop the same under this Title. The holder of an option or contract of purchase, a lessee having a remaining term of not less than 30 years, or another person having an enforceable proprietary interest in the land is an "owner" for the purposes of this Title.

Ownership

Legal status in which an owner holds fee simple title to a property, or a portion of it.

Pad Site

Typically used in the context of retail shopping center development, a building or building site that is physically separate from the principal or primary building and reserved for freestanding commercial uses, each such use containing no more than 25,000 square feet of gross floor area. Typical pad site uses include, but are not limited to, freestanding restaurants, banks, and auto services.

Parapet

The portion of a wall that extends above the roofline.

Parcel Map

A map filed pursuant to NRS Sections 278.461 to 278.469, inclusive, and City Code, which creates four or fewer lots, parcels, sites, units, plots or interest, but not including streets offered for dedication.

Parking Lot or Area

A surface or structured facility for parking that is ancillary or accessory to a primary use. A parking lot does not include areas used for display or storage of vehicles that are owned by a licensed business on the site.

Parking Space

See parking diagram in Section 18.04.707, *Off-Street Parking Layout and Design*.

Parkway

The strip of land, regardless of whether currently paved, surfaced, or landscaped, and situated between the back of the curb and the sidewalk. In the absence of a curb, the curbline of a street shall be deemed to be the edge of the parkway.

Pedestrian Walkway

A surfaced walkway, separate from the traveled portion of a public or private right-of-way or parking lot/driving aisle, intended for pedestrian or bicyclist use.

Pennant

See definition of term under the general definition of "Sign."

Permanent Supportive Housing

Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable these special needs people to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay. (U.S. House Bill 2163)

Person

Any governmental entity, individual, firm, association, club, organization, corporation, partnership, business trust, company or other entity which is recognized by law as the subject of rights or duties.

Pickup Coach

A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.

Plan

For purposes of development of a planned unit development ("PUD"), a "plan" is the provisions for development, including a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, private streets, ways and parking facilities, common open space and public facilities. The phrase "provisions of the plan" means the written and graphic materials referred to in this section.

Planned Unit Development (PUD)

An area of land controlled by a landowner, which is to be developed as a single entity for one or more planned unit residential developments, one or more public, quasi-public, commercial or industrial areas, or both. The plan for a planned unit development does not correspond in lot size, bulk or type of dwelling, density, lot coverage and required open space to the regulations established in any one zoning district under this Title.

Planning Act

NRS Chapter 278 as same is or may hereafter be amended.

Planning Commission

The City of Reno Planning Commission.

PM Peak Hour

The highest traffic volumes during four consecutive 15 minute periods usually between the hours of 4:00 PM and 6:00 PM.

Pollutant

Dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials (except those regulated under the Atomic Energy Act of 1954, as amended (42 USC 2011 et seq.)), heat, wrecked or discarded equipment, rock, sand, cellar dirt, sediment and industrial and municipal waste discharge into water.

Portico

A porch or walkway with a roof supported by columns, often leading to the entrance to a building.

Predominant Use

The main or primary purpose for which a tract of land or structure is designed, arranged, or intended, or for which it may be occupied or maintained, under this Title. When more than one principal use permitted in a zoning district is established on the same tract of land or in the same structure, the "predominant use" shall be the one use that occupies the larger percentage of gross land or floor area. When a standard in this Title requires the ground floor or pedestrian level of a building to be occupied by a specified "predominant use," the "predominant use" shall be the use that occupies the greater percentage of building frontage at the ground floor or pedestrian level.

Prehistoric

Related to the period before recorded history.

Premise

A parcel of real property, including improvements.

Preservation

Generally, saving from destruction or deterioration old and historic buildings, sites, structures, and objects, and providing for their continued use by means of maintenance, restoration, rehabilitation, or adaptive use. Specifically, the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site.

Primary or Principal Use

The specific primary purpose for a property is used. The primary or principal use of a property may occur in one or more buildings. All other uses not a "primary use" are accessory uses of the property.

Print

Print means and includes a blueprint, white print, photostat, direct process print or other copy which reproduces the original drawing from which it is made.

Project

For purposes of regulation of condominiums, the entire parcel of real property divided or to be divided into condominiums, including all structures thereon.

Property

Area of land containing a single historic resource or a group of resources, and constituting a single entry in the National Register, State Register, or City Register of Historic Places.

