

Chapter 17.08

DEFINITIONS

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- 17.08.010 Purpose.**
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- 17.08.030 Definitions - Alphabetic listing.**

17.08.010 Purpose.

For the purpose of this Ordinance, certain words and terms used herein, or which may be used, are defined below. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.08.020 General.

- A. Words used in the present tense include the future.
- B. Words in the singular number include the plural, and words in the plural include the singular.
- C. The words "shall" or "must" identify a mandatory and not directory or permissive element.
- D. The word "may" identifies a permissive element which is left fully to the discretion of the decision makers.
- E. The word "map" shall mean the zoning map of the city of Winnemucca unless the context clearly indicates otherwise. (Ord. 617 § 1.1 Exh. A (part), 1996)

17.08.030 Definitions - Alphabetic listing.

- “Abutting” means land having a common property line.
- “Access” means a way or means of approach to provide physical entrance to a property.
- “Accessory building” means a detached building located on the same lot with the principal building and used incidentally to a principal building or as an accessory use.
- “Accessory use” means a use legally permitted in a zone district which is incidental to and subordinate to the principal use of the site or of a main building on the site.
- “Acre” means forty-three thousand five hundred sixty square feet of area.
- “Addition” means any construction which increases the size of a building.
- “Adjoining” means to physically touch or border upon; or to share a common property line.
- “Administrative offices” means offices of private firms or organizations primarily engaged in management and general administrative functions, such as, executive, personnel, finance and sales activities or administrative services (refers to consulting, record keeping, clerical or public contact services that deal directly with the citizen) generally for the same company.
- “Adult entertainment” means any activity which is conducted exclusively for the patronage of persons who are eighteen years of age or older, and from which persons seventeen years of age or younger are specifically excluded, including, but not limited to such businesses as: adult bookstores, adult motion picture theaters, adult entertainment in cabarets and/or bars, places of prostitution.
- “Advertising” means any writing, printing, painting, display, emblem, drawing or lettering for the purpose of making anything known; sign or other device designed, used or intended to be

used to advertise products, goods, services, or promote the sale of objects, or attract attention to a place.

“Alley” means a minor public thoroughfare, other than a dedicated half-street, which is less than thirty feet wide and upon which the rear of land or building lots generally abut, and which affords a secondary means of vehicular access.

“Alteration” means a physical change in a building or an addition to it, including, but not limited to, additions, projections into yards, or changes from one type of use to another.

“Amendment” means correction, revision; a formal statement of such revision.

“Apartment” means a suite of rooms within a building arranged, designed, or used for residential purposes for one family, and containing independent sanitary and cooking facilities for residential purposes. Each apartment shall be considered a dwelling unit.

Apartment, Efficiency. “Efficiency apartment” means a dwelling unit of not more than one room in addition to a kitchen and bath. The single room may be no larger than four hundred square feet.

“Apartment house” means a dwelling designed for or occupied by three or more families living independently of each other in separate apartments.

“Assessor's parcel” means a lot or parcel that has been given a separate and distinct identification number as a part of a set of property maps and property ownership lists issued by the Humboldt County Assessor's Office.

“Attached building” means a building which has any part of its bearing wall in common with another building, or which is connected to another building by a roof or other means.

“Automobile repairs/service station” means a place of business dispensing liquid fuel and/or lubricants at retail, selling and installing of auto accessories and/or performing auto repairs.

“Bar” means an establishment serving alcoholic beverages:

Class I: No entertainment

Class II: Juke box, no dancing

Class III: Juke box, dancing

Class IV: Live entertainment, no dancing

Class V: Live entertainment with dancing

“Base flood elevation” means the highest elevation which represents the worse flooding in the community, expressed in feet above sea level, of the level of flood waters in regulatory base flood (one hundred-year flood).

“Basement” means a story having more than half of its height below the ground level of the adjoining ground. Same as "cellar".

“Bed and breakfast inn” means single- family dwellings with guest rooms (no cooking facilities in guest rooms) where, for compensation, meals and lodging are provided.

“Billboard” means a sign which directs attention to a business, commodity service sold or offered at a location other than the premises the sign is located on. Sign area must exceed one hundred sixty square feet in size.

