

Chapter 17.16

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17.16.005 Generally.

For the purpose of this title, certain words and terms used in this title, or which may be hereafter used, are defined in this chapter. (Ord 1-5-87A § 8(A))

17.16.010 Construction of terms.

For the purpose of this title:

- A. Words used in the present tense include the future.
- B. Words in the singular include the plural, and words in the plural include the singular.
- C. The words "shall" or "must" identify a mandatory, and not a directory or permissive element.
- D. "Map" when not used in a different context, means the zoning map of the county (the incorporated county).
- E. "May" identifies a permissive element which is left fully to the discretion of the County.
- F. The following words or terms, when used in this title, are used interchangeably:
 - 1. Building, structure;

2. Construction, construct, erect, reconstruct, alter, move, move upon;
3. Lot, plot, parcel, premises;
4. Person, firm, corporation, partnership, other entity, natural person;
5. Sold, dispensed;
6. Construct, reconstruct, erect, alter (structurally or otherwise);
7. Used, arranged, constructed, converted, designed, leased, intended (to be used), maintained, occupied, rented. (Ord. 1-5-87A § 8(B))

17.16.015 Abutting.

"Abutting" means land having a common property line. (Ord. 1-5-87A § 8(C)(part))

17.16.020 Access.

"Access" means a way or means of approach to provide physical entrance to a property via a public street or highway, or a private street meeting all applicable standards. (Ord. 1-5-87A § 8(C)(part))

17.16.025 Accessory building.

"Accessory building" means a detached subordinate building situated on the same lot with the main building and used for an accessory use. (Ord. 1-5-87A § 8(C)(part))

17.16.030 Accessory use.

"Accessory use": see "Use, accessory", Section 17.16.900. (Ord. 1-5-87A § 8(C)(part))

17.16.035 Acre.

"Acre" means forty-three thousand five hundred sixty square feet. (Ord. 1-5-87A § 8(C)(part))

17.16.040 Addition.

"Addition" means any construction which increases the size of a building, such as but not limited to a porch, attached garage or carport, or a new room or wing. (Ord. 1-5-87A § 8(C)(part))

17.16.045 Adjoining.

"Adjoining" means physically touching or bordering upon; or sharing a common property line. (Ord. 1-5-87A § 8(C)(part))

17.16.050 Adult entertainment activity.

"Adult Entertainment Activity" 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, and includes, but is not limited to, such businesses as adult bookstores, adult motion pictures theaters, adult entertainment and adult entertainment in cabarets. (Ord. 1-5-87A § 8(C)(part))

17.16.055

16.15.055 Advertising.

"Advertising" means any writing, printing, painting, display, emblem, drawing, 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. (Ord. 1-5-87A § 8 (C)(part))

16.15.060 Agriculture.

"Agriculture" means the commercial production of field, row or tree crops, but not including livestock other than those kept for the use of the family occupying the site. (Ord. 1-5-87A § 8(C)(part))

16.15.065 Airport.

"Airport" means any landing area, runway or other facility designed, used or intended to be used either publicly or by any person or persons for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces. (Ord. 1-5-87A § 8(C)(part))

16.15.070 Airport zoning.

"Airport zoning" means a particular set of controls to protect the integrity of an airport, its airspace and its environs. (Ord. 1-5-87A § 8(C)(part))

16.15.075 Air rights.

"Air rights" means the rights to the vertical space above property. (Ord. 1-5-87A § 8(C)(part))

17.16.080 Alley.

"Alley" means a minor public thoroughfare other than a dedicated halfstreet which is less than thirty feet wide and upon which the side or rear of land or building lots abut, and which affords a secondary means of vehicular access. (Ord. 1-5-87A § 8(C)(part))

17.16.085 Alteration.

"Alteration" means a physical change in a building or an addition to it. "Alteration" includes but is not limited to additions, projections into yards, or changes from one type of use to another, such as from single-family to two-family dwelling. (Ord. 1-5-87A § 8(C)(part))

17.16.090 Animal hospital.

"Animal hospital" means a building used for the care and treatment of sick or injured dogs, cats, rabbits, birds or other small animals. (Ord. 1-5-87A § 8(C)(part))

17.16.095 Animation.

"Animation" means the movement, or optical illusion of movement, of any part of the sign structure, design or pictorial segment, including the movement of any illumination, or

the flashing or variety of light intensity. The automatic changing of all or any part of the facing of a sign, or any sign or part of a sign set in motion by movement of the atmosphere, is considered animation. Time and temperature devices shall not be considered an animation under this title. (Ord. 1-5-87A § 8(C)(part))

17.16.100 Apartment.

"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. The presence of cooking facilities will conclusively establish the intent to use for residential purposes. Each apartment is considered a dwelling unit. (Ord. 1-5-87A § 8(C)(part))