Prospective Purchaser

A tenant, subtenant or any person who visits the condominium project site for the purposes of inspection for possible purchase.

Public Lands

Public lands shall mean lands owned and managed by the Bureau of Land Management (BLM), National Forest Service, Washoe County, or other local, state, or federal agency or non-profit organization.

Public and Semi-Public Parking

A surface or structured facility for parking, either free or for remuneration, that is designated or otherwise identified for use by the general public, including tenants, employees, patrons, clients, or owners of the property.

Public Space

The total qualifying area within a hotel with gaming or within a nonrestricted gaming operation which is accessible to the public, consisting of the area devoted to lobby, retail stores, restrooms, meeting and exhibitor rooms, restaurants, entertainment areas, indoor sports and recreation areas, and any other square footage determined to be qualifying public area.

Public Utility

A regulated enterprise with a franchise for providing to the public a utility service deemed necessary for the public health, safety, and welfare.

Ramadas

Any roof, or shade structure, installed, erected or used above a mobile home, recreational vehicle, lot, space, or portion thereto.

Reconstruction

The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or part thereof, as it appeared at a specific period of time.

Recreational Vehicle

A vehicle towed, or self-propelled on its own chassis, or attached to the chassis of another vehicle and designed or used for recreational or sporting purposes. The term recreational vehicle includes, but is not limited to, travel trailers, pick-up campers, camping trailers, motor coach homes, and converted trucks or buses. For purposes of administering Section 18.04.102, *Flood Hazard Areas*, a "recreational vehicle" shall also be 400 square feet or less when measured at the largest horizontal projection.

Recreational Vehicle Space

A portion of land within a recreational vehicle park used or intended to be used for the transient parking of one recreational vehicle, including permitted accessory uses and structures.

Redevelopment

Development on a tract of land with existing buildings where all or most of the existing buildings would be razed and a new building or buildings built.

Refuse Container

A container designed and used for the collection of on-site trash until it can be picked up by a refuse service or taken directly to a solid waste disposal or recycling facility. The term includes such

containers of all sizes but does not include boxes or other containers originally designed for another purpose.

Regional Centers

Locales in the city where higher intensity land uses are concentrated as determined in the Master Plan.

Regional Road Impact Fee

A fee collected at the time of building permit issuance from traffic generating land developments. Fees are subsequently utilized to fund road capital improvements identified in the Regional Road Impact Fee CIP.

Regional Road Impact Fee CIP

The Regional CIP is the listing of road capital improvements necessary to maintain regional level of service standards relative to traffic volume increases associated with land development activity.

Regional Road Impact Fee Network

All major arterial streets and minor arterial streets, and collector streets that are within the Service Area, including proposed arterial streets and collector streets necessitated by projected future traffic generating land development activity as identified in the Regional Road Impact Fee CIP.

Rehabilitation

The act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those features of the property significant to its historical, architectural, and cultural values.

Remedy a Violation (for Floodplain Management Purposes)

For purposes of floodplain management, to bring the structure or other development into compliance with state or local floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the structure or other development.

Removal

Any relocation of a structure on its site or to another site.

Renovation

Modernization of an old or historic building that may produce inappropriate alterations or eliminate important features and details.

Renovation, Major

An addition or renovation project to an existing structure that will contain a nonresidential use where the total gross floor area of the proposed addition is more than 50 percent of the total gross floor area of the existing structure before addition or renovation.

Renovation, Minor

An addition or renovation project to an existing structure that will contain a nonresidential use where the total gross floor area of the proposed addition is less than 50 percent of the total gross floor area of the existing structure before addition or renovation.

Required Area

Required area refers to the minimum size of lot or parcel of land as defined and required by city code.

Residential Interface Area

An area depicted on the development concept map within the Reno-Tahoe International Airport Regional Center Plan, a part of the Master Plan.

Residential Unit or Residential Dwelling Unit

See definition of the term "dwelling unit" above.

Residentially Zoned District or Residential Zoning District

Any area zoned LLR2.5, LLR1, LLR.5, SF3, SF5, SF8, SF11, MF14, MF21, MF30, or that portion of a PUD or SPD if residential is the primary use.

Residentially Zoned Parcel or Property

A lot or parcel contained in a residentially zoned district, as the term "residentially zoned district" is defined above.