“Block” means a piece of land bounded on all sides by streets or other transportation routes, such as, railroad lines, or by physical barriers, such as, water bodies or public open space, and not traversed by a through street.

“Board of adjustment” means the city council of the city of Winnemucca.

“Boarding house” means a dwelling in which there is no less than two but not more than five rooming units or guest rooms for lodging and meals. Meals may or may not be provided to the occupants thereof. A boarding house shall not include homes for persons not members of the family requiring professional or semi-professional care by reason of physical or mental infirmity or disease or by reason of age.

“Building” means any structure, or part thereof, having a roof supported by columns or walls, to be used as a place of occupancy, storage, or shelter.

“Building height” means the vertical distance from the average contact ground level at the front wall of the building to the highest point of the roof.

“Bulk storage” means the storage of chemical, petroleum products and other materials in above-ground containers for subsequent resale to distributors, retail dealers, outlets or consumers.

“Campground” means any land used or intended to be used in temporary occupancy by persons using automobile house trailers, tents, cabins or other temporary quarters.

“Carport” means an accessory use consisting of a reserved space, roofed or unroofed, but not completely enclosed by walls or doors, and established for the convenient loading or unloading of passengers and the accommodation of a passenger vehicles, boats or trailers.

Car wash” means a facility for washing motor vehicles.

1. “Customer operated” means a facility operated by the customer which does not utilize automobile conveyors.

2. “Automated” means a facility utilizing an automatic conveyor system, in which the customer does not participate in the operations.

“Casino” means any place where gaming is operated or maintained, except that "casino" shall not be construed to include any place devoted to slot machines only, as defined by NRS 463.0127.

“Cemetery” means any land used or intended to be used for the burial of the dead; to include columbariums, crematoriums, mausoleums, and mortuaries, when operated in conjunction with and within the boundary of such cemetery.

Cellar. See “basement.”

“Circulation area” means that portion of the vehicle accommodation area used for access to parking or loading areas or other facilities on the lot. Essentially, driveways and other maneuvering areas (other than parking aisles) comprise the circulation area.

“City” means the city of Winnemucca.

“City council” means the city council of the City of Winnemucca.

Clinic” means an establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists or social workers, and where patients are not lodged overnight.

Club, Private. “Private club” means a non-profit association or persons organized for some common purpose, but does not include a group organized solely or primarily to render a service usually rendered as a commercial enterprise.

“Combination use” means a combination on one lot of two or more principal uses separately listed.

“Commercial coach” means as defined by NRS 489.062 as amended from time to time.

“Commercial use” means a use operated for profit or compensation.

“Commission” means the Humboldt County regional planning commission.

“Compatibility” means the characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict.

“Convalescent home” means provision of bed care and in-patient services for persons requiring regular medical attention, includes nursing homes and rest homes, but excludes a facility providing surgical or emergency medical services or a facility providing care for alcohol or drug addiction.

“Convenience store” means a one-story, retail store designed and stocked to sell primarily food, beverages, gasoline, videos 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.

“Corner lot” means a lot located at the intersection of two or more streets.

“Cul-de-sac” means a street with a single common ingress and egress at least fifty feet deep measured along the center line from the nearest right-of-way line of the intersecting street to the point of radius at the end. The turnaround at the end adequate to accommodate an emergency vehicle.

“Cultural and library services” refers to non-profit, museum like preservation and exhibition of objects of permanent interest in one or more of the arts and sciences, gallery exhibition of works of art or library collection of books, manuscripts, etc., for study and reading.

“Day care center” means:

1. Any non-residential childcare arrangement, licensed by the state, providing day care on a regular basis for more than four hours per day.

2. Any occupied residence which receives four or more children, who are not close relatives of the occupants.

“Day care, family facilities” means an occupied residence in which a person provides day care for four or fewer children other than his/her own family and the children of close relatives.

“Dedication” means the offer, gift or donation of property from the owner to another.

“Density” means the average number of families, persons, or housing units per unit of land.

Director of Planning. See "planning director".

“Disabled” means a condition of a person rendered legally incapacitated, motionless or powerless by damage or injury having weakened or destroyed the normal physical or mental abilities.

“District” means an area within which the use of land and location, height and bulk of structures are similar and governed by this title.