17.16.105 Apartment, efficiency.

"Apartment, efficiency" means a dwelling unit of not more than one room in addition to kitchen and bath. The single room may be no larger than four hundred square feet. (Ord. 1-5-87A § 8(C)(part))

17.16.110 Apartment house.

"Apartment house" means a multiple dwelling designed for or occupied by three or more families living independently of each other in separate apartments. (Ord. 1-5-87A § 8(C)(part))

17.16.115 Arterial street.

"Arterial street" means a street that provides direct service to principal traffic generating areas. (Ord. 1-5-87A § 8(C)(part))

17.16.120 Artist.

"Artist" means one who practices one of the fine arts which shall be limited to painting, drawing, sculpture, poetry, music, dancing and dramatic art. This does not include the business of teaching one or more of the arts. (Ord. 1-5-87A § 8(C)(part))

17.16.125 Art, music and hobby stores.

"Art stores," "music stores" and "hobby stores" mean stores selling materials and finished products related to arts, crafts, and hobbies and shall include are and art supply dealers, camera dealers, crafts supply dealers, stamp and coil shops, music stores, and any other store of a similar nature. (Ord. 1-5-87A § 8(C)(part))

17.16.130 Assessor's parcel.

"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 county assessor's office. (Ord. 1-5-87A § 8(C)(part))

17.16.135

17.16.135 Attached building.

"Attached building" means a building which has any part of a bearing wall in common with another building or which is connected to another building by a roof. (Ord. 1-5-87A § 8(C)(part))

17.16.140 Attention-gaining devices.

"Attention-gaining devices" means any streamers, flags, wheels, propellers, bunting or other artificial devices, figures, shapes, colors, sounds, lights, exhibits, live, animated or still, intended for attracting the attention of passersby. (Ord. 1-5-87A § 8(C)(part))

17.16.145 Automobile court.

"Automobile court": See "Motel", Section 17.16.625 (Ord. 1-5-87A § 8(C)(part))

17.16.150 Automobile repair, minor

"Minor automobile repairs" means the adjustment or replacement of parts, tires, brakes, headlights, and the like, and the tuning of engines. (Ord. 1-5-87A § 8(C)(part))

17.16.155 Automotive services, general.

"General automotive Service" means establishments for the sale or rental of new and used cars trucks and trailers; gasoline service stations; automobile and truck repair garages, body, fender and paint shops; tire shops and tire recapping plants; stores for the sale of new auto parts, supplies and accessories; and any other establishment of a similar nature but not including auto wrecking or the storage or sale of used parts. (Ord. 1-5-87A § 8(C)(part))

17.16.160 Automobile service station.

"Automobile service station" means a place of business having pumps and/or storage tanks from which liquid fuel and/or lubricants are dispensed at retail directly into the motor vehicle. Sales and installation of auto accessories, minor auto repairs, washing, polishing, inspections and cleaning, but not steam cleaning, may be carried on incidental to the sale of fuel and lubricants. (Ord. 1-5-87A § 8(C)(part))

17.16.165 Automobile wrecking.

"Automobile wrecking": See "Junk yard", Section 17.16.515. (Ord. 1-5-87A § 8(C)(part))

17.16.170 Bar.

"Bar" means an establishment serving alcoholic beverages:

- A. Class I, no entertainment;
- B. Class II, juke box, no dancing;
- C. Class III, juke box, dancing;
- D. Class IV, live entertainment, no dancing;
- E. Class V, live entertainment with dancing. (Ord. 1-5-87A § 8(C)(part))

17.16.175 Basement.

"Basement" means a story having more than half of its height below the ground level of the adjoining ground. "Basement" means "cellar". (Ord. 1-5-87A § 8(C)(part))

17.16.180 Beginning of construction.

"Beginning of construction" means the incorporation of labor and material based upon the issuance of a valid building permit. (Ord. 1-5-87A § 8(C)(part))

17.16.185 Block.

"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. (Ord. 1-5-87A § 8(C)(part))

17.16.190 Board.

"Board" means the Board of county commissioners of Humboldt County. (Ord. 1-5-87A § 8(C)(part))

17.16.195 Board of adjustment.

"Board of adjustment" means the Board of County Commissioners. (Ord. 1-5-87A § 8(C)(part))

17.16.200 Boardinghouse.

"Boardinghouse" means a dwelling in which there is no more than two, but not exceeding five rooming units or guest rooms. Meals may or may not be provided to the occupants thereof. A boardinghouse does not include homes for persons not members of the family requiring professional or semiprofessional care by reason of physical or mental infirmity or disease or by reason of age. (Ord. 1-5-87A § 8(C)(part))

17.16.205 Building.

"Building" means any structure, or part thereof, having a roof supported by columns or walls, for the housing or enclosure of persons, animals or property. (Ord. 1-5-87A § 8(C)(part))

