

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

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE RENO MUNICIPAL CODE TITLE 18, "ANNEXATION AND LAND DEVELOPMENT", CHAPTER 18.02 "ZONING DISTRICTS," SECTION 18.02.602, ENTITLED "GENERAL OVERLAY DISTRICTS," CHAPTER 18.05 "SIGNS," SECTION 18.05.103, ENTITLED "LOCATION OF PERMANENT ON-PREMISE SIGNS", SECTION 18.05.107, ENTITLED "PERMIT REQUIRED", SECTION 18.05.108, ENTITLED "EXEMPTED ON-PREMISES PERMANENT SIGNS", SECTION 18.05.109, ENTITLED "ON-PREMISES SIGNS PROHIBITED", SECTION 18.05.112, ENTITLED "REMOVAL OF ABANDONED OF ON-PREMISES SIGNS", SECTION 18.05.113, ENTITLED "PERMANENT ON-PREMISES SIGN REGULATIONS BY ZONING DISTRICT", SECTION 18.05.114, ENTITLED "ADDITIONAL REGULATIONS FOR ANIMATED SIGNS", SECTION 18.05.115, ENTITLED "NONCONFORMING ON-PREMISES", SECTION 18.05.118, ENTITLED "ALTERATION, ENLARGEMENT, OR RELOCATION OF ON-PREMISES SIGN", ADD A NEW SECTION 18.05.123, ENTITLED "CONTENT NEUTRALITY AND SUBSTITUTION", CHAPTER 18.08 "ADMINISTRATION AND PROCEDURES," SECTION 18.08.602, ENTITLED "MINOR SITE PLAN REVIEW", AND CHAPTER 18.09 "RULES OF CONSTRUCTION AND DEFINITIONS," ARTICLE 4, ENTITLED "ALL OTHER TERMS DEFINED", IN ORDER TO REMOVE THE SIGN REGULATIONS FROM THE GAMING OVERLAY, AMEND THE ON-PREMISE SIGN REGULATIONS FOR MORE CLARITY AND CONSISTENCY AMONG ALLOWANCES, ALLOW FOR ANIMATED SIGNS ASSOCIATED WITH SCHOOLS, ADDRESS CONTENT NEUTRALITY, AND AMEND AND INCLUDE CERTAIN DEFINITIONS RELATING TO SIGNS; TOGETHER WITH MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.

SPONSORED BY: RENO CITY PLANNING COMMISSION

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

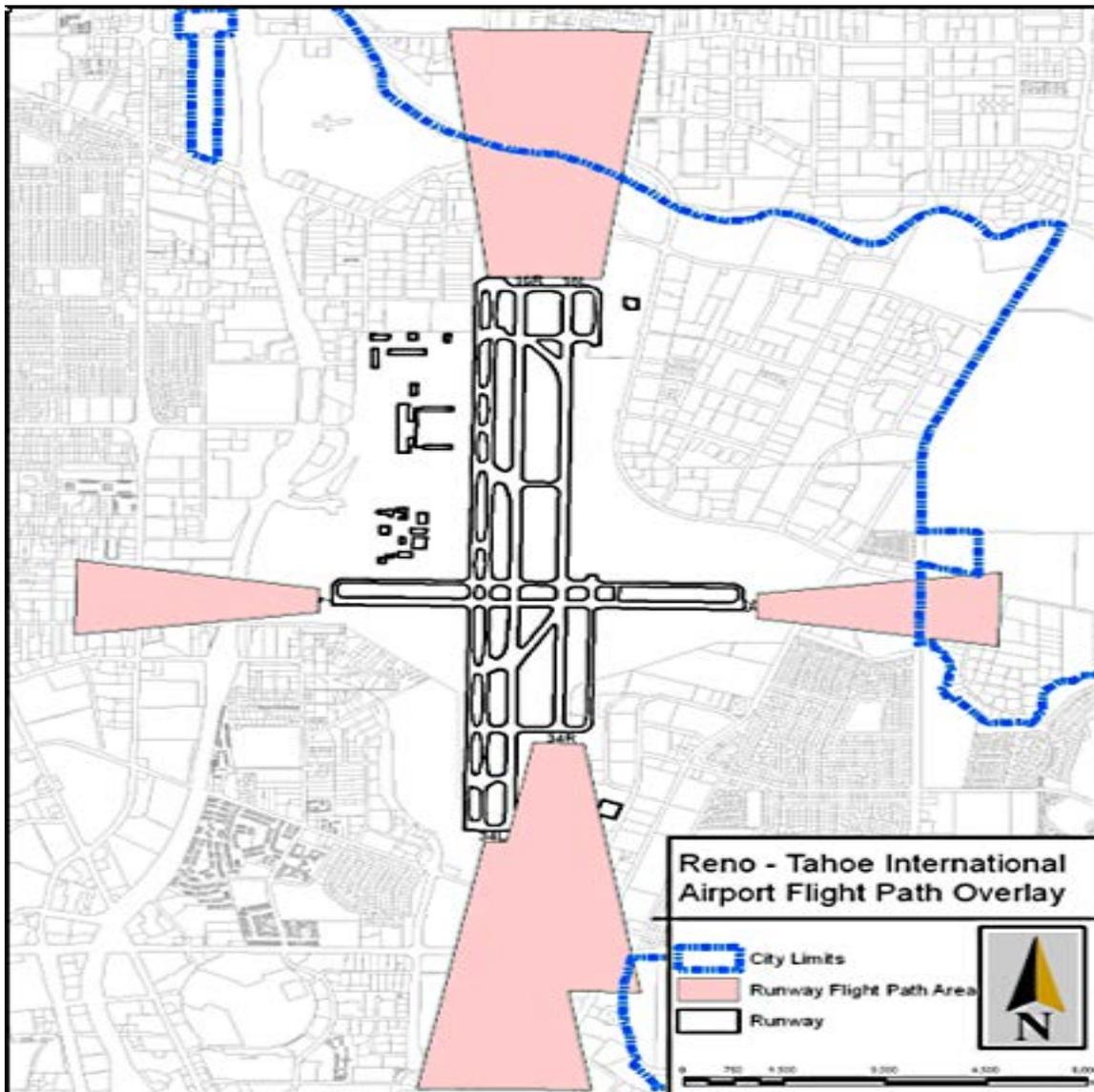
SECTION 1. Chapter 18.02 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 1802.601, the same to read as follows:

18.02.602 General Overlay Districts

(a) Airport Flight Path (AF) Overlay District

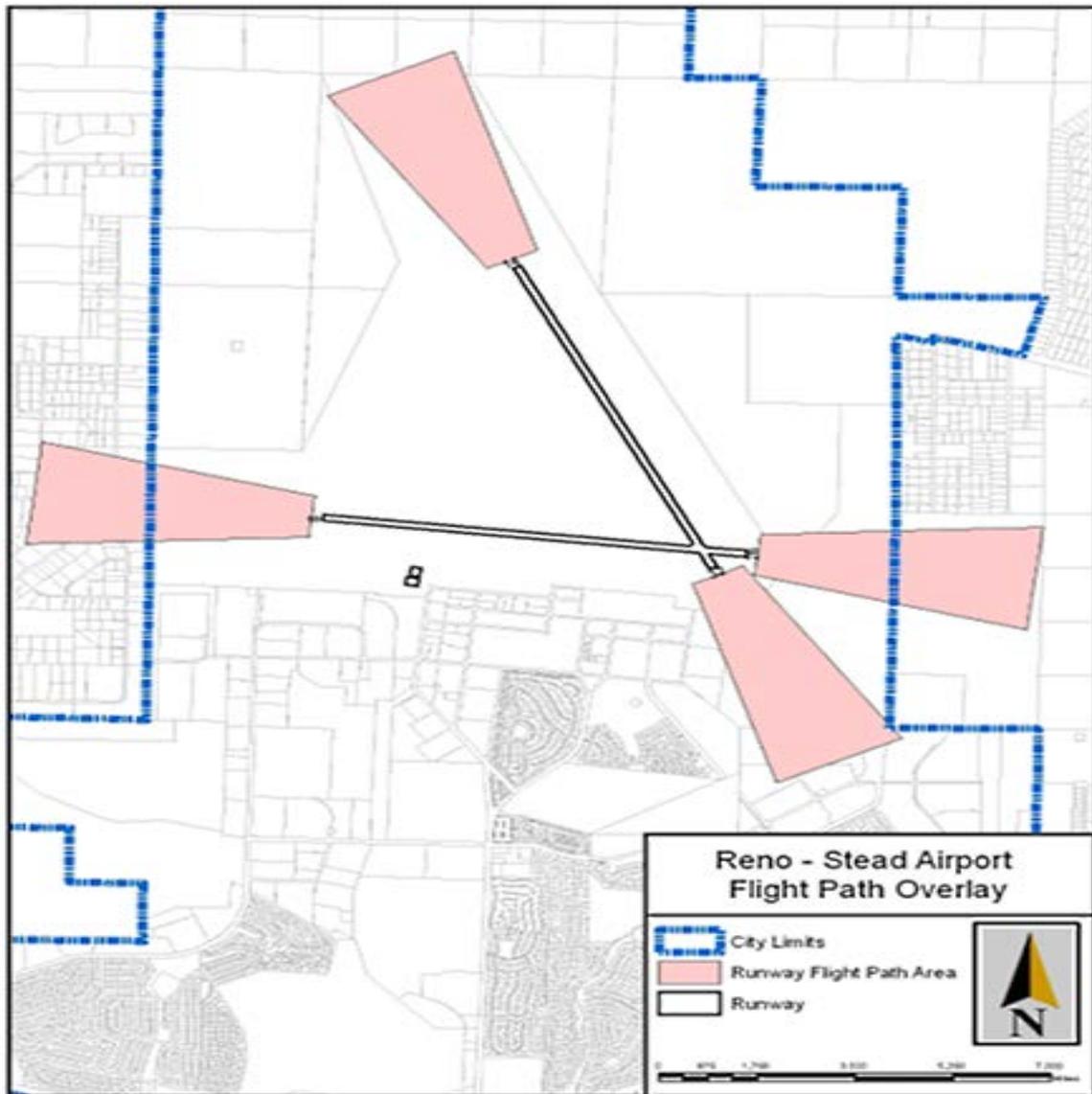
- (1) **Purpose** The purpose of establishing airport flight path areas is to reduce the risk of injury and property damage areas near Reno-Tahoe International and Reno-Stead Airports.
- (2) **Applicability** New construction and expansion of existing buildings located within airport critical areas as identified in Figure 2-1 and Figure 2-2 shall be subject to the requirements of this subsection.

Figure 2-1: Reno-Tahoe International Airport Critical Areas



- (3) **Building Height Review in Vicinity of Airports** New construction of, or expansion of existing structures to a height greater than 45 feet above ground level, on properties located within the FAR Part 77 Airspace map for the

Figure 2-2: Reno-Stead Airport Critical Areas



Reno-Tahoe International Airport (Figure 2-3) or the Reno-Stead Airport (Figure 2-4) shall be required to show documentation their plans have been submitted to the Reno-Tahoe Airport Authority, before plans will be approved or a building permit issued.

Figure 2-3: FAR Park 77 Airspace Map for Reno-Tahoe International Airport

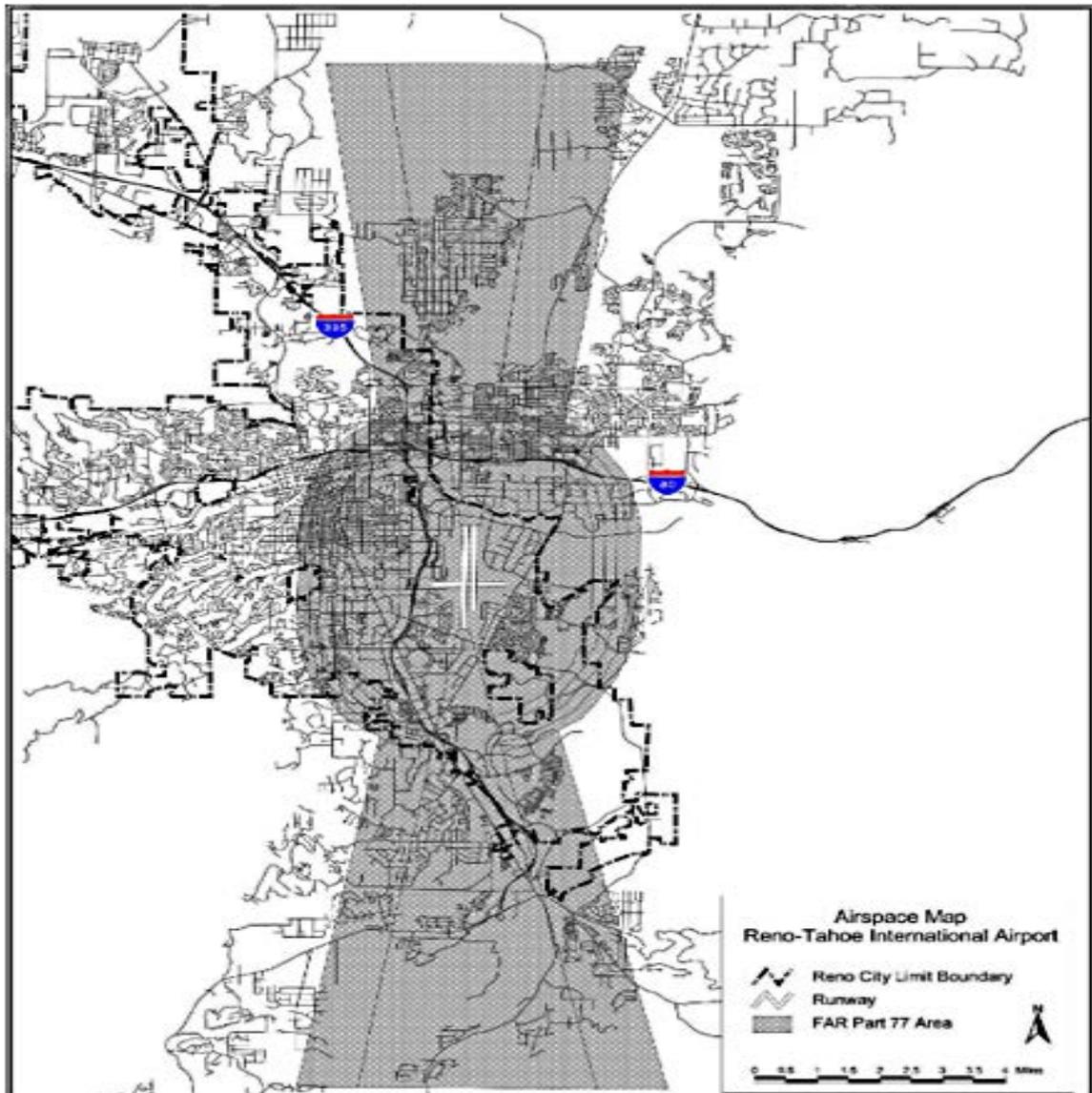
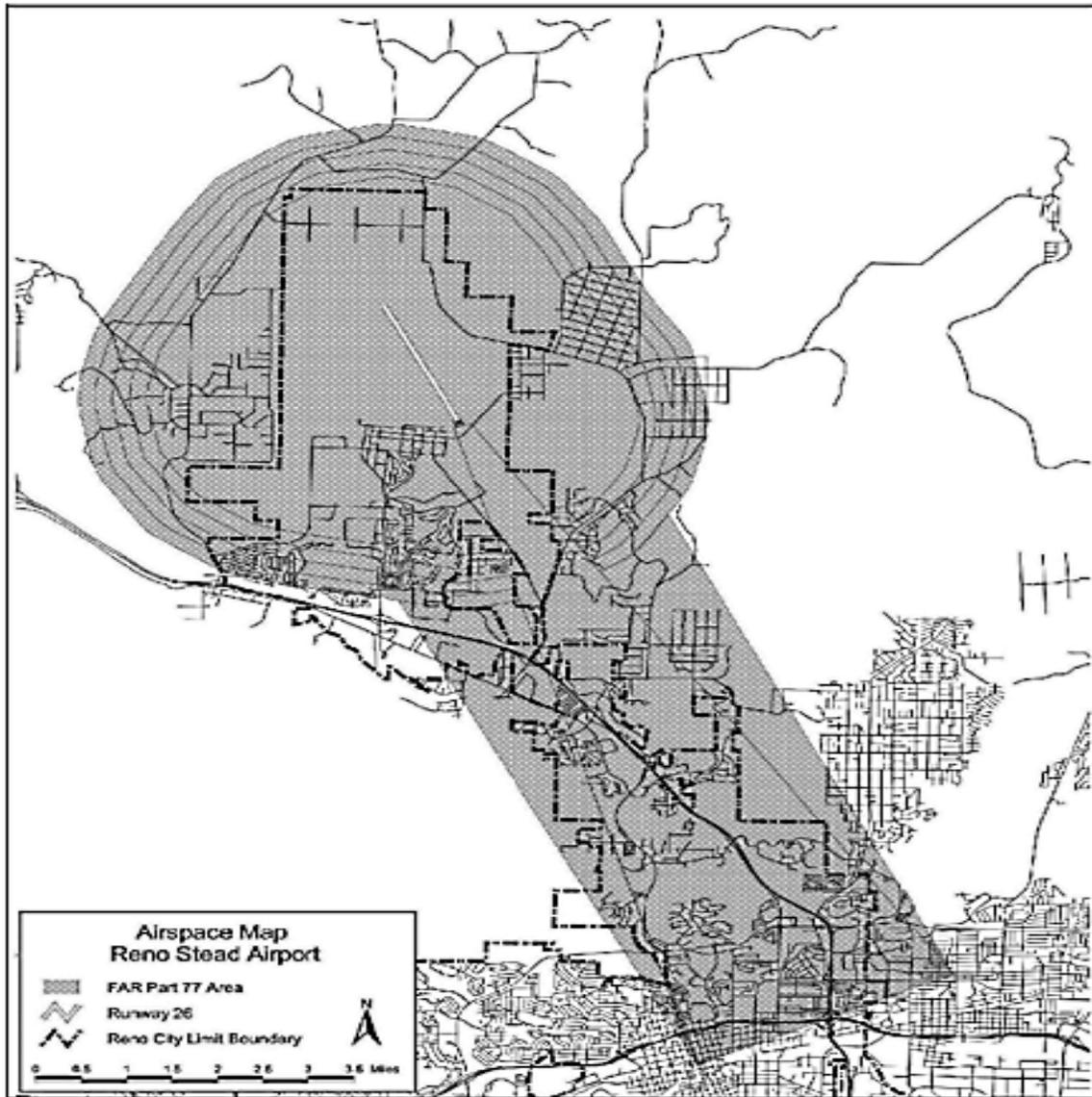