Resource

Any building, structure, site, or object that is part of or constitutes a historic property.

Responsible Person

Any owner, foreman, superintendent, project manager, or other person with operational control over site activities and day-to-day operational control over plan requirements and permit conditions at the site of any construction activity.

Restoration

The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.

Riverbank

The elevated margin of land that confines the water when it rises out of the bed.

Riverbed

The depression between the banks worn by the regular and usual flow of the river.

Riverfront Development

Any manmade structure abutting the river.

Riverside

That side of a riverfront development which is clearly visible from and parallel to the river.

Road Capital Improvement

Includes the transportation planning of, preliminary engineering, engineering design studies, land surveys, alignment studies, right-of-way acquisition, engineering, permitting, and construction of all necessary features for any street construction project on any arterial or collector street on the Regional CIP, undertaken to accommodate additional traffic resulting from new traffic generating land development, including: (a) construction of new through lanes, (b) construction of new bridges, (c) construction of new drainage facilities in conjunction with new street construction, (d) purchase and installation of traffic signals, including new and upgraded signalization, (e) construction of curbs,

gutters, sidewalks, medians and shoulders, (f) relocating utilities to accommodate new street construction, (g) the construction and reconstruction of intersections, (h) the widening of existing streets, (i) bus turnouts, (j) acceleration and deceleration lanes, (k) interchanges, and (l) traffic control devices. Road Capital Improvement does not include sound walls or landscaping.

Road Grade

The surface of the pavement of the road.

Roof Line

The top edge of the roof, or top of the parapet, or the top of a mechanical penthouse, or any structure which is an integral part of the building, forming the top line of the building silhouette.

Room

An un-subdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways and porches.

Rounding

As defined and described in Section 18.09.209, above.

Salesclerk

Any principal, employee, or other agent of the business who participates in taking sales, operates the cash register, or is otherwise behind the counter of the business at any time during which the business is open to the public.

Security

A notarized letter of credit furnished by a bank or financial institution authorized to do business in the state, in the form approved by the City Attorney; or in lieu thereof, a bond from an agent authorized to do business in the state, in the form approved by the City Attorney; a cashier's check or a certified check of the subdivider/developer made payable to the City of Reno; or a cash deposit with the city in lawful money of the government of the United States, provided further that under no circumstances shall the words be construed to authorize or permit a personal bond or other security other than that described herein.

Senior Housing

Specific units in a development are restricted to residents over a certain age (as young as 55 years and over). Persons with disabilities may share certain developments with the elderly.

Service Area

For purposes of administering Chapter 18.04 Article 12, *Improvement Standards for New Development*, the area encompassed within the boundaries of the Region is hereby designated as the Service Area for the imposition of regional road impact fees and the collection and expenditure of funds under the provisions of the Regional Road Impact Fee Ordinance. The Service Area specifically excludes the Washoe County High Desert Planning area, the Washoe County Truckee Canyon Planning Area, and the Washoe County Tahoe Planning Area. With regard to Citifare transit service, service area is defined as the area with ¼ mile of a bus route.

Setback

See definition of the term "yard."

Sidewalk

A public pedestrian walkway located adjacent to or immediately near a street.

Sign

A design or device displayed to the public for the purpose of identifying, advertising or promoting the interests of any person, persons, firm, corporation or other entity by conveying an advertising message, a non-commercial message or attracting the attention of the public. This definition shall include all parts of such a device, including its structure and supports and shall also include balloons, flags, banners, building wrap, pennants, streamers, canopies, or other devices which are used to attract the attention of the public, whether or not they convey a specific advertising message.

The definition of "sign" above includes the following specific sign types, which are further defined below:

Abandoned Sign

A sign that has not been maintained in accordance with the provisions of this ordinance for a period in excess of 90 days following legal notice from the Administrator to the owner of property and the owner of the advertising display that said sign does not meet minimum maintenance standards or the cessation of the right to continue the use of an off-premises advertising display.