“Drive-in restaurant” means any establishment where food or beverages are dispensed, and where such food or beverages are consumed on the premises, but not within the building.

“Drive-up window” means a window where food or services are provided not within a building. An integral part of an existing business.

“Driveway” means A private road, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which it is located.

“Drug store” means a store where the primary business is the filling of medical prescriptions and the sale of drugs, medical devices and supplies, and nonprescription medicines but where nonmedical products, such as cards, candy, cosmetics, etc. are also sold.

“Dry cleaners” means an establishment using chemical solvents to cleanse fabrics and material.

“Dust-free” means a maintenance process achieved by paving or other appropriate, permanently maintained method of controlling dust on property, which has been approved by the city.

“Dwelling” means a building, or portion thereof, used exclusively for residential purposes excluding hotels, clubs, boarding houses, hospitals, mobile homes, nursing homes and rest homes.

Dwelling, Multiple-Family. “Multiple-family dwelling” means a building or portion thereof containing two or more dwelling units. An apartment building.

Dwelling, Single-Family. “Single-Family dwelling” means a building containing one dwelling unit.

Dwelling, Two-Family or Duplex. “Two-family or duplex dwelling” A building containing two dwelling units under a common roof.

“Dwelling unit” means one room, or a suite of two or more rooms constituting a separate, independent housekeeping establishment for owner occupancy or rental or lease upon a weekly, monthly or longer basis, and physically separated from any other dwelling units, which may be in the same structure and containing independent cooking and sleeping facilities.

“Easement” means a grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

“Efficiency unit” means a dwelling unit consisting of not more than one habitable room together with a kitchen or kitchenette and sanitary facilities.

“Family” means one or more individuals occupying a dwelling unit and living as a single household unit (not a group home).

“Fence height” means the vertical distance between the ground, either natural or filled, directly under the fence and the highest point thereof. Same as “wall height”.

“Financial institution” means establishments and offices providing financial, counseling and/or banking services, including banks, savings and loan offices, loan and lending activities, credit union facilities, and check cashing facilities.

“Finding” means a determination or conclusion based on the evidence presented and prepared by a hearing body in support of its decision.

“Fire lane” means a ten-to twelve-foot driving area designated to allow passage of fire and/or emergency vehicles access to buildings, and where no parking is allowed.

“Floodplain” means the channel and the relatively flat area adjoining the channel of a natural stream or river which has been or may be covered by floodwater. Any land area susceptible to or designated as subject to be inundated by water from the base flood (one hundred-year flood).

“Food and beverage establishment” means a business primarily engaged in the preparation of retail sale of food and beverages, and having a short customer turnover rate (typically less than one hour). Typical uses include ice cream parlors, sandwich shops, delicatessens, and bakeries.

“Fowl” means any bird used for food or hunted as game.

“Freeway” means A limited access highway, most notably, Interstate 80.

“Frontage” means lot or parcel side where it adjoins a street, boulevard or access way.

Garage, Private. “Private garage” means a detached accessory building or a portion of a main building designed or used for the parking or temporary storage of automobiles owned and used by the families residing on the same lot.

Garage, Public. "Public garage" means a building or portion thereof, other than a private garage, used for the storage and care of motor vehicles, or where such vehicles are equipped for operation, repaired or kept for remuneration.

General Plan. See "master plan."

"Governing body" means the Winnemucca city council.

"Group home" means a unit housing persons unrelated by blood or marriage and operated as a group family household providing living quarters as a residential facility by group of six or more persons not defined as families on a weekly or longer basis, and providing care services. Typical uses include halfway houses, intermediate care facilities, or senior citizen board and care homes.

"Guest house" means a detached living quarters of permanent construction, without a kitchen, for the use of temporary guests, which is clearly subordinate and incidental to the use of the main building on the same lot. Guest houses are not let, leased, or rented in whole or in part independently of the main building.

"Guest room" means a rooming unit of only one room.

"Hazardous material" means any substance or material in a quantity or form which may be harmful to humans, animals, crops, water systems, or other elements of the environment if accidentally released. Hazardous materials include; explosives, gases (compressed, liquefied, or dissolved), flammable and combustible liquids, flammable solids or substances, oxidizing substances, poisonous and infectious substances, radioactive materials, and corrosives.