Figure 2-4: FAR Part 77 Airspace Map for Reno-Stead Airport



- (4) **Prohibited Uses** No property within an airport flight path area shall be used for:
- a. Any residential land use.
 - b. Any building occupied or intended to be occupied as a temporary residence for at least one overnight stay, to include but not be limited to hotel, motel, prison/custodial institution, homeless shelter, etc.
 - c. Primary schools, secondary schools, hospitals-acute and over-night care, childcare facilities;
 - d. Sports arena, stadium, or track; banquet hall; amusement/recreation facilities (indoor or outdoor); religious assemblies;
 - e. Any nonresidential use which will result on a regular basis in a concentration of population exceeding 25 persons per acre per parcel per hour over a 24-hour period. Density calculations shall exclude public streets; for the purpose of calculation, time shall be calculated in per person hours based on dwell time. Dwell time shall be defined as the amount of time an individual is on site based on minutes per hour. Density calculations for commercial condominium development shall be allowed to include common area proportionate to the size of the condominium unit in

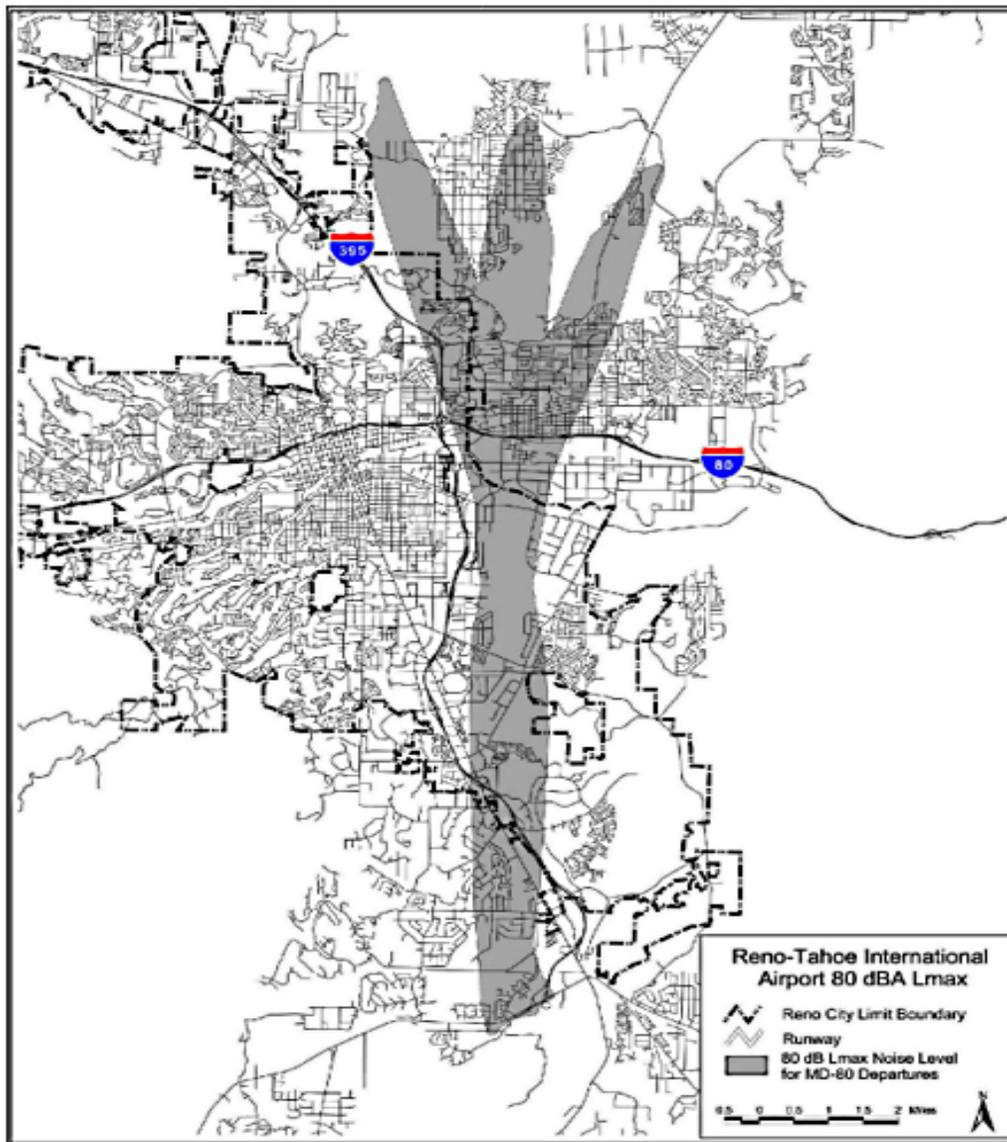
proportion to the total site area. Density calculations shall be made in writing with the development permit application and shall be attached to each business license;

- f. Any nonresidential use which will result on a regular basis in a concentration of population exceeding 50 persons per acre per parcel for more than two hours. Density calculations shall exclude public streets; for the purpose of calculation, time shall be calculated in per person hours based on dwell time. Dwell time shall be defined as the amount of time an individual is on site based on minutes per hour. Density calculations for commercial condominium development shall be allowed to include common area proportionate to the size of the condominium unit in proportion to the total site area. Density calculations shall be made in writing with the development permit application and shall be attached to each business license;
- g. Rifle ranges, above-ground bulk tank storage of compressed flammable or compressed toxic gases and liquids, gas station;
- h. Electric power plants or substations;
- i. Any use or building material which would cause sunlight to be reflected toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at the airport;
- j. Any use which would attract large concentration of birds, or which may otherwise affect safe air navigation within this area; or
- k. Any transmission system that would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(b) **Airport Noise Exposure (AN) Overlay District**

- (1) **Purpose** The purpose of establishing airport noise exposure areas is to ensure that appropriate construction methods are used to reduce noise impacts near the Reno-Tahoe International and Reno-Stead Airports.
- (2) **Noise Exposure for Airport Operations**
 - a. Residential development, hospitals, religious assemblies, schools, offices, and the office portion of industrial or commercial uses shall comply with (b) and (c) below.
 - b. Properties located within the 80 dBA Lmax noise contour map for the Reno-Tahoe International Airport (see Figure 2-5) will be required to provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45 dBA DNL prior to the issuance of a building permit.
 - c. Properties located within the 1998 65 dBA DNL noise contour for the Reno-Tahoe International Airport (Figure 2-5) will be required to meet the following:
 - 1. Provide a list, verified by a qualified acoustical consultant, of construction methods to be utilized for noise attenuation to a maximum interior noise level of 45 dBA DNL prior to the issuance of a building permit.
 - 2. Air conditioning systems shall be incorporated in all dwelling units.