17.16.210 Building height.

"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, except as provided in Section 17.10.020. (Ord. 1-5-87A § 8(C)(part))

17.16.215 Cabaret.

"Cabaret": See "Bar", Section 17.16.170. (Ord. 1-5-87A § 8(C)(part))

17.16.220

17.16.220 Campground.

"Campground" means any land used or intended to be used in occupancy by persons using automobile house trailers, tents, cabins or other temporary quarters of any kind. (Ord. 1-5-87A § 8(C)(part))

17.16.225 Carport.

"Carport" means an accessory use consisting of a reserved space roofed or unroofed, but not completely enclosed by wall or doors, and established for the convenient loading or unloading of passengers and for the accommodation of a passenger car, boats or trailers. (Ord. 1-5-87A § 8(C)(part))

17.16.230 Car wash, customer operated.

"Customer operated car wash" means a car wash facility operated by the customer which does not utilize automobile conveyors. (Ord. 1-5-87A § 8(C)(part))

17.16.235 Casino.

"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. (Ord. 1-5-87A § 8(C)(part))

17.16.240 Cemetery.

"Cemetery" means any land used or intended to be used for the burial of the dead and may include columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundary of the cemetery. (Ord. 1-5-87A § 8(C)(part))

17.16.245 City.

"City" means the city of Winnemucca. (Ord. 1-5-87A § 8(C)(part))

17.16.250 City council.

"City Council" means the city council of the city of Winnemucca. (Ord. 1-5-87A § 8(C)(part))

17.16.255 Clinic.

"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 usually lodged overnight. (Ord. 1-5-87A § 8(C)(part))

17.16.260 Club, private..

"Private club" means a nonprofit 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. (Ord. 1-5-87A § 8(C)(part))

17.16.265 Collector street.

"Collector street" means to provide direct access to abutting property, thus, providing direct service to residential and commercial areas from major streets and highways. (Ord. 1-5-87A § 8(C)(part))

17.16.270 Combining district.

"Combining district": See "Overlay district", Section 17.16.680. (Ord. 1-5-87A § 8(C)(part))

17.16.275 Commercial use.

"Commercial use" means a use operated for profits or compensations. (Ord. 1-5-87A § 8(C)(part))

17.16.280 Commission.

"Commission" means the Humboldt County regional planning commission. (Ord. 1-5-87A § 8(C)(part))

17.16.285 Compatibility.

"Compatibility" means the characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. (Ord. 1-5-87A § 8(C)(part))

17.16.290 Conditional use.

"Conditional use" means a use which may be permitted in a district where it is listed and for which a special use permit must be obtained. (Ord. 1-5-87A § 8(C)(part))

17.16.295 Condominium.

"Condominium" means joint ownership of property through title to an undivided interest. (Ord. 1-5-87A § 8(C)(part))

17.16.300 Contiguous.

"Contiguous": See "Adjoining", Section 17.16.045. (Ord. 1-5-87A s 8(C)(part))

17.16.305 Convalescent home.

"Convalescent home" means a building or structure designed, used or intended to be used to house and provide care for sick, ill or infirm persons, where no surgical treatment is given; and includes "nursing home" and "rest home". (Ord. 1-5-87A s 8(C)(part))

17.16.310 Corner lot.

"Corner lot" means a lot located at the intersection of two or more streets. (Ord. 1-5-87A § 8(C)(part))

17.16.315

17.16.315 Corral.

"Corral" means a space, other than a building, used for the confinement of animals. (Ord. 1-5-87A § 8(C)(part))

17.16.320 Court.

"Court" means an open unoccupied area, other than a yard, on the same lot with a building and bounded on two or more sides by a building. (Ord. 1-5-87A § 8(C)(part))

17.16.325 Coverage.

"Coverage" means the percent of the total site area covered by structures, open or enclosed, excluding uncovered steps, plazas, patios, and terraces and driveways. (Ord. 1-5-87A § 8(C)(part))

17.16.330 Day care center.

"Day care center" means:
A. Any nonresidential use which receives children for day care;
B. Any occupied residence which receives four or more children, who are not close relatives of the occupants. (Ord. 1-5-87A § 8(C)(part))

17.16.335 Day care, family facilities.

"Family facilities day care" means an occupied residence in which a person provides day care for children other than his/her own family and the children of close relatives. The care is limited to that given to three or fewer children, other than children living in the home, or children of close relatives cared for in the home. (Ord. 1-5-87A § 8(C)(part))

17.16.340 Dedication.

"Dedication" means, under subdivision regulations or as a condition of approving applications (for rezoning, use permits, site plan review, etc.), the transfer of property from private to public ownership. (Ord. 1-5-87A § 8(C)(part))