Advertising Display

Any arrangement of material or symbols erected, constructed, carved, painted, shaped or otherwise created for the purpose of advertising or promoting the commercial interests of any person, persons, firm, corporation, or other entity, located in view of the general public. This definition shall include signs, billboards, posters, graphic advertising messages, flags, banners, balloons, building wrap, canopies, pennants, streamers, or other devices which used to attract attention, advertising copy, accessory signs and similar displays, but shall not include courtesy bus benches bearing advertising placed in public rights-of-way and covered by the City of Reno/Regional Transportation Commission Franchise Agreement. Advertising structure means any structure or device erected for the purpose of supporting any sign or other advertising display, and the framework of the sign. For the purposes of sign or advertising display removal, the removal shall include advertising structures.

Animated Sign

A sign which meets the definition of changeable sign as contained in this chapter or a tri-vision display.

Architectural graphic

A painted design, mural, relief, mosaic or similar feature of an artistic nature which is incorporated into the architectural design of a building and conveys no advertising message.

Area Identification Sign

A permanent, decorative sign used to identify a neighborhood, subdivision, commercial or office complex, industrial district or similar distinct area of the community.

Awning

See, Canopy Sign.

Back-to-back sign

A structure with two parallel and directly opposite signs with their faces oriented in opposite directions. A back-to-back sign shall constitute one off-premises sign or billboard.

Banner

A temporary sign made of any on-rigid fabric-like material that is mounted to a pole at one or more edges. National flags, state or municipal flags shall not be considered banners.

Billboard

See, Off-Premises Advertising Display.

Building Wrap

A sign applied to or painted on, all or a portion of a building exterior wall(s). Building wraps include the application of a flexible material to a building containing an off-premises advertising display.

Canopy Sign

A sign affixed or applied to the exterior facing surface or surfaces of a building or freestanding canopy. Canopy signs may not project above the roof line. Signs attached to a canopy will be considered a wall sign when flashed back to the canopy.

Changeable Sign

A sign whose informational content can be changed or altered by manual or electric, electro-mechanical, or electronic means. Changeable signs include the following types:

- a. Manually activated. Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered by manual means.
- a. Electrically activated. Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments. Includes the following two types:
 - i. Fixed message electronic signs. Signs whose basic informational content has been preprogrammed to include only certain types of information projection, such as time, temperature, predictable traffic conditions, or other events subject to prior programming.
 - ii. Computer controlled variable message electronic signs. These are signs whose informational content can be changed or altered by means of computer-driven electronic impulses. A common example of this type of sign would be a digital advertising display.
- b. Mechanically changeable signs. These are signs that contain mechanically driven changeable segments. A common example of this type of manually changeable sign would be a Tri-Vision type display.

Community Directory Sign

A sign, or a group of signs designed as a single display, which gives information.

Directional Sign

A permanent sign which directs the flow of traffic or pedestrians on private property.

Directory Sign

A sign, or a group of signs designed as a single display, which gives information about the location of businesses, buildings or addresses within a residential, office, commercial or industrial complex.

Drive-Through Sign

Any permanent sign accessory to allowed drive-through facilities.

Electronic Readerboard

See, Changeable Signs, Electrically Activated.

Facing or Surface

The surface of a sign upon, against, or through which the message is displaced or illustrated.

Flashing Sign

A sign which uses blinking, flashing or intermittent illumination, either direct, or indirect or internal.

Freestanding Sign

A sign that is supported by its own structure apart from a building.

Inflatable Sign

Any device that is supported by air pressure or inflated with air or gas which is used to attract the attention of the public, whether or not it displays any specific advertising message.

Mobile Sign

A sign attached to or suspended from any type of vehicle, other than normal identification of the business owned and served by the vehicle. Mobile signs shall not include those normally painted on or attached permanently to a franchised mass-transit vehicle or taxicab, nor shall mobile signs include special events signs.

Official Sign

Any sign erected by or at the direction of a governmental agency.

Off-Premises Advertising Display

Any arrangement of material, words, symbols or any other display erected, constructed, carved, painted, shaped or otherwise created for the purpose of advertising or promoting the commercial interests of any person, persons, firm, corporation or other entity, located in view of the general public, which is not principally sold, available or otherwise provided on the premises on which the display is located. An off-premises advertising display includes its structure. Off-premises advertising displays are commonly called billboards.

Off-Premises Advertising Display, Permanent

A permanent off-premises advertising display is a sign displayed for more than 12 hours in a day and for longer than 30 consecutive days, except signs for special events.