Figure 2-5: Reno-Tahoe International Airport 1998 dBA DNL



(3) **Building Height**

- a. Properties located within the FAR Part 77 Airspace map for the Reno-Tahoe International Airport (Figure 2-3) or the Reno-Stead Airport (Figure 2-4) the following building height requirements apply.
- b. New construction of, or expansion of existing structures to a height greater than 45 feet above ground level, on properties located within the FAR Part 77 Airspace map for the Reno-Tahoe International Airport (Figure 2-3) or the Reno-Stead Airport (Figure 2-4) shall be required to show documentation their plans have been submitted to the Reno-Tahoe Airport Authority, before plans will be approved or a building permit issued.

(c) **Gaming (G) Overlay District**

- (1) **Purpose** This district establishes regulations that recognize the unique characteristics of hotel/casino developments to mitigate potential impacts and encourage higher quality destination resorts that will increase tourism within the community.

~~(2) General Standards¹~~

~~a. Signs Sign regulations for the Gaming Overlay District are set forth in the following table.~~

Table 2-37 Sign Regulations for Gaming Overlay District				
Maximum Height (Freestanding)	Sign Area (Freestanding)	Sign Area (Wall)	Illumination (All)	Flashing or Animated (All)
100 ft. [1]	No limit	No limit	All types	No limit
Note: [1] Conditional use permit required to exceed 100 feet.				

~~(32) Specific Gaming Overlay District Standards~~ In addition to the general standards of this subsection, hotels with nonrestricted gaming in specific gaming overlay districts are subject to the following standards:

~~a. Gaming Overlay 1: Convention Center~~

~~1. Design and Layout~~

- ~~[a] A minimum of 20,000 square feet of convention space shall be provided on site.~~
- ~~[b] A minimum of 35,000 square feet of gaming area consisting of both slot machines and live games.~~
- ~~[c] Three restaurants shall be provided, one of which must be open for service to the public 24 hours per day, seven days a week and which has a minimum seating capacity of 60 patrons at one time.~~
- ~~[d] Safe connections and amenities supporting the convention center.~~
- ~~[e] All of the above improvements shall be constructed or provided prior to any certificate of occupancy for any new development.~~

~~2. Building Height~~

- ~~[a] Maximum building height shall be determined by the number of hotel rooms as follows:~~

Table 2-38 Maximum Building Height for Hotels with Nonrestricted Gaming	
Number of Hotel Rooms	Maximum Height
201-399	300 ft.
400-599	400 ft.
600 or more	500 ft.

- ~~3. Maximum building height within each room number category may be increased with the approval of a conditional use permit.~~

~~b. Gaming Overlay 2: Redfield~~ Only one Hotel with Nonrestricted Gaming shall be allowed. An additional Hotel with Nonrestricted Gaming shall not be approved unless any existing conditional use permit for this use is simultaneously revoked.

¹ This verbiage allows for any property within the Gaming Overlay to be allowed very liberal signage standards. This unintentionally included much more area than before. Feedback from stakeholders indicated that the larger allowance should be limited to legally established nonrestricted gaming facilities. This allowance is included in the amended Table 5-1.

- c. **Gaming Overlay 3: Reno-Tahoe International Airport** Shall be located within ½ mile of the airport terminal, except prohibited in the Airport Critical Area.
 - d. **Gaming Overlay 4: Corridor Gaming** Nonrestricted gaming is only allowed where currently operating, existing, or entitled at the time of adoption of this Code.
 - e. **Gaming Overlay 5: Western Gateway**
 - 1. **Location**
 - [a] The site shall have direct access from a collector street or greater.
 - [b] The building footprint of the casino floor shall be located at least 500 feet from the nearest existing school, church, residentially zoned property, or hospital.
 - 2. **Gaming Space**
 - [a] The maximum area of all gaming space shall not exceed ten percent of the net land area of the site.
 - [b] No hotel with or without gaming shall be permitted on a site of less than three acres in net land area.
 - [c] The project shall provide convention space at a minimum ratio of 50 square feet per hotel room.
 - 3. **Landscaping and Recreation**
 - [a] The minimum area devoted to landscaping and recreational uses shall be equal to 30 percent of the net land area.
 - [b] A minimum of 15 percent of the net land area shall be landscaped in such a manner as to soften the appearance of the project from the street, break up the parking lot(s), and buffer adjoining land uses.
 - [c] The minimum area devoted to recreational uses shall be equal to seven and one-half percent of the net land area. Recreational uses shall include putting greens, jogging paths, fitness centers, video arcades, tennis courts, outdoor picnic areas, court games, swimming pools, playgrounds, theaters, bowling alleys, ice skating rinks, and other similar facilities.
- (d) **Historic Landmark (HL) Overlay District**
- (1) **Purpose** This district preserves the integrity of buildings, structures, historic landscapes, or other character defining features with historical, architectural, cultural, or landmark significance as determined by the Historical Resources Commission and City Council. This district also provides for property owner incentives and allows for appropriate uses other than those permitted in the underlying zoning district as an aid to the owner's efforts to preserve the historical, architectural, cultural, or landmark value.
 - (2) **Applicability** This zoning district's standards shall apply only to properties or resources listed individually or within a district on the City Register of Historic Places.
 - (3) **Standards** See [Chapter 18.07](#) for all processes and standards related to Historic Preservation.

SECTION 3: Chapter 18.05 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.05.103, the same to read as follows:

18.05.103 Location of Permanent On-Premises Signs

Signs located on private property shall not extend across property lines into adjacent property or into a public right-of-way except as provided in this chapter, unless approved by the City Engineer². Freestanding or projecting signs may be located within, or project into, setbacks except that no sign shall be located in a manner that would create a hazard for pedestrian, bicycle, or automobile traffic.

SECTION 4: Chapter 18.05 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.05.107 the same to read as follows:

18.05.107 Permit Required

- (a) Except as otherwise provided, no person may erect, enlarge, alter (except for normal maintenance), or relocate within the city, any sign without first having obtained a sign permit.
- (b) On-premises signs greater than 150 square feet in size, and located within 150 feet of the centerline of the Truckee River, shall require review and approval under Section 18.08.~~602~~603, Minor³Major³ Site Plan Review.

SECTION 5: Chapter 18.05 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.05.108, the same to read as follows:

18.05.108 Exempted On-Premises Permanent Signs

The following types of signs are not subject to the permit or application requirements of this Chapter and need not be included in any aggregate area computations, however, they are otherwise subject to the standards and requirements of this Title:

- (a) Address number or plates and residential nameplates as required by NRS Section 278.0231-.
- (b) Changes in copy or advertising display on an existing sign which do not alter the structure, size, or configuration of the sign.
- (c) On residentially zoned parcels, one or more signs not exceeding a combined total of 16 square feet and the top of the sign(s) is no greater than three feet above the ground located on parcels of one acre or less; one or more signs not exceeding a combined total of 32 square feet and the top of the sign(s) is no greater than six feet above the ground on parcels that are one to five acres; one or more signs not exceeding a combined total of 64 square feet and the top of the sign(s) is no greater than 12 feet above the ground on parcels greater than five acres.

² This verbiage would better allow for unique situations where a building might be built to the property line and contain a wall sign that slightly projects into the right-of-way. This type of situation would typically require a revocable occupancy permit, that would be approved through Public Works and the City Engineer.

³ Made entitlements for signs to be consistent as a major site plan review.