17.16.345 Density.

"Density" means the average number of families, persons or housing units per unit of land. (Ord. 1-5-87A s 8(C)(part))

17.16.350 District.

"District" means a portion of the city or county within which the use of land and structures and the location, height and bulk of structures are governed by this title. (Ord. 1-5-87A § 8(C)(part))

17.16.355 Drive-in restaurant.

"Drive-in restaurant" means any establishment where food or beverages are dispensed and where food or beverages are consumed on the premises, but not within a building. (Ord. 1-5-87A § 8(C)(part))

17.16.360 Drive-in theater.

"Drive-in theater" means an open-air theater designed for viewing by the audience from motor vehicles. (Ord. 1-5-87A § 8(C)(part))

17.16.365 Drive-up window.

"Drive-up window" means a window where food or services are provided not within a building. An integral part of an existing business. (Ord. 1-5-87A § 8(C)(part))

17.16.370 Driveway.

"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. (Ord. 1-5-87A § 8(C)(part))

17.16.375 Dump.

"Dump" means a place used for the disposal by abandonment, discarding, dumping, reduction, burial, incineration or by other means of garbage, sewage, trash, refuse, waste material, offal of dead animals. "Dump" means the same as "Land Fill". (Ord. 1-5-87A § 8(C)(part))

17.16.380 Dust-free.

"Dust-free" means a condition of property maintenance achieved by paving or other appropriate permanently maintained method which has been approved by the City Public Works Director or County Road Superintendent. (Ord. 1-5-87A § 8(C)(part))

17.16.385 Dwelling.

"Dwelling" means a building or portion thereof used exclusively for residential purposes excluding hotels, clubs, boardinghouses, hospitals, mobile homes, nursing homes and rest homes.

A. "Single-family dwelling" means a building containing one dwelling unit.

B. "Two-family" or "duplex" means a building containing two dwelling units under a common roof.

C. "Multiple-family dwelling" means a building or portion thereof containing two or more dwelling units. (Ord. 1-5-87A § 8(C)(part))

17.16.390 Dwelling unit.

"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. (Ord. 1-5-87A s 8(C)(part))

17.16.395

17.16.395 Educational institution.

"Educational institution" means any elementary or secondary school, college or university giving academic instruction as prescribed by the Nevada State Board of Education. (Ord. 1-5-87A § 8(C)(part))

17.16.400 Family.

"Family" means one or more individuals occupying a dwelling unit and living as a single household unit. (Ord. 1-5-87A § 8(C)(part))

17.16.405 Farming, small livestock.

"Small livestock farming" means the raising or keeping of not more than twelve animals such as, but not limited to, fowl of any kind, rabbits, goats, sheep, cats or dogs; provided, however, that "small livestock farming" shall not include animal hospitals, commercial cat or dog kennels, hog or pig raising or the breeding for commercial purposes of horses and cattle. (Ord. 1-5-87A § 8(C)(part))

17.16.410 Fence height.

"Fence height" means the vertical distance between the ground, either natural or filled, directly under the fence and the highest point thereof. See also "Wall Height", Section 17.16.920. (Ord. 1-5-87A s 8(C)(part))

17.16.415 Financial institutions.

"Financial institutions" mean establishments and offices offering financial service or counsel including, but not limited to banks, savings and loan institutions, stock brokers, bonding and finance companies. (Ord. 1-5-87A s§ 8(C)(part))

17.16.420 Finding.

"Finding" means a determination or conclusion based on the evidence presented and prepared by a hearing body in support of its decision. (Ord. 1-5-87A § 8(C)(part))

17.16.425 Fine arts.

"Fine arts" means and is limited to painting, drawing, sculpturing, poetry, music, dancing and dramatic art. (Ord. 1-5-87A § 8(C)(part))

17.16.430 Foster home.

"Foster home" means a home maintained by any individual or individuals having the care and control of one, but not more than four, minor children other than those related to the individual and individuals by blood or marriage. (Ord. 1-5-87A s 8(C)(part))

17.16.435 Freeway.

"Freeway" means a limited access highway, most notably Interstate 80, east and west. (Ord. 1-5-87A § 8(C)(part))

17.16.440 Frontage.

"Frontage" means a lot or parcel side where it adjoins a street, boulevard or accessway. (Ord. 1-5-87A § 8(C)(part))

17.16.445 Future width lines.

"Future width lines" means lines established by the appropriate agency for highways, streets or roads for the purpose of defining limits within which no structure nor any part thereof will be erected or maintained in order to ensure the future acquisition of public rights-of-way. (Ord. 1-5-87A § 8(C)(part))

17.16.450 Gambling establishment - gaming.

"Gambling establishment" or "gaming": See "Casino", Section 17.16.235. (Ord. 1-5-87A § 8(C)(part))