"Home occupation" means any commercial activity carried out for gain and conducted while maintaining the residential character and without any adverse impact on the surrounding neighborhood as an accessory use in the resident's dwelling unit, for which a home occupation permit must be obtained.

"Hospital" means a building or structure designed, used, or to be used, to house and provide care for sick, ill, injured and infirm persons, and providing medical and/or surgical treatment, including general hospital, emergency hospital, maternity hospital, and other similar institutions, but excludes institutions designed and/or used entirely for the care of mental patients, substance abusers and patients with contagious diseases.

"Hotel" means any building or portion thereof, occupied or intended to be occupied for compensation as a temporary residence.

"Industry" means the manufacturing, fabrication, or other processing or treatment of any article, substance, or commodity in such a manner as to change the character thereof.

"Junk yard" means the use of any space, lot, parcel or portion of a lot or parcel of land for the storage, keeping, or sale of junk, scrap material, including metal dismantling or the demolition of vehicles and/or machinery for parts.

Kennel, Commercial. "Commercial kennel" means a premises on which four or more dogs or small animals of at least four months of age are kept, housed or held for sale, or where such animals are intended to be kept. Kennel services for dogs, cats, and similar animals include commercial animal breeding with four or more animals (dogs), boarding kennels, pet motels, or dog training centers.

“Kitchen” means any room or part of a room which is designed, built, used or intended to be used for cooking or preparation of food, including the term "kitchenette", but not including a bar or butler's pantry.

“Land use” means a description of how land is occupied or utilized.

Land Use Plan. See “zoning ordinance.”

“Landscaping” means an area devoted to and maintained with a mixture of existing or new native or exotic plants such as turf, groundcover, shrubs, flowers, vines and trees, as well as additional complementary decorative features such as rocks, decorative pavement, fountains, pools, sculpture and decorative walls.

“Laundromat” means a building, or portion thereof, in which washing machines and/or dryers are provided on a rental basis for the use by individuals doing their own laundry.

“Laundry” means an establishment primarily engaged in the provision of large scale laundering, dry cleaning, or dyeing services; uses include laundry agencies, diaper services, or linen supply services.

“Livestock” means all cattle or animals of the bovine species; all horses, mules, burros and asses or animals of the equine species; all sheep or animals of the ovine species; all pigs or animals of the porcine species.

“Loading space” means an off-street space or berth on the same lot with a building or contiguous or a group of buildings for the temporary parking of vehicles while handling merchandise or materials.

“Lot” means a parcel of land, within a single block, which by reason of ownership, recording or use is separate and distinct from other such parcels and has frontage on a public street or an approved private street.

“Lot area” means the total horizontal area included within lot lines, but excluding any portion of such area which has been dedicated or irrevocably offered for public right-of-way purposes or pedestrian, equestrian and bicycle easements.

Lot, Corner. “Corner lot” means a lot abutting two intersecting streets where the interior angle of intersection does not exceed one hundred thirty-five degrees.

“Lot, coverage” means that portion of the lot that is covered by buildings and structures.

Lot, Interior. “Interior lot” means a lot other than a corner lot.

Lot, Through “Through lot” means a lot abutting two parallel or approximately parallel streets.

“Lot lines” mean the property lines bounding the lot.

1. Front: in the case of an interior lot, the front lot line or "street frontage" is the line separating the lot from the street right-of-way. In the case of a corner lot, the shorter street frontage shall be the front lot line.

2. Rear: means the lot line opposite and most distant from the front lot line.

3. Side: means any lot boundary which is not a front or rear lot line.

“Lot of record” means a lot or parcel that has been given a separate and distinct identification and not created by a parcel map, subdivision, or large parcel map.

“Lot width” means the distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lines.

“Main building” means a building devoted to the principal use of the lot or parcel on which it is situated.

“Manufactured home” means as defined by NRS 489.113 as amended from time to time.

“Master plan” means a framework adopted by the community showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational, educational and other public and private purposes or combination of purposes. The location and boundaries of land use designations as shown upon the maps entitled: Master Plan(s) Winnemucca Area; and such other area maps as may be adopted by the governing body.