- (d) Flags displayed from permanently located freestanding or wall-mounted flagpoles which are designed to allow raising and lowering of flags. The number of such flagpoles shall be limited in number to one per parcel and the maximum height shall be 30 feet.
- (e) Sign or tablets when cut into any masonry surface or constructed of bronze or other noncombustible surface not to exceed eight square feet in area when located within commercial zones.
- (f) Official traffic-control sign, signals, or devices, and street name signs.
- (g) Signs that notify the public of the location or access of emergency medical services.
- (h) Public safety signs that notify or warn the public about the location or existence of hazardous or dangerous conditions.
- (i) Signs that are located within a building. On-Premise advertising signage within a building shall not be oriented to be visible from any public right-of-way.⁴
- (j) Drive-through facility signs, subject to the following standards:
 - 1. For each approved drive-through lane:
 - a. Up to two signs per lane;
 - b. Not to exceed a combined 64 square feet per lane, with a maximum height of seven feet.
 - 2. Exempted drive-through facility sign copy area shall not be oriented to or visible from any public right-of-way. Signs may be changeable provided:
 - a. Displays do not appear to be in motion, flashing or have video;
 - b. Display does not create a glare or other condition that impairs the vision of drivers or obstructs or interferes with a driver's view of surrounding traffic situations;
 - c. The sign does not exceed 150 nits between sunset and sunrise; and
 - d. The sign automatically adjusts/dims to changes in ambient light.
- (k) Any sign owned by, or erected by or at the direction of the City in furtherance of the official duties of the City of Reno or Washoe County, including, but not limited to, traffic-control signs, signals or devices, street name signs, directional signs, warning signs, parking control signs, area identification signs, and signs prohibiting or controlling access to property.⁵

SECTION 6: Chapter 18.05 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.05.109, the same to read as follows:

18.05.109 On-Premises Signs Prohibited

The following types of signs are prohibited within the city:

- (a) Signs that constitute a hazard to traffic or pedestrians;

⁴ The redline verbiage aims to address issues where signage is placed on the interior portion of a business window and intended to capture an audience from outside of the building. This functions as standard wall signage, however the previous verbiage would unintentionally exempt this signage.

⁵ Suggested by our sign consultant and legal counsel to include verbiage related to government/official signs. Staff has also had difficulty implementing this in the past, as signs by government entities are often in the public right of way or on public property, and this verbiage would provide clarity for official signage. The verbiage proposed also only makes this applicable to the City of Reno and Washoe County government signs.

- (b) Signs located within any stream or drainage canal;
- (c) Mobile, A-framed, or portable signs except as provided in Section 18.05.110;
- (d) Inflatable or other temporary or wind signs except as otherwise provided;
- (e) Signs which initiate or simulate official signs, or which use yellow or red blinking intermittent light resembling danger or warning signals;
- (f) Sign on public property or rights-of-way or signs attached to utility poles, street-light standards, fences, sheds, trees, hydrants, or similar structures except as otherwise provided in this Chapter;
- (g) Roof signs;
- (h) Wall signs extending above the top of the wall or beyond the ends of the wall to which the signs are attached unless the signs conform to the requirements for projecting signs, or ground-freestanding⁶ signs;
- (i) Signs emitting and/or producing noise, odor, sound, smoke, fire, or other such emissions; and
- (j) Signs within 100 feet of the right-of-way of a freeway that exceed 20 square feet and have faces which are visible from the travel lanes of the freeway.

SECTION 7: Chapter 18.05 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.05.112, the same to read as follows:

18.05.112 Removal of Abandoned ~~of~~ On-Premises Signs

Any sign or sign structure which has been abandoned for a period of six months shall be removed or restored to use within 30 days after a notice of abandonment is issued by the Administrator to the owner of the sign. The Administrator may allow an abandoned sign or sign structure to remain in place, provided that the sign or sign structure is maintained in good condition, and that there is a reasonable possibility that the sign can be restored to use within a one-year period.

SECTION 8: Chapter 18.05 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.05.113, the same to read as follows:

18.05.113 Permanent On-Premises Sign Regulations by Zoning District

Sign regulations for each zoning district are established in Table 5-1, below:

Table 5-1 Sign Regulations by Zoning District ^[1]					
District	Height, freestanding (max.)	Area, freestanding (max.)	Area, Wall (max.)	Illumination	Flashing/ Animation ^[2] ²
Residential <u>Districts</u>					

⁶ Ground signs are not defined in code. This section was referring freestanding signs, thus verbiage was amended to clarify.

⁷ NRS Sections 590.160 — 590.330 requires that Advertisement of Motor Vehicle Fuel and Petroleum Products be allowed with certain limitations, found in 18.05.114(b)(5). Moving the footnote will allow this to be applicable to all districts.

Table 5-1 Sign Regulations by Zoning District [1]					
District	Height, freestanding (max.)	Area, freestanding (max.)	Area, Wall (max.)	Illumination	Flashing/ Animation [2] ²
<u>LLR-2.5, LLR-1, LLR-0.5, SF-3, SF-5, SF-8, SF-11, MF-14, MF-21, MF-30</u> All ⁸	6' <u>maximum</u> ⁹ monument only ₋	50 sq. ft. per access ₋ up to 150 sq. ft. max w/site plan review One per street frontage ₋ ¹⁰	20 sq. ft. <u>maximum.</u> One per street frontage. {1}{2}	Indirect {8} ¹¹	Not allowed
Urban Districts					
All districts not listed below {6} {11}, MD-ED, MD-UD, MD-ID, MD-RD, MD-NWQ, MD-PD, MU, MS, MU-MC, MU-RES-¹²	8' maximum OR, if the parcel is ≥ one acre, freestanding sign maximum height is 25' <u>35' if parcel fronts street posted at 35 mph or greater.</u> ¹³	125 sq. ft. maximum {5}{7}{3} ¹⁴ <u>If the parcel is ≥ one acre, freestanding sign area may be doubled.</u> ¹⁵	1 sq. ft. of sign area per lineal foot of business frontage <u>not to exceed 400 sq. ft. per business.</u> ¹⁶ <u>Notwithstanding above, at a minimum, each business shall be allowed 40 sq. ft. of sign area.</u> ¹⁷ Sign length shall not exceed 75% of business frontage	All types	<u>Permitted on parcels fronting North Virginia Street, South Virginia Street, West 4th Street, East 4th Street, and Mill Street and shall not exceed 125 sq. ft. Any other street shall require a major site plan review for flashing/animated signs.</u> ¹⁸ Not allowed {12}

⁸ Clarification added to the table to identify which specific zoning districts are being referenced in the applicable row.

⁹ Clarification added.

¹⁰ Difficult to administer as it was unclear how many signs were allowed and whether a site plan review was required for every sign. Amended to allow one 50 sq. ft. sign per access and removed the site plan review requirement. Overall, more square footage may be allowed compared to current code, however, the sign size per access is limited, which was unclear before.

¹¹ Removed footnote 8 as it was unclear and difficult to implement.

¹² Section existed in other parts of code that were more obscure to find. Since it was related to signs, it was included in the table for clarity.

¹³ Previous language was difficult to administer as speed limits on roadways can change. Removed ambiguity to allow for 35' height maximum in all cases where the parcel is larger than one acre.

¹⁴ New footnote [4] still limits the number of freestanding signs allowed. Reference to previous footnote [5] to allow for doubling of square footage on arterial roadways with a posted speed limit of 35 mph or higher removed. Previous footnote [7] which specified copy area only was removed.

¹⁵ Per stakeholder feedback, a 125 sq. ft. maximum sign is too small on a taller sign. Previous footnote allowed doubling of square footage in certain cases, carried forward.

¹⁶ Previous code limited this standard to 400 square feet per parcel, however, that was difficult to administer, as the sign square footage for existing businesses or future potential was difficult to accurately review and account for. The square footage is still limited based on length of business frontage.

¹⁷ Verbiage clarified and simplified by removing maximum letter height and sign length standards.

¹⁸ Previous footnote was included in the appropriate cell in the Table for clarity and entitlement type was changed to a major site plan review to be consistent with other sign entitlement review types.