17.16.455 Garage, private.

"Public garage" means a detached accessory building or a portion of a main building designed or used for parking or temporary storage of motor vehicles owned by the families residing on the same lot. (Ord. 1-5-87A § 8(C)(part))

17.16.460 Garage, public.

"Public garage" means a building or portion thereof, other than a private garage, used for the storage of motor vehicles. (Ord. 1-5-87A § 8(C)(part))

17.16.465 Governing body.

"Governing body" means the board of county commissioners in the unincorporated area of the County. (Ord. 1-5-87A § 8(C)(part))

17.16.470 Guest house.

"Guest house" means 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. (Ord. 1-5-87A § 8(C)(part))

17.16.475 Guest room.

"Guest room" means a rooming unit of only one room. (Ord. 1-5-87A § 8(C)(part))

17.16.480 Home.

"Home": See "Dwelling", Section 17.16.385. (Ord. 1-5-87A § 8(C)(part))

17.16.485 Home occupation.

"Home Occupation" means any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit. (Ord. 1-5-87A § 8(C)(part))

17.16.490

17.16.490 Hospital.

"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 provide 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. (Ord. 1-5-87A § 8(C)(part))

17.16.495 Hotel.

"Hotel", means any building, or portion thereof, occupied or intended to be occupied for compensation as a temporary residence. (Ord. 1-5-87A § 8(C)(part))

17.16.500 Household pets.

"Household pets" means animals which are traditionally kept as pets, such as, but not limited to, domestic dogs, cats, rabbits and birds. (Ord. 1-5-87A § 8(C)(part))

17.16.505 Impact analysis.

"Impact analysis" means the process of evaluating a proposal's expected impact on its surroundings or on the community. (Ord. 1-5-87A § 8(C)(part))

17.16.510 Industry.

"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. (Ord. 1-5-87A § 8(C)(part))

17.16.515 Junk yard.

"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, machinery for parts. (Ord. 1-5-87A § 8(C)(part))

17.16.520 Kennel.

"Kennel" means any lot or premises on which four or more dogs or small animals at least four months of age are kept, housed or held for sale or where such animals are intended to be kept. (Ord. 1-5-87A § 8(C)(part))

17.16.525 Kitchen.

"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. (Ord. 1-5-87A § 8(C)(part))

17.16.530 Landfill..

"Landfill": See "Dump", Section 17.16.375. (Ord. 1-5-87A § 8(C)(part))

17.16.535 Land use plan.

"Land use plan" means the location and boundaries of land use designations as shown upon the maps entitled:

- A. General Plan(s) Winnemucca Area;
- B. McDermitt Community Land Use Plan; and
- C. Such other area maps or plans as may be adopted by the governing body. (Ord. 1-5-87A § 8(C)(part))

17.16.540 Laundromat.

"Laundromat" means a building, or portion thereof, in which washing machines or dryers are provided on a rental basis for use by individuals doing their own laundry. (Ord. 1-5-87A § 8(C)(part))

17.16.545 Livestock.

"Livestock" means and includes all animals, poultry and aquatic and amphibian species which are raised, kept, used or sold for profit. It does not include those species which are usually kept as pets, such as dogs, cats or pet birds. (Ord. 1-5-87A § 8(C)(part))

17.16.550 Local street.

"Local street" means to provide direct access to residential, commercial, industrial or agricultural land. Connected with and draining traffic onto collector streets. (Ord. 1-5-87A § 8(C)(part))

17.16.555 Lot.

"Lot" means a parcel of land, within a single block, which, by reason of ownership, recording or use is separate and distinct from other parcels and has frontage on a public street or an approved private street. (Ord. 1-5-87A § 8(C)(part))

17.16.560 Lot area.

"Lot area" means the total horizontal area included within lot lines, but excluding any portion of the area which has been dedicated or irrevocably offered for public right-of-way purposes or pedestrian, equestrian and bicycle easements. (Ord. 1-5-87A § 8(C)(part))

17.16.565 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. (Ord. 1-5-87A § 8(C)(part))

17.16.570 Lot coverage.

"Lot coverage": See "Coverage", Section 17.16.325. (Ord. 1-5-87A § 8(C)(part))

17.16.575 Lot, interior.

"Interior lot" means a lot other than a corner lot. (Ord. 1-5-87A § 8(C)(part))

17.16.580

17.16.580 Lot lines.

"Lot lines" means the property lines bounding the lot.

A. Front Lot Line

1. 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.