“Medical services” refers to establishments primarily engaged in providing personal health services ranging from prevention, diagnosis, treatment or rehabilitation services by physicians, dentists, nurses, and other health personnel as well as providing of medical testing and analysis services. Typical uses include medical offices, dental laboratories, health maintenance organizations, immediate care facilities, or sports medicine facilities.

“Mobile home” means as defined by NRS 489.120 as amended from time to time.

“Mobile home park” means any lot, tract or parcel of land licensed and used or offered for use in a whole or in part, with or without charge, for the parking of two or more occupied mobile homes and/or travel trailers and used solely for living or sleeping purposes.

“Modular building” means as defined by NRS 461.143 as amended from time to time.

“Motel” means A building or group of buildings containing individual sleeping quarters or dwelling units for the accommodation of guests, which is so designed that parking is on the same building site and is conveniently accessible from the living units. 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 such outside porch or landing is enclosed with screen, glass, plastic or similar material). This definition includes auto courts, tourist courts, motor hotels, but does not include hotels.

“Nameplate” means a sign giving the name, address and permitted occupation of the occupant thereof, or the name only of the land or building on which displayed.

“Non-conforming lot” means a lot where the width, length, area or other characteristic(s) fail to meet requirements of the zoning district in which it is located, and was conforming and of record prior to enactment of the zoning ordinance.

“Non-conforming structure” means a structure which does not presently conform to the provisions of the zoning district in which it is situated.

“Non-conforming use” means a use which was lawfully established, but which does not now conform with the use regulations of the zoning district in which it is located. Any previously existing structure for which district regulations now require a conditional use permit shall be deemed to be nonconforming until such a permit is secured.

“NRS” means Nevada Revised Statutes.

“Nuisance” means as defined by NRS 40.140 (1).

“Nursing home” means an extended or intermediate care facility licensed by the state of Nevada to provide full-time convalescent or long term care to individuals, who by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

“Occupancy” means the purpose for which a building or part thereof, lot, or parcel, is used or intended to be used.

“Off-street parking space” means a temporary storage area for a motor vehicle that is directly accessible to an access aisle, and which is not located on a dedicated street right-of-way.

“Ordinance” means municipally adopted law or regulation.

“Overlay district” means a district containing special regulations, to be invoked where appropriate or necessary, in addition to basic district regulations.

“Parcel” means any separate and distinct unit of land.

Parking Lot, Public. “Public parking lot” means an open area, other than a street, road, or alley, used for the parking of more than four automobiles and available for public use, whether free or for compensation or as an accommodation for clients or customers.

“Parking space” means a space for the parking of a motor vehicle within a public or private parking area.

“Permitted use” means any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

“Person” means an individual, firm, association, partnership or corporation or any other entity entitled to use or occupy land.

“Personal services” means a use type refers to establishments primarily engaged in the provision of informational, instructional, personal improvement, and similar services of a non-professional nature, but excludes services classified as commercial recreation or lodging services. Typical uses include photography studios, driving schools, or weight loss centers.

“Pharmacy” means a place where medicines are compounded or dispensed.

“Planned development” means an area of a minimum contiguous size, as specified by ordinance, developed according to plan as a single entity and containing one or more structures with appurtenant common areas.

“Planning Act” means Chapter 278 of the Nevada Revised Statutes (NRS), as amended from time to time.

“Planning Commission” means same as "commission".

“Planning Director” means the person hired as the director of planning or a duly authorized substitute.

“Principal building” means a building in which is conducted the principal use of the lot in which it is located.

“Principal use” means the primary or predominant use of a lot.

Professional/Medical Office/Services: Establishments which provide professional services to individuals or businesses. Typical uses include law offices, real estate offices, insurance offices, doctors offices, dentists offices, architectural firms, and general business offices in which there is no display of stock or wares in trade.

“Prohibited use” means a use that is not permitted in a zoning district.

“Recreation, Commercial. “Commercial recreation: means facilities open to the general public for a fee or restricted to members when operated for profit as a business.

Recreation, Private, Noncommercial. “Noncommercial private recreation” means clubs or recreation facilities operated by a nonprofit organization.

“Recreation vehicle” means a trailer or passenger vehicle thirty-two feet or less in length, and eight feet or less in width, primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.