Off-Premises Advertising Display, Conforming Permanent

An off-premises advertising device that is constructed or erected in conformance with all applicable local ordinances and codes in effect on the date a building permit is issued for the off-premises advertising display.

Off-Premises Advertising Display, Temporary

A temporary off-premises advertising display is a sign displayed only temporarily and is not permanently mounted.

Off-Premises Digital (also known as Digital Off-Premises) Advertising Display

A type of computer controlled variable electronic message for off-premises signs whose informational content can be changed or altered by means of computer-driven electronic impulses.

On-Premises Sign

Any arrangement of material, words, symbols or any other display erected, constructed, carved, painted, shaped or otherwise created for the purpose of advertising or promoting the commercial interests of any person, persons, firm, corporation or other entity, located in view of the general

public, which is principally sold, available or otherwise provided on the premises on which the display is located.

Pennant

A temporary sign made of any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, string, or other similar device usually in series, designed to move in the wind.

Permanent Sign

Any sign that is designed, constructed and affixed at the site in such a manner that it cannot be conveniently moved from place to place.

Pole Sign

Any sign that is supported by a pole (sometimes more than one) and otherwise separated from other structures, buildings, and the ground by air.

Portable Sign

Any sign that is designed and constructed in such a manner that it can conveniently be moved from place to place. This definition shall include cardboard, paper, fabric, canvas and plastic banners and signs.

Projecting Sign

Any sign, other than a wall sign, that projects from and is supported by a wall of a building or structure.

Roof Sign

Any sign located on the roof, of a building and either supported by the roof or by an independent structural frame. A sign which is attached flat against the wall of a penthouse or other similar roof structure or architectural blade shall not be considered a roof sign that does not extend above the roof line.

Stacked Sign

Two or more off-premises signs affixed to the same standards which are not back-to-back signs and which vary in height from the ground.

Temporary Sign

A sign which is which is not permanently mounted and is designed and constructed in such a manner that it can be conveniently moved from place to place and is allowed by Chapter 18.16 to remain in use for a limited time only.

Wall Sign

A sign attached to or erected against the wall of a building or structure with the exposed face of the sign in a parallel plane to the plane of the wall.

Wind Sign

Any display or series of displays, banners, flags, balloons or other objects designed and fashioned in such a manner as to move when subjected to wind pressure.

Sign Structure

Those parts of a sign designed to support it in place.

Single-Family Development, Use, or Residence

Development or use of land where the primary land use is single-family attached dwellings or single-family detached dwellings, as defined in this Chapter.

Single-Family Zoned District or Single-Family Zoning District

Any area zoned LLR2.5, LLR1, LLR.5, SF3, SF5, SF8, or SF11, or that portion of a PUD or SPD District if single-family residential is the primary use.

Single-Family Zoned Parcel or Property

A lot or parcel contained in a single-family zoned district, as the term "single-family zoned district" is defined above.

Site

All of the lots, parcels, and land area proposed for annexation or development according to the provisions of this Title, and which is in a single ownership or has multiple owners, all of whom join in an application for annexation or development. The term "site" does not include portions of a parcel not included in an annexation or development request.

Site Plan

The development plan for one or more lots on which is shown the existing and proposed conditions of the lot, typically including topography, vegetation, drainage, floodplains, landscaping and open spaces, walkways, access, circulation, utility services, buildings and structures, signs, lighting, buffers and screening devices, surrounding development, and any other information that the Administrator may reasonably require in order for an informed decision to be made by the deciding body.

Site-Related Improvements

Those capital improvements and right-of-way dedications and/or site-related improvements not included in the Regional Road Impact Fee CIP that provide direct access to the development. Direct access improvements include but are not limited to the following: (a) site driveways and streets; (b) right and left turn lanes leading to those driveways and streets; (c) traffic control measures for those driveways; (d) frontage street; and (e) local and/or private streets.

Skybuilding

An elevated, occupiable structure, located over a right-of-way, used for occupancies that are not considered hazardous, as defined by the building code in effect in the city and Fire Code.

Skytram

An automated conveyance associated with an elevated structure, located over a right-of-way, used for the movement of people, and material that is not hazardous, as defined by the building code in effect in the city and Fire Code.

Skyway

A walkway, in an elevated structure, used exclusively for pedestrian traffic that passes over a right-of-way. This skywalk shall not be used for any occupancy.