2. In the case of a corner lot, the shorter street frontage shall be the front lot line.

B. "Rear lot line" means the lot line opposite and most distant from the front lot line.

C. "Side lot line" means any lot boundary which is not a front or rear lot line. (Ord. 1-5-87A § 8(C)(part))

17.16.585 Lot of record.

"Lot of record" means a lot which is a part of recorded subdivision or a parcel of land which has been recorded with the county recorder's office prior to the adoption of the ordinance codified in this title. (Ord. 1-5-87A § 8(C)(part))

17.16.590 Lot, through.

"Through lot" means a lot abutting two parallel or approximately parallel streets. (Ord. 1-5-87A § 8(C)(part))

17.16.595 Lot width.

"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. (Ord. 1-5-87A § 8(C)(part))

17.16.600 Main building.

"Main building" means a building devoted to the principal use of the lot or parcel on which it is situated. (Ord. 1-5-87A § 8(C)(part))

17.16.605 Mobile home.

"Mobile home" means a movable or portable dwelling over thirty-two feet in length or over eight feet wide, constructed to be towed on its own chassis and designed to be installed with or without a permanent foundation for human occupancy as a residence which may include one or more components that can be retracted for towing purposes and subsequently expanded for additional capacity, or two or more units separately towable but designed to be joined into one integral unit, as well as a portable dwelling composed of a single unit, except that it does not include recreational vehicles as defined in this chapter. (Ord. 1-5-87A § 8(C)(part))

17.16.610 Mobile home park.

"Mobile home park" means any lot, tract or parcel of land licensed and used or offered for use in whole or in part, with or without charge, for the parking of two or more occupied mobile homes or travel trailers that are used solely for living or sleeping purposes. (Ord. 1-5-87A § 8(C)(part))

17.16.615 Mobile home space.

"Mobile home space" means a unit of land within a mobile home park intended to accommodate one mobile home. (Ord. 1-5-87A § 8(C)(part))

17.16.620 Mobile home subdivision.

"Mobile home subdivision" means a subdivision for residential use by mobile homes. (Ord. 1-5-87A § 8(C)(part))

17.16.625 Motel.

"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. This definition includes auto courts, tourist courts, motor hotels, but does not include hotels. (Ord. 1-5-87A § 8(C)(part))

17.16.630 Multifamily dwelling.

"Multifamily dwelling": See "Dwelling, multiple-family, Section 17.16.385 (B). (Ord. 1-5-87A § 8(C)(part))

17.16.635 Nameplate.

"Nameplate" means a sign giving the name, address and permitted occupation of the occupant, or the name only of the land or building on which displayed. (Ord. 1-5-87A § 8(C)(part))

17.16.640 Nonconforming lot.

"Nonconforming lot" means a lot where the width, length, area or other characteristic(s) fails to meet requirements of the zoning district in which it is located, and was conforming and of record prior to the enactment of the ordinance codified in this title. (Ord. 1-5-87A § 8(C)(part))

17.16.645 Nonconforming structure.

"Nonconforming structure" means a structure which met all legal requirements at the time of construction, but which does not conform to the provisions of the district in which it is situated. (ord. 1-5-87A § 8(C)(part))

17.16.650 Nonconforming use.

"Nonconforming use" means a use which was lawfully established but which does not conform with the use regulations of the zone in which it is located. Any previously existing structure for which district regulations under this title require a conditional use permit shall be nonconforming until such permit is secured. (Ord. 1-5-87A § 8(C)(part))

17.16.655

17.16.655 NRS.

"NRS" means Nevada Revised Statutes. (Ord. 1-5-87A § 8(C)(part))

17.16.660 Nuisance.

"Nuisance" means as defined by NRS 40.140(1). (Ord. 1-5-87A § 8(C)(part))

17.16.665 Nursing home.

"Nursing home" means an extended or intermediate care facility licensed by the State to provide full-time convalescent or chronic care to individuals who by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. (Ord. 1-5-87A § 8(C)(part))

17.16.670 Occupancy.

"Occupancy" means the residing of an individual or individuals overnight in a dwelling unit, or the installation, storage or use of equipment, merchandise or machinery in any public, commercial or industrial building. (Ord. 1-5-87A § 8(C)(part))

17.16.675 Outdoor advertising business.

"Outdoor advertising business" means the provision of outdoor displays, or display space, on a lease or rental basis only. (Ord. 1-5-87A § 8(C)(part))

17.16.680 Overlay district.

"Overlay district" means a district containing special regulations to be invoked where appropriate or necessary, in addition to basic district regulations. (Ord. 1-5-87A § 8(C)(part))

17.16.685 Parcel.

"Parcel" means any separate and distinct unit of land. (Ord. 1-5-87A § 8(C)(part))

17.16.690 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, for compensation or as accommodation for clients or customers. (Ord. 1-5-87A § 8(C)(part))

17.16.695 Parking space.

"Parking space" means a space for the parking of a motor vehicle within a public or private parking area. (Ord. 1-5-87A § 8(C)(part))

17.16.700 Person.

"Person" means an individual, firm, association, partnership, trust, corporation or any other entity entitled to use or occupy land. (Ord. 1-5-87A § 8(C)(part))