Table 5-1 Sign Regulations by Zoning District ^[1]					
District	Height, freestanding (max.)	Area, freestanding (max.)	Area, Wall (max.)	Illumination	Flashing/ Animation ^[2]
			All wall sign area shall not exceed 400 sq. ft. per parcel 5' maximum letter height Notwithstanding above, each business shall be allowed a minimum 40 sq. ft.		
GC {6} ¹⁹ {9} ²⁰	<u>8' maximum</u> <u>1' per 4' of linear street frontage</u> Not to exceed 35' for signs adjacent to a major arterial; over 35' adjacent to a major arterial with a conditional use permit IOR, if the parcel is ≥ one acre, freestanding sign maximum height is 35' ²¹	60 sq. ft. up to 100 lineal street ft. frontage 125 sq. ft. for parcel between 100-400 lineal ft. frontage 250 sq. ft. for parcels with more than 400 lineal ft. {5}{7} artistic embellishment, no limit <u>150 sq. ft. if street frontage ≤ 400 ft.</u> 250 sq. ft. if street frontage > 400 ft. ^[3] ²²	<u>1 sq. ft. of sign area per lineal foot of business frontage not to exceed 400 sq. ft. per business.</u> Notwithstanding above, at a minimum, each business shall be allowed 40 sq. ft. of sign area. - 6' maximum letter height for anchor tenants, 4' maximum letter height for line shops and pad sites Notwithstanding above, each business shall be allowed a minimum 40 sq. ft. ²³	All types	Allowed up to 35' in height if not facing residential zoning districts.
NC, PO {6} ²⁴	<u>8' maximum</u>	60 sq. ft.	<u>1 sq. ft. of sign</u>	Indirect <u>or</u>	Not allowed {13}

¹⁹ Reference to the number of freestanding signs allowed was moved to the freestanding sign column.

²⁰ Removed footnote to simplify standards.

²¹ Attempted to simplify standards.

²² Attempted to simplify standards.

²³ Attempted to simplify standards by removing letter height requirements. Limited area to 400 sq. ft. per business.

²⁴ Make NC and PO zones consistent and further simplified standards.

Table 5-1 Sign Regulations by Zoning District [1]					
District	Height, freestanding (max.)	Area, freestanding (max.)	Area, Wall (max.)	Illumination	Flashing/ Animation [2] ²
	Monument only. <u>May be increased to 12' if more than 100' of parcel street frontage. 8-ft- if < 100' street frontage (12' if 100'+)</u>	maximum monument ²⁵ <u>[3]-</u>	<u>area per lineal foot of business frontage not to exceed 400 sq. ft. per business.</u> <u>Notwithstanding above, at a minimum, each business shall be allowed 40 sq. ft. of sign area. 1 sq. ft./100 GFA (all signs combined not to exceed 400 sq. ft. per parcel, 3' maximum letter height) [4]</u>	<u>internally illuminated.</u> ²⁶	
PO-	8' monument only [3]-	1 sq. ft./100 sq. ft. of GFA, max 25% of business frontage on a building.	20 sq. ft./parcel	Indirect [8]-	Not allowed-
Employment Districts					
I, IC, ME, MA- ²⁷	25' maximum-	80 sq. ft. per frontage;- For properties with 2 or more street frontages, maximum combined area of 160 sq. ft. per sign. 150 sq. ft. maximum	1 sq. ft. of sign area per lineal foot of business frontage not to exceed 400 sq. ft. per business. Notwithstanding above, at a minimum, each business shall be allowed 40 sq. ft. of sign area. 1/business/ street frontage 1 sq. ft./lineal foot of building frontage	All types	Not allowed [13]
IC-					
ME-	25' or bldg.-	3 sq. ft./100 GFA-	3 sq. ft./100 GFA-	All types;-	Allowed up to 25'-

²⁵ Monument only requirement still maintained in the freestanding sign height column, consistent with other districts.

²⁶ The NC and PO zoning districts are commercial zones, thus allowing for an internally illuminated sign is more consistent with other commercially oriented zoning districts.

²⁷ Combined employment districts and included MA, which was inadvertently left out in current code. Attempted to simplify standards.

Table 5-1 Sign Regulations by Zoning District [1]					
District	Height, freestanding (max.)	Area, freestanding (max.)	Area, Wall (max.)	Illumination	Flashing/ Animation [2] ²
	height 1/- street frontage	combined [10]-	combined [10]-	indirect facing residential zones [8]-	if not facing residential zones
Special Purpose Districts					
PF ²⁸	<u>8' maximum monument only.</u> <u>May be increased to 12' if more than 100' of parcel street frontage. 6' monument established by conditional use permit.</u>	15% of allowed wall sign area <u>60 sq. ft. maximum</u>	<u>1 sq. ft. of sign area per lineal foot of business frontage not to exceed 400 sq. ft. per business.</u> <u>Notwithstanding above, at a minimum, each business shall be allowed 40 sq. ft. of sign area. 40 sq. ft./acre</u>	All types; none facing residential	Not allowed
PGOS ²⁹	<u>6' maximum monument only.</u>	<u>60 sq. ft. maximum</u>	<u>1 sq. ft. of sign area per lineal foot of building frontage not to exceed 400 sq. ft.</u> <u>Notwithstanding above, at a minimum, each building shall be allowed 40 sq. ft. of sign area.</u>	<u>All types; none facing residential zoning district.</u>	<u>Not allowed</u>
<u>UT-5, UT-10, UT-40</u> ³⁰	<u>6' maximum monument only.</u>	<u>50 sq. ft. per access. One per street frontage.</u>	<u>20 sq. ft. maximum. One per street frontage.</u>	<u>Indirect</u>	<u>Not allowed</u>
Overlay Use Specific [4] ³¹					
<u>Gaming Legally Established Nonrestricted Gaming Facility</u> ³²	<u>100'</u> <u>Major site plan review</u> <u>Conditional use permit required to</u>	No limit	No limit	All types	No limit

²⁸ Attempted to simplify standards and make them consistent with other standards in the table.

²⁹ Was inadvertently left out of current code. Created standards similar to other standards found within the table.

³⁰ Was inadvertently left out of current code. Created standards similar to residential district standards.

³¹ Footnote 4 included to clarify that the Use Specific standards supersede the base zoning standards.

³² This verbiage allows for any property within the Gaming Overlay to be allowed very liberal signage standards. This unintentionally included much more area than before. Feedback from stakeholders indicated that the larger allowance should be limited to legally established nonrestricted gaming facilities.

Table 5-1 Sign Regulations by Zoning District [1]					
District	Height, freestanding (max.)	Area, freestanding (max.)	Area, Wall (max.)	Illumination	Flashing/ Animation [2] ²
	exceed 100'.				
<u>School, Public or Private³³</u>	<u>Subject to zoning district.</u>	<u>Permitted- subject to requirements in section 18.05.114 and the following:</u> - <u>Must be turned off by 10 p.m. and turned on no earlier than 6 a.m.</u> <u>Signs shall not exceed 150 nits between sunset and sunrise.</u> <u>Animated portion of the sign is limited to 32 sq. ft. maximum.</u> <u>Content display must remain for no less than 8 seconds with no video display, flashing, or blinking.</u>			
Notes: {1} Established by conditional use permit for nonresidential use in residential zone- [1] <u>Signs in all zoning districts that are larger than 150 sq. ft. and proposed within 150 feet of the center line of the Truckee River require approval of a major site plan review.³⁴</u> [2] <u>In all zoning districts, sign copy regulated by NRS Sections 590.160 — 590.330, Advertisement of Motor Vehicle Fuel and Petroleum Products, permitted subject to standards outlined in Section 18.05.114(b)(5)</u> [2] <u>Either a wall or monument sign is allowed per street frontage-</u> [3] <u>On multi-tenant building, may have one 12-foot center-identification sign/frontage-</u> [4] <u>Gross floor area (GFA)-</u> [5] <u>The allowable square footage may be doubled on arterial roadways with a posted speed limited of 35 mph or greater-</u> [6] <u>Number of freestanding allowed: one per frontage per parcel or commercial center, 2nd or one additional sign allowed if over 10 acres. Gas stations may have one additional 16 sq. ft. sign.</u> [4] <u>Use specific sign standards supersede the base zoning regulations.</u> [7] <u>Copy area only-</u> [8] <u>Signs of light copy and dark backgrounds with internal illumination are permitted, provided the copy makes up less than 50 percent of the sign area-</u> [9] <u>As an alternative to specific square footage allowances for wall and freestanding signs in the GC zone, two square feet/lineal foot of building frontage may be utilized for all sign types combined-</u> [10] <u>Three sf/100 GFA is the maximum total sign area and may be provided on wall and/or freestanding signs-</u> [11] <u>Legally established Nonrestricted Gaming Operation, land uses may use Gaming Overlay district sign requirements-</u> [12] <u>Permitted on parcels fronting North Virginia Street, South Virginia Street, West 4th Street, East 4th Street, and Mill Street and shall not exceed 125 sq. ft. Any</u>					

³³ The Washoe County School District has requested the ability to utilize animated signage, as it is becoming a more typical sign type to alert the community of school and other community related events. The animated signs would be required to meet section 18.05.114, which contains additional regulations related to animated signs, Additionally, time parameters that are more stringent than the City's typical operating hours have been implemented as an additional mechanism to mitigate potential impacts. A major site plan review per section 18.05.114 would not be required, as the items in the table are more restrictive and specific to mitigate the potential impacts of digital signage.