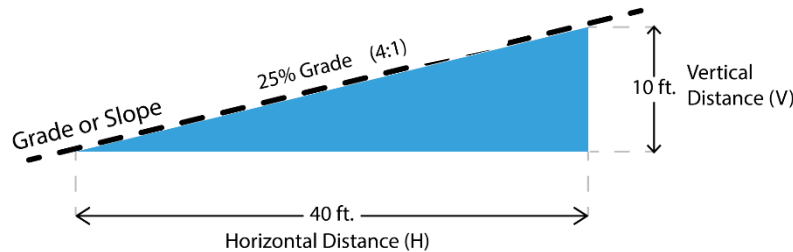
Slope

The deviation of a surface from the horizontal, usually expressed in percent, degree, or as a ratio of horizontal distance (run) to vertical distance (rise or drop) of a slope.

- 1) Slope percent is computed by dividing the vertical distance (V) by the horizontal distance (H), times 100 ($= V/H \times 100$). For example, a parcel of land that is 40 feet in length (H) that rises 10 feet in height (V) has a slope of 25 percent: $10 / 40 \times 100 = 25$. See Figure 9-3.
- 2) Degree of slope is the tangent of the vertical distance divided by the horizontal distance ($= \text{tangent of } V/H$). See Figure 9-3.

- 3) The ratio horizontal distance (run) to vertical distance (rise) can be expressed, for example, as a 4:1 slope where the land has one foot of rise for every four horizontal feet. See Figure 9-3.

Figure 9-3: Slope Calculation



$$\text{Slope} = \frac{V}{H} \quad \text{Degree of Slope} = \text{tangent of } \frac{V}{H}$$

Special Event

Any show, exhibition, fair, carnival, theatre, or similar activity of a temporary nature as more particularly described in Section 5.13.010, *Definitions*.

Special Purpose District (SPD)

A special purpose district is a base zoning district which has unique characteristics because of a specialized use which require special zoning regulations to provide for the use.

Stable Rock

A rock slope as certified by a Nevada registered engineer that will stand near vertical and provide perpetuity and stability against weathering.

Standard Specifications

The "Standard Specifications for Public Works Construction" hereinafter referred to as S.S.P.W.C. (a.k.a., the orange book), as adopted by the City Council.

Start of Construction (for Floodplain Management Purposes)

For purposes of floodplain management, "start of construction" includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

State's General Permit

The State of Nevada Division of Environmental Protection General Permit for Storm Water Associated with Construction Activity set forth in NRS Chapter 445A and Section 18.04.303, *Control of Construction Site Discharge*, as amended.

State Coordinating Agency (for Floodplain Management Purposes)

The agency of the state government (or other office designated by the Governor of the state or by state statute) that, at the request of the Federal Insurance Administrator, assists in the implementation of the National Flood Insurance Program in that state.

State Register of Historic Places

Created by NRS Chapter 383.085, the State Register is a listing of properties important in the prehistory and history of Nevada.

Story

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than six feet (1,829 mm) above grade, as defined herein, for more than 50 percent of the total perimeter or is more than 12 feet (3,658 mm) above grade, as defined herein, at any point, such usable or unused under-floor space shall be considered as a story.

Story, First

Lowest story in a building that qualifies as a story, as defined herein, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than four feet (1,219 mm) below grade, as defined herein, for more than 50 percent of the total perimeter, or not more than eight feet (2,438 mm) below grade, as defined herein, at any point.

Story, Half

An additional and partial upper story that is limited to a story with a 12-foot maximum height between the floor and ceiling, a 6-foot maximum height between the floor and ceiling for no more than 50 percent of the building footprint, and used only on buildings with the first story floor elevation not exceeding the average ground level of the building perimeter by more than four feet.

Street

A way for vehicular access and address assignment whether designated as a street, freeway, highway, parkway, throughway, road, avenue, drive, lane, boulevard, place, or however otherwise designated, but not including alleys or driveways.

Street, Collector

A street functional classification which relates to Master Plan documents and design standards. Collectors link local streets in neighborhood areas to arterial streets and provide access to abutting properties. STOP signs are often found at intersections with local streets, and intersections with arterial streets may have traffic signals. Typical width (curb to curb) is 40 feet in residential areas and 50 feet in commercial areas, with speed limits of 25 or 30 miles per hour.