17.16.705 Pharmacy.

"Pharmacy" means a place where medicines are compounded or dispensed. (Ord. 1-5-87A § 8(C)(part))

17.16.710 Planning act.

"Planning Act" means Chapter 278 of the Nevada Revised Statutes (NRS) including any amendments thereto. (Ord. 1-5-87A § 8(C)(Part))

17.16.715 Planning commission.

"Planning commission": See "Commission", Section 17.16.280. (Ord. 1-5-87A § 8(C)(part))

17.16.720 Planning director.

"Planning director" means the person hired as the director of planning, or a duly authorized substitute. (Ord. 1-5-87A § 8(C)(part))

17.16.725 Professional office.

"Professional office" means an office in which or where there is no display of stock or wares in trade. (Ord. 1-5-87A § 8(C)(part))

17.16.730 Professional services.

"Professional services" means and includes the office of a doctor, dentist, lawyer, architect, engineer, minister of religion (when located outside a church or synagogue), insurance agent, realtor or similar professions or professional services, but excludes barbershops, beauty parlors or similar services or general business offices. (Ord. 1-5-87A § 8(C)(part))

17.16.735 Public use events.

"Public use events" means automobile shows, horse, dog or pet shows, carnivals, exhibitions, art shows, fairs and the like, when such events do not exceed one week in duration. (Ord. 1-5-87A § 8(C)(part))

17.16.740 Recreational, commercial.

"Commercial recreational" means recreation facilities open to the general public for a fee or restricted to members when operated for profit as a business. (Ord. 1-5-87A § 8(C)(part))

17.16.745 Recreational, private, noncommercial.

"Private, noncommercial recreational" means clubs or recreation facilities operated by a nonprofit organization. (Ord. 1-5-87A § 8(C)(part))

17.16.750 Recreational vehicle.

"Recreational vehicle" means a trailer or passenger vehicle forty 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. (Ord. 1-5-87A s 8(C)(part))

17.16.750

A recreational vehicle may be a habitable dwelling in the M-3 and AG-5 zoning district when it meets habitable space (room) standards as defined in the Uniform Building Code and sewer and water requirements required in the Uniform Plumbing Code. (Ord. 1-2-96F § 1 (part): (Ord. 1-5-87A § 8C (part))

17.16.755 Recreational vehicle park.

"Recreational 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. (Ord. 1-5-87A § 8(C)Part))

17.16.760 Required area.

"Required area" means the minimum area and width of lot; a parcel of sufficient size to permit its use under the provisions of this title. (Ord. 1-5-87A § 8(C)(part))

17.16.765 Rest Home.

"Rest Home": See "Nursing Home", Section 17.16.665. (Ord. 1-5-87A § 8(C)(part))

17.16.770 Room.

"Room" means an unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways and porches. (Ord. 1-5-87A § 8(C)(part))

17.16.775 Sanitarium.

"Sanitarium" means a hospital used for treating chronic and usually long-term illness. (Ord. 1-5-87A § 8(C)(part))

17.16.780 School.

"School" means any building or part thereof, which is designated, constructed or used for education or instruction in any branch of knowledge. (Ord. 1-5-87A § 8(C)(part))

17.16.785 Service station.

"Service station" : See "Automobile Service Station", Section 17.16.160. (Ord. 1-5-87A § 8(C)(part))

17.16.790 Shopping Center.

"Shopping Center" means a commercial development which may or may not include adjacent and associated lots developed or managed or owned by the same party(ies), which may include joint reciprocal parking or access. (Ord. 1-5-87A § 8(C)(part))

17.16.795 Sign.

"Sign" means any advertising method by which a person, profession, business commodity or fact is made known. (Ord. 1-5-87A § 8(C)(part))

17.16.800

17.16.800 Site.

"Site" means the parcel, lot or group of adjoining parcels, or lots functioning as the location of a specific land use. (Ord. 1-5-87A § 8(C)(part))

17.16.805 Site plan.

"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, building sites, existing buildings, reserved open space and major landscape features, both natural and manmade. (Ord. 1-5-87A § 8(C)(part))

17.16.810 Site plan review.

"Site plan review" means the processes whereby local officials (Planning Commission and staff) review the site plans 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. (Ord. 1-5-87A § 8(C)(part))

17.16.815 Slaughterhouse.

"Slaughterhouse" means a place where cattle, sheep, hogs or other animals are killed or butchered for market or for sale; provided, however, that this does not include meat-cutting incidental and part of grocery store operations when no animals are killed on the site. (Ord. 1-5-87A § 8(C)(part))

17.16.820 Space, mobile home.

"Mobile home space" means a designated location for placement of a mobile home or recreational vehicle in an appropriate park. (Ord. 1-5-87A § 8(C)(part))