³⁴ Currently exists in code as a minor site plan review. This is suggested to be subject to a major site plan review, similar to other sign entitlement reviews.

Table 5-1 Sign Regulations by Zoning District [1]					
District	Height, freestanding (max.)	Area, freestanding (max.)	Area, Wall (max.)	Illumination	Flashing/ Animation [2] ²
other street shall require a site plan review for flashing/animated signs- [12] Permitted subject to standards outlined in Section 18.05.114(b)(6).					

SECTION 9: Chapter 18.05 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.05.114, the same to read as follows:

18.05.114 Additional Regulations for Animated Signs

(a) **Applicability** The following regulations only apply to fixed message electronic signs and computer controlled variable message electronic signs as defined in Chapter 18.09 Rules of Construction and Definitions.

(b) **Standards**

- (1) No animated sign shall exceed 1,500 nits between sunset and sunrise. No animated sign shall exceed 5,000 nits between sunrise and sunset. Signs shall automatically adjust/dim due to changes in ambient light, such as inclement weather.
- (2) Any animated sign constructed prior to December 2, 2015, shall be brought into conformance with the nit standards listed in Subsection 18.05.114(b)(1), above, by December 2, 2017.
- (3) Animated signs shall only be allowed within 750 feet of residentially zoned property with the approval of a ~~conditional use permit~~ major site plan review. The 750 feet shall be measured from the base of the sign to the property line of the residentially zoned parcel. Schools, Public or Private are exempt from this requirement.³⁵
- (4) No animated signs shall be allowed within 300 feet of the outer boundary of the outer travel lane/white line of:
 - a. State Route 431 (Mount Rose Highway);
 - b. Interstate 80 west of Robb Drive, to the western most city limit;
 - c. U.S. 395 north of North McCarran Boulevard; and
 - d. Interstate 580 south of South McCarran Boulevard.

~~e.(5)~~ Any animated signs located within these areas which were in existence prior to December 2, 2015, may only be enlarged or relocated with the approval of a ~~conditional use permit~~ major site plan review³⁶.

- ~~(6)~~ Notwithstanding Subsection (b)(~~5~~4), above, only that portion of sign copy regulated by NRS Sections 590.160 — 590.330 , Advertisement of Motor Vehicle Fuel and Petroleum Products, may be animated provided that:
- a. The display brightness does not exceed 150 nits between sunset and sunrise;
 - b. Displays do not appear to be in motion, flashing, or have video;

³⁵ Redlined verbiage exempts Schools from this requirement as animated signs are further restricted for this use type, as noted in Table 5-1.

³⁶ Amended to major site plan review to be consistent in review types. Still requires public noticing and hearing through the Planning Commission.

- c. Displays change no more than 24 times per day; and
- d. All other sign regulations in this Title that are not specified in these NRS regulations (including zoning limitations, and limitations on number and size of signs) remain in effect.

SECTION 10: Chapter 18.05 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.05.115, the same to read as follows:

18.05.115 Nonconforming On-Premises Signs

A "nonconforming on-premise sign" is a sign that was lawfully erected prior to the adoption of the sign regulations codified in this chapter, or subsequent amendments thereto, which would not be permitted under the current provisions of such regulations. "Nonconforming signs" include signs that were erected without a conditional use permit, or other entitlement, -and which would require a major ~~minor~~-site plan review under the current provisions of this chapter or of Section 18.08.60~~32~~, Major ~~Minor~~-Site Plan Review. ³⁷

SECTION 11: Chapter 18.05 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.05.118, the same to read as follows:

18.05.118 Alteration, Enlargement, or Relocation of On-Premises Sign

- (a) Excluding Section 18.05.114(b)(4), above, no permit shall be issued for the alteration, enlargement, or relocation of a nonconforming sign unless any changes decrease the amount of any nonconforming size by a minimum of 25 percent and any nonconforming height by a minimum of 25 percent. Methods of lighting shall not be changed until all other elements of the sign are brought into full conformance.
- (b) The Administrator may waive this section in the instance where a sign must be moved or altered because of the need for right-of-way or expansion into private property for a public or utility agency project. This includes any project proposed for construction by a public agency established by Nevada Revised Statutes whereby capacity and/or safety is being expanded or improved including, but not limited to, roadways, storm drainage, utilities and pedestrian and bicycle facilities. In such instances the Administrator may allow for the relocation of the legally established nonconforming sign as a reasonable remedy to mitigate the impact of the public project on the property or business owner.³⁸

SECTION 12: Chapter 18.05 of the Reno Municipal Code is hereby amended by adding Section 18.05.123, the same to read as follows:

18.05.123 Content Neutrality and Substitution³⁹

- (a) Content Neutrality Despite any other provision of this Chapter, the content of a sign's message does not limit its permissibility under this Chapter. However, location-based standards such as off-premises regulations, do apply.

³⁷ Added clarification. Now requires a major site plan review.

³⁸ Verbiage included to address the need to move signage for public projects that result in a loss of property and result in an on-premise sign needing to be moved. The nonconforming sign may be relocated at the same size.

³⁹ Language added to address content neutrality.

- (b) **Substitution Allowed** Any sign allowed a commercial message may contain any non-commercial message. Any sign allowed a non-commercial message may contain any other non-commercial message.

SECTION 13: Chapter 18.08 the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Section 18.08.602, the same to read as follows:

18.08.602 Minor Site Plan Review

- (a) **Purpose** This section describes the process by which proposed development is reviewed for compliance with the development and design standards of this Title. The minor site plan review procedure ensures that potential impacts of development are considered before submittal of an application for construction plan approval or issuance of a building permit.
- (b) **Applicability** Approval of a minor site plan review according to the procedures and criteria in this section is required for the following development applications and activities, unless exempted under Subsection (c), below:
- (1) **Specified Development Applications** All development activities expressly made subject to a minor site plan review in this Title.
 - (2) **Additional Activities Subject to Minor Site Plan Review** Except where modified by other provisions of this Title, a minor site plan review application is required for the following development applications:
 - ~~a. On-premise signs that are proposed to be greater than 150 square feet in size and located within 150 feet of the centerline of the Truckee River⁴⁰.~~
 - ~~ba.~~ Nonresidential developments adjacent to or within 300 feet of residentially zoned property. This does not include subdivision of land through a parcel map.
 1. Nonresidential facilities are exempt if less than 35 feet in height and are separated from residentially zoned property by a freeway.
 - ~~eb.~~ Primary or secondary schools adjacent to residentially zoned properties;
 - ~~ec.~~ Commercial or industrial developments within 300 feet of a primary or secondary school;
 - ~~ed.~~ Communication facilities in an Urban Zoning District or Employment Zoning District that do not meet the use standards set forth in Section 18.03.305(a)(1), Communication Facility, Equipment Only; and
 - ~~fe.~~ Development proposals that qualify as a "cluster" development per Subsection 18.04.903(a)(6), Cluster Development.
- (c) **Exemptions** The following are exempt from the minor site plan review procedure, but are subject to the standards of this Title:
- (1) **Accessory Structures** Accessory structures with combined gross floor areas no larger than 1,000 square feet on each parcel.
 - (2) **Additions to Nonresidential Facilities** A structural addition to nonresidential facilities that would require a minor site plan review are exempt if the following conditions are met:
 - a. The addition does not exceed 20 percent of the size of the original development or 20,000 square feet in size, whichever is smaller.

⁴⁰ This section was removed from the Minor Site Plan Review requirements as a Major Site Plan review is now required.

- b. The construction of the proposed addition will not materially alter the original site plan application in that no new use is involved in the addition that would itself require discretionary review, no potentially deleterious aspect of the development will be increased, the proposed addition will not have significant impacts on neighboring properties, the size of the property has not been increased, and the proposed addition will continue to comply with other conditions of the approval.
- c. The exemption provided in this subsection may be used only once per property.
- (3) **Certain Urban Districts** Projects that meet the standards of Subsection 18.04.1002(c)(1), Certain Development Exempt from Discretionary Review, with Exceptions.
- (4) **Solar Structures** Solar structures, classified as accessory alternative utility systems.
- (d) **Application Submittal and Review Procedure** Figure 8-9, below, identifies the applicable steps from Article 3, Common Review Procedures, that apply to the review of site plans. Additions or modifications to the common review procedures are noted below.