Street Furniture

Municipal equipment placed along streets, including light fixtures, fire hydrants, police and fire call boxes, signs, benches, and kiosks.

Street, Local

A low speed, low-traffic-volume street that provides access to abutting properties in neighborhoods.

Street, Major Arterial

A functional classification for a street that accommodates large volumes of through traffic between city districts. Direct access is discouraged to individual properties, although limited access to major projects (i.e., business park, shopping mall, etc.) is allowable, provided such access does not compromise the roadway's ability to handle large volumes of through traffic. Access, parking and loading may be restricted or prohibited to improve capacity. Traffic signals are located at intersections with other arterials and some collector streets. The typical width provides for six travel lanes; speed limits on major arterials are usually 40—50 miles per hour.

Street, Minor Arterial

A minor arterial provides traffic access between neighborhoods and city centers. The minor arterial street is subject to some access control, channelized intersections, and parking restrictions, and is signalized at intersections with major arterial streets, other minor arterial streets and some collector streets. The city standard width of 68 feet allows for left turn lane and four travel lanes. Speed limits on minor arterials are typically 30—45 miles per hour.

Street, Private

A street which is to be owned and maintained by parties other than the city or other government agency.

Street, Public

A street owned by the city or other government agency.

Structure

Any construction principally above-ground, except a tent, trailer (mobile home), vehicle, or other portable object that is not left in place for greater than 14 consecutive days. An object constructed or installed including, but not limited to, a building, tower, crane, prefabricated storage container, smokestack, sign, overhead transmission line, and an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner. For the purposes of administering Section 18.04.102, *Flood Hazard Areas*, this definition shall include gas and liquid storage tanks.

Subdivider

A person who owns and causes land to be divided by means of a subdivision, parcel map or record of survey.

Subdivision

Pursuant to NRS Section 278.320, any land, vacant or improved, which is divided or proposed to be divided into five or more lots, parcels, sites, units or plots for the purpose of any transfer, development, or any proposed transfer or development.

Substantial Damage (for Floodplain Management Purposes)

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement (for Floodplain Management Purposes)

For purposes of floodplain management, any repair, reconstruction, or improvement to a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- 1) Before the improvement or repair is started, or

- 2) If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

This term does not, however, include either: any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions; or any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.

Surveyor

A person who is retained by the owner/developer and is currently licensed in the state as a land surveyor in accordance with NRS Chapter 625.

SWPPP

Stormwater Pollution Prevention Plan.

Tandem Parking

Up to three vehicles placed end-to-end.

Tenant

A person entitled under a lease or rental agreement to occupy a dwelling unit to the exclusion of others.

Tentative Map

A map made for the purpose of submittal to the city for application of a subdivision showing the conceptual design of the proposed subdivision and the existing and proposed physical conditions in and around it.

Traffic Calming

The combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.

Traffic Control Device

A device as defined in NRS Chapter 484 and Chapter 6.06, *Rules of the Road*.

Transient Lodging

Transient lodging is the rental of a room for a period of less than 28 consecutive days. Transient lodging is subject to the applicable provisions of Chapter 2.10, Article III: *Room Taxes*.

Transient Parking

Parking intended to serve a transient use (e.g., parking for a temporary special event) or to serve transient persons or patrons (e.g., parking intended for the short-duration guests of a permitted hotel).

Transparency, Minimum

Minimum transparency shall be measured using elevation views of the building facade. Ground level wall area shall mean the area up to the finished ceiling height of the fronting space or fifteen feet above finished grade, whichever is less.

Travel Trailer

A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreation and vacation use; having a body width not exceeding eight feet, body length not exceeding 32 feet.

Trip

A one-way movement of vehicular travel from an origin (one trip end) to a destination (the other trip end).

Trip Generation

The attraction or production of trips caused by a certain type of land development.

Truckee Meadows Region or "the Region"

The entirety of the City of Reno, the entirety of the City of Sparks, and that area of unincorporated Washoe County that has been subject to transportation modeling in the development of the Regional CIP.

Truckee River Flood Project Mitigation Model(s)

Hydraulic model or models, as amended, and incorporated here by reference, used to measure the effects of proposed mitigation outside the same storage area on the displacement of flood volume storage. Models are on file with the City of Reno's Community Development and Public Works Departments.