17.16.825 Space, parking.

"Parking space" means a space for the parking of a motor vehicle within a public or private parking area. (Ord. 1-5-87A § 8(C)(part))

17.16.830 Stable, commercial.

"Commercial stable" means a stable where horses are let, hired, used, boarded or sold on a commercial basis for remuneration. (Ord. 1-5-87A § 8(C)(part))

17.16.835 Stable, private.

"Private stable" means a detached accessory building for the keeping of horses or cattle which are not kept for remuneration, hire or sale. (Ord. 1-5-87A § 8(C)(part))

17.16.840 Standards.

"Standards" means the term referring to all relevant requirements and specifications in the zoning, subdivision and other laws, ordinances, codes and resolutions. (Ord. 1-5-87A § 8(C)(part))

17.16.845

17.16.845 Story.

"Story" means a space within a building 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. (Ord. 1-5-87A § 8(C)(part))

17.16.850 Street.

"Street" means a public thoroughfare thirty feet or more in width which affords a primary means of access to abutting property. (Ord. 1-5-87A § 8(C)(part))

17.16.855 Structure.

"Structure" means anything constructed which has location on the ground, excluding tents, trailers and vehicles. (Ord. 1-5-87A § 8(C)(part))

17.16.860 Structural alteration.

"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 ceilings joists, roof rafters, foundation piles, retaining walls or change designed to alter the use of the structure. (Ord. 1-5-87A § 8(C)(part))

17.16.865 Subdivision.

"Subdivision" means the division for lease or sale to the public of a tract, lot, section of parcel of land into five or more lots or parcels, in a manner described by NRS Chapter 278 and Title 16 of this code. (Ord. 1-5-87A § 8(C)(part))

17.16.870 Substandard lot of record.

"Substandard lot of record" : See "Nonconforming lot", Section 17.16.640. (Ord. 1-5-87A § 8(C)(part))

17.16.875 Thrift shop.

"Thrift shop" means a shop operated by a church or charitable organization which sells donated and/or used merchandise only. All merchandise shall be displayed and/or stored in an enclosed building. (Ord. 1-5-87A § 8(C)(part))

17.16.880 Trailer park.

"Trailer park" means any lot or parcel used for parking of two or more trailers used for sleeping or living purposes and not structurally anchored to a foundation. (Ord. 1-5-87A § 8(C)(part))

17.16.885 Transient sales lot.

"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 and where no permanent physical structures or facilities are used as integral parts of the sales or order-taking operations. (Ord. 1-5-87A § 8(C)(part))

17.16.890 Travel trailer.

"Travel trailer": See "Recreational vehicle", Section 17.16.750. (Ord. 1-5-87A § 8(C)(part))

17.16.895 Use.

"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. (Ord. 1-5-87A § 8(C)(part))

17.16.900 Use, accessory.

"Accessory use" means a use legally permitted in the zone, which use is incidental to and subordinate to the principal use of the site or of a main building on the site. (Ord. 1-5-87A § 8(C)(part))

17.16.905 Use, permitted.

"Permitted use" means the primary use of land or of a main building which is permitted in the zone. (Ord. 1-5-87A § 8(C)(part))

17.16.910 Usable open space.

"Usable open space" means the aggregate area of unobstructed space, subject to the requirements of the district in which the use is located, which is devoted to play areas, yards, courts, patios, balconies, roof terraces or such other recreational or leisure areas as may be provided within a lot or planned unit development. Usable open space shall not include area devoted to vehicular circulations, off-street parking, pedestrian sidewalks, storage, or space devoted exclusively to ornamental landscaping. (Ord. 1-5-87A § 8(C)(part))

17.16.915 Variance.

"Variance" means permission to depart from literal requirements of this title. (Ord. 1-5-87A § 8(C)(part))

17.16.920 Wall height.

"Wall height": See "Fence Height", Section 17.16.410. (Ord. 1-5-87A § 8(C)(part))

17.16.925 Yard.

"Yard" means an open space other than a court on the same site with a building, of 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. (Ord. 1-5-87A § 8(C)(part))

17.16.930 Yard, front.

"Front yard" means a yard of uniform 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.

17.16.930

- A. "Front yard, corner lot" means that yard adjoining the shorter street frontage.
- B. "Front yard, through lot" means front yards are considered to exist on both frontages. (Ord. 1-5-87A § 8(C)(part))

17.16.935 Yard, rear.

"Rear yard" means a yard of uniform 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. (Ord. 1-5-87A § 8(C)(part))

17.16.940 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 lot line, and the nearest vertical support or main wall of each building or enclosure or porch attached thereto.

- A. "Side yard, corner lot" means that yard adjoining the longer street frontage extending from the front yard to the rear lot line. (Ord. 1-5-87A § 8(C)(part))