“Recreation vehicle park” means any lot, tract or parcel of land used or offered for use in whole or in part, with or without compensation, for the parking of two or more recreational vehicles.

“Recycle center” refers to facilities for the collection, as a commercial enterprise of household recyclable such as newspapers, bottles and cans. Recycle centers do not include recycle facilities existing as apart of a refuse pickup service or recycle bins used for donations to non-profit organizations. The following are use types:

1. “Remote collection facility” refers to a center for the acceptance, by redemption or purchase, of recyclable materials from the public. Such a facility does not process the recyclable on site. Typical uses include reverse vending machines.

2. “Full service recycle center” means a large, fully attended center accepting paper, plastic and glass household recyclable and may include processing or sorting of the recyclable.

3. “Residential hazardous substance recycle center” means specialized recycling centers that receive household hazardous substances such as household paint, household cleaners, and automobile engine oil.

“Required area” means the minimum area and width of a lot; a lot or parcel of sufficient size to permit its use under the provisions of this title.

“Residence” means a home, abode or place where an individual is actually living at a specific point in time.

“Retail convenience stores” means same as “convenience store.”

“Right-of-way” means a strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or currently occupied by a road, cross-walk, railroad, electric transmission line, oil or gas pipeline, water line, sanitary storm sewer and other similar uses; generally, the right of one to pass over the property of another.

“Road” means same as “street.”

“Room” means an unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways and porches.

“Safety services” refers to public safety and emergency services, providing CPR training, first aid, etc. and materials associated with, i.e. first aid kits, etc.

“Salvage yard” refers to the collection, storage, or sale of rags, scrap metal, or discarded material; or the collection, dismantling, storage, salvaging or demolition of vehicles, machinery or other materials. Typical uses include junkyards and auto wrecking facilities.

“Sanitary facility” means a separate room containing a water closet and a hand washing sink.

“School” means any elementary, secondary, college or university giving academic instruction, as prescribed by the Nevada State Board of Education.

“Second hand store” means establishments primarily engaged in the sale of goods and merchandise which are not being sold for the first time. See “thrift shop.”

“Self service storage facility” means a facility consisting of a building or group of buildings containing various sizes of individual, compartmentalized, and controlled-access stalls or lockers rented out to different tenants for the dead storage of goods and wares.

“Setback” means the required distance between every structure and the lot line of the lot on which the structure(s) is located.

“Sign” means any advertising method by which a person, profession, business, commodity or service sold or offered on premises or at a location other than the premises on which the sign is located. The sign area shall not exceed one hundred sixty square feet in size.

“Site” means the parcel, lot or group of contiguous parcels functioning as the location of a specific land use.

“Site plan” means a plan drawn to scale showing uses and structures proposed for a parcel or lot as required by this title. The site plan shall include lot lines, streets, ingress/egress, building sites, existing buildings, reserved open space and major landscape features--both natural and manmade.

“Site plan review” means the process whereby local officials (planning commission and staff) review the site plan and maps of a developer to assure that they meet the stated purposes and standards of this title, provide for necessary public facilities (roads, schools, etc.), and to preserve and protect topographical features and adjoining properties through appropriate siting of structures and landscaping.

“Special use permit” means a permit that authorizes the recipient to make use of property in accordance with the requirements of this title and any additional requirements placed upon the permit.

“Stable, Private. “Private stable: means a detached accessory building for the keeping of livestock owned by the occupants of the premises and not kept for remuneration, hire or sale.

“Standards” is a term referring to all relevant requirements and specifications in the zoning, subdivision and other ordinances, codes and resolutions.

“Story” means a space within a building included between the surface of any floor and the surface of the ceiling above it. A basement, the ceiling of which is less than four feet six inches above grade level, shall not be considered a story.

“Street” means a public thoroughfare fifty feet or more in width, which affords a primary means of access to abutting property.

Street, Collector “Collector street” means a street providing direct access to abutting property, thus, providing direct service to residential and commercial areas from major streets and highways; a street which collects traffic from local streets and connects with minor and major arterials.

Street, Local. “Local street” means a street that provides direct access to residential, commercial, industrial or agricultural land; connected with and draining traffic onto collector streets and to discourage through traffic.