Undisturbed

The ground surface in its original, natural state before any grading, excavation, or filling.

Uniform Fire Code

The edition of the fire code as adopted by the City Council and in effect at the time of project approval.

Unit

For purposes of describing a condominium project, the elements of a condominium which are not owned in common with the owners of other condominiums in the project and which are designed and intended for individual ownership and use.

Urban/Rural Interface

Areas where urban and rural development and uses meet, and in some instances intermix.

U.S. EPA

United States Environmental Protection Agency.

Utility/Transmission Lines, Overhead (over 60 kv)

Utility infrastructure primarily located above ground providing electrical power which is installed, operated and maintained by a municipality or a franchised utility company.

Utility/Transmission Lines, Underground (60 kv and under)

Utility infrastructure primarily located underground providing electrical power which is installed, operated and maintained by a municipality or a franchised utility company.

Variance

A grant of relief from the zoning, development, or design standards of this Title which permits construction in a manner that would otherwise be prohibited by this Title.

Vegetation Area, Established or Re-established; or Re-vegetation Area

A vegetation or re-vegetation area which has a visual vegetative coverage of 70 percent.

Vegetative Coverage

Coverage with perennial plant and second-year annual grass species. Invasive weeds do not contribute to coverage. Excessive rilling (ruts) and large areas of re-vegetated areas which have been impacted by trespass are not acceptable as established.

Vicinity

Vicinity means the area within 1,500 feet of a property line.

Vested Private Development Right

Right to undertake and complete the development and use of property under terms and conditions of a development agreement, which precludes any zoning or land use action concerning the subject land by the City of Reno which would alter, impair, prevent, diminish or otherwise delay the development or use of the property in the future.

Violation

The failure of a land use, building, structure, facility, or other development to be fully compliant with the regulations of this Title. For purposes of floodplain management, a structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by this Title's floodplain management regulations is presumed to be in violation until such time as that documentation is provided.

VMT

Vehicle Miles Traveled; refers to the number of miles traveled by all vehicles within a specified area over a specified time.

Water Supply Ditch

A ditch conveying water for domestic or agricultural purposes that is owned and/or controlled by a ditch or utility company.

Water Surface Elevation

The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Wildland-Urban Interface (WUI)

The wildland-urban interface, or WUI, is any area where man-made improvements are built close to, or within, natural terrain and flammable vegetation, and where high potential for wildland fire exists.

Working Day

A calendar day, exclusive of Saturdays, Sundays, or city recognized holidays. Any other reference to days means calendar days.

Yard

A required open space on the same lot or parcel with a building or structure, extending between each property line and the projection of a building or structure that is closest to each property line, measured along a line at right angles to the property line. Yards are to be unoccupied and

unobstructed, except as provided in Subsection 18.09.205(e), *Intrusions into Yards*. Figure 9-1 illustrates a variety of lot types and indicates which are the front, rear and side yards.

Yard, Front

A yard that extends the full width of a lot or site, the depth of which is the distance between the front property line that abuts a street, a freeway, or an access easement, and the projection of a building or structure that is closest to the front property line along a line at right angles to the front property line, excluding allowable projections set forth in Subsection 18.09.205(e), *Intrusions into Yards*. Access easements for purposes of this definition do not include access easements limited to emergency or secondary use or which are designed to facilitate proper circulation in parking lots, and do not provide primary access to any parcel.

Yard, Rear

A yard that extends the full width of a lot or site, the depth of which is the distance between the rear property line, which may or may not abut an alley, and the projection of a building or structure that is closest to the rear property line along a line at right angles to the rear property line, excluding allowable projections set forth in Subsection 18.09.205(e), *Intrusions into Yards*. A rear yard is typically parallel or nearly parallel to the front yard. On corner lots that do not abut an alley, there will be no rear yard.

Yard, Side

A yard other than a front or rear yard the depth of which is the distance between each side property line and the projection of a building or structure that is closest to each side property line along a line at right angles to the side property line, excluding allowable projections set forth in Chapter 18.12 of this Title.

Zone 1

See definition for Critical Flood Zone 1.

Zoning

Regulatory tool adopted by the City to direct and shape land development activities and implement the Master Plan.

Zoning Map Amendment

An amendment to the official zoning map typically intended to change the zoning district designation of a particular parcel or lot.