Figure 8-9: Summary of Minor Site Plan Review Procedures



- (1) **Application Submittal and Handling** Minor site plan review applications shall be submitted, accepted, and revised, and may be withdrawn, in accordance with Section 18.08.303, Application Submittal and Handling.
- (2) **Applications Subject to Minor Site Plan Review and Minor Conditional Use Permit** The processing of any development subject to a minor site plan review and a minor conditional use permit may be combined into a single application for a minor conditional use permit and processed in accordance with Section 18.08.604, Minor Conditional Use Permit at the applicant’s discretion. Both the findings for a minor site plan review and a minor conditional use permit shall be made and listed in the decision letter.
- (3) **Alternative Process** At the discretion of the applicant, any project subject to a minor site plan review may instead be processed in accordance with Section 18.08.603, Major Site Plan Review.
- (4) **Public Notice** Public notice shall be provided in accordance with Section 18.08.305, Scheduling and Notice of Public Hearings.
- (5) **Staff Review and Decision** The Administrator shall review the application and shall approve, approve with conditions, or deny the application for minor site plan review within 30 days of receiving the completed application in accordance with Section 18.08.303(f), Determination of Application

Completeness. The decision shall be based on the general criteria in 18.08.304(e), Approval Criteria Applicable to all Applications.

- (6) **Appeal** The decision of the Administrator may be appealed to the City Council in accordance with Subsection 18.08.307(j), Appeal.
- (7) **Post-Decision Actions and Limitations** All common procedures in Section 18.08.307, Post-Decision Actions and Limitations, shall apply, with the following modifications:
 - a. **No Building Permit without Approval**
 1. The minor site plan review, as approved by the Administrator, shall accompany the plans submitted for building permit approval, and all development of the property shall be in accordance with the approved plan.
 2. No building permit shall be issued until the minor site plan review application and all other associated applications have been approved and any applicable appeal period is exhausted. Any building permitted when an application has been appealed or prior to the end of the appeal period shall be submitted "at risk," with no refunds due if the minor site plan review is not finally approved.
 - b. **Time Limitations and Extensions**
 1. **Time Limitations**
 - [a] Minor site plan reviews that accompany tentative maps shall be valid as long as the tentative map is valid.
 - [b] The owner or developer shall apply for a building permit for the entire project within 18 months of the date of approval of the minor site plan review application and maintain the validity of that permit, or the minor site plan review approval shall be null and void unless a different time limitation was established at the time of final approval based on the characteristics and complexity of the project.
 2. **Extension by the Administrator**
 - [a] The Administrator may extend the time limit by up to 12 months if a request is received prior to the expiration of the time limit to apply for a building permit under a minor site plan review, provided that:
 - i. The applicant agrees to comply with all requirements of this Title and all conditions of approval; and
 - ii. The applicant agrees to pay all applicable fees.
 - iii. No more than one administrative time extension shall be approved for any project or project phase.
 3. **Extension by the Planning Commission**
 - [a] The Planning Commission may extend the time limit by six additional months if an application is received by the Administrator 45 days prior to the expiration of the extension granted by the Administrator, and the Planning Commission approves a schedule indicating that the applicant will apply for a building permit for the entire project or the relevant phase within the six month extension.
 - [b] In reviewing any such extension request, the Planning Commission shall consider the continued appropriateness of the project in the approved location and may add conditions to ensure that the project does not adversely impact other properties and to protect the public interest.

[c] No more than one six-month time extension shall be approved for any project or project phase.

(e) **Findings** In addition to meeting the criteria in Section 18.08.304(e), Approval Criteria Applicable to all Applications, the following findings shall be made prior to granting a minor site plan review permit:

(1) **General**

- a. The proposed design is compatible with surrounding development;
- b. The proposed design is consistent with applicable development standards;
- c. Public services and facilities are available to serve the project, or will be provided with development;
- d. The characteristics of the project as proposed and as may be conditioned are reasonably compatible with the types of development permitted in the surrounding area; and
- e. The approval will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
 1. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 2. Any hazard to persons and property.

(2) **Mixed-Use Downtown (MD-) Districts** In addition to the general minor site plan review findings, the following findings shall be made prior to approving a minor site plan review to modify supplemental standards for the Mixed-Use Downtown Riverwalk (MD-RD) District:

- a. Strict application of the building envelope, height restrictions, Riverfront Esplanade setbacks, or provision of the design guidelines would constrain the design of the project;
- b. The proposed project will not negatively impact the visual integrity of the river or result in a visual barrier to the river corridor;
- c. The project provides adequate separation from the river course to allow for public circulation along the river corridor and creates pedestrian oriented public spaces adjacent to the river;
- d. The project does not unduly shade the North Esplanade, or increased shading has been mitigated by providing additional or enhanced pedestrian amenities;
- e. The project will enhance or preserve environmental resources;
- f. The project does not impede flood flows; and
- g. The project will be used by and benefits local residents.

SECTION 14: Chapter 18.09 of the Reno Municipal Code is hereby amended by adding certain wording to and deleting certain wording from Article 4, the same to read as follows:

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.

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 Development Services, 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.

Alarm System

A device or system that transmits an audible, visual, or electronic signal intended to summon or alert law enforcement. The term does not include a system which does not transmit a signal from outside of a building or residence and it's intended to alert only occupants of a building or residence.

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

Any device for the amplification of the human voice, music or any other sound.

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 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.

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.

Battery-Charged Fence

A fence that interfaces with an alarm system in a manner that enables the fence to cause the connected alarm system to transmit a signal intended to summon law enforcement in response to an intrusion and has an energizer that is driven by a battery.

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 Facade

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 cannabis 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, major 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, as approved per the Public Works Design Manual, or 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 Development Services 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).

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 Development Services 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.

Gross Floor Area (GFA)

The total area of all floors of a building, as measured to the outside surfaces of exterior walls. Gross floor area includes halls, stairways, elevator shafts, on grade, semi-subterranean, and subterranean garages, lofts and mezzanines, finished or habitable basements, and finished or habitable attics, except as otherwise defined or exempted in a specific Section of this Title.

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, or intended to be used for food preparation, food storage, and dishwashing for the consumption by residents of a dwelling unit. The presence of a permanently installed range or cooktop along with a sink and a means of refrigeration shall be considered 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:

Table 9-2 Level of Service for Street Intersections		
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. Cities and Counties sometimes allows mixed-use in commercial zones, with housing typically located above primary commercial uses on the premises.

Urban Districts or Urban Zoning Districts

Any of the following base zoning districts: MD-ED, MD-UD, MD-ID, MD-RD, MD-NWQ, 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

A structure which is built on a permanent chassis, designed to be used with or without a permanent foundation as a dwelling unit when connected to utilities, and is transportable in one or more sections, as defined by NRS 489.120

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.

Employment District or Employment 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/or public rights-of-way for the consumption of food and beverages. Also referred to in this Title as "sidewalk seating", when located on a public sidewalk.

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 curblines 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 gross 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 LLR-2.5, LLR-1, LLR-.5, SF-3, SF-5, SF-8, SF-11, MF-14, MF-21, MF-30, 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.

Retaining Wall

A wall where the grade on one side of the wall is greater than the grade on the opposite side. This term shall not include paving or a similar treatment of a slope to prevent erosion.

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 $\frac{1}{4}$ 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.
- b. 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.
- c. 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 or public⁴¹ 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 including, but not limited to, monument signs and pole signs, as further defined in this section⁴².

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.

Monument Sign⁴³

A permanent on-premise freestanding sign with a low profile and having a base and support structure with a solid appearance that is at least as wide as the width of the widest part of the sign's face.

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-

⁴¹ Clarification was needed to ensure directional signs were applicable to both private and public property.

⁴² Clarity was needed in determining which types of signs are considered freestanding.

⁴³ This term is used in the sign section of code but never defined. This definition will help staff when applying code.

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 freestanding 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 18.16-05⁴⁴ 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 LLR-2.5, LLR-1, LLR-.5, SF-3, SF-5, SF-