Street, Major Arterial. “Major arterial street” means a street with access control, intersections, restricted parking, and which collects and distributes traffic to and from minor arterials.

Street, Minor Arterial. “Minor arterial street” means a street with signals at important intersections and stop signs on the side streets, and which collects and distributes traffic to and from collector streets.

“Structure” means anything constructed which has location on the ground, excluding tents, trailers and vehicles.

“Structural alteration” means any change in the supporting members of a building or structure, such as, but not limited to, bearing walls, columns, beams and girders, floor or ceiling joists, roof rafters, foundation piles, retaining walls, or change designed to alter the use of the structure.

“Subdivision” means the division for lease or sale to the public of a tract, lot, section or parcel of land into five or more lots or parcels, in a manner described by NRS Chapter 278 and the subdivision ordinance of this jurisdiction.

“Substandard lot of record” means same as "nonconforming lot".

“Temporary use” means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

“Temporary structure” means a structure without a foundation or footings, and which is removed when the designated time period, activity, or use for which the structure was erected or moved onto the site has ceased.

“Thrift shop” means a shop operated by a church or charitable organization, which sells donated and/or used merchandise only. All such merchandise shall be displayed and/or stored in an enclosed building.

“Trade/vocational school” refers to educational services provided by private institutions or individuals with the primary purpose of teaching students usable skills and preparing them for jobs in trade or profession. Typical uses include business and vocational schools, music schools, and hair styling schools.

“Trailer park” means the same as “recreational vehicle park.”

“Transient sales lot” means any area that is used exclusively for the sale of or taking of orders for any merchandise, where such sales or order-taking are not part of the operation of an established business, or where no permanent physical structures or facilities are used as integral parts of the sales or order-taking operations.

“Transportation services” refers to establishments which provide private transportation of persons and goods. Typical uses include taxi services, shuttle services and commercial postal services.

“Travel trailer” means same as "recreational vehicle".

“Use” means the purpose for which land or building is arranged, designed or intended, or for which it is or may be occupied or maintained.

“Variance” means permission to depart from literal requirements of this title.

Vehicle sales” means sales of including but not limited to highway and off-road vehicles, i.e., automobiles, trucks, all terrain vehicles (ATV), snow-mobiles, motorcycles, etc.

“Veterinary services” means a business used for the care and treatment of sick or injured animals.

Vocational School. See "trade/vocational school."

“Wall height” means same as "fence height".

“Warehouse” means a building, facility or place of business primarily used for the storage, handling and/or distribution of freight, goods and/or materials. These facilities include moving and storage firms, storage of furniture or other household goods - commercial or private, bulk sale distribution, and wholesale distributors

Wrecking Yard. See “salvage yard.”

Yard” means an open space other than a court on the same site with a building, which open space is unoccupied and unobstructed from the ground upward, except for landscaping or as specified elsewhere in this title; but not including any portion of any street, alley or road right-of-way, except as specified elsewhere in this title.

“Yard, Front. “Front yard” means a yard of equal depth extending across the full width of the lot between the front lot line and the nearest vertical support or wall of the main building or enclosure or covered porch attached thereto.

Yard, front-corner lot: that yard adjoining the shorter street frontage.

Yard, front-through lot: front yards are considered to exist on both frontages.

Yard, Rear. “Rear yard: means a yard of equal depth extending across the full width of the lot between the rear lot line and the nearest vertical support or wall of the main building or enclosure or covered porch attached thereto, except that the rear yard of a corner lot extends only to the side yard adjacent to the street.

Yard, side. “Side yard” means a yard on each side of the main building, extending from the front yard to the rear yard, the width of each yard being measured between the side line of the lot and the nearest vertical support or main wall of each building or enclosure or porch attached thereto.

1. Yard, side-corner lot: that yard adjoining the longer street frontage extending from the front yard to the rear lot line.

“Zone” means a specifically delineated area or district in a municipality within which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings.

“Zoning district” means the dividing of a municipality into districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

“Zoning ordinance” means a municipally adopted law or regulation specifically addressing the use, placement, spacing, and size of land and buildings. (Ord. 617 § 1.1 Exh. A (part), 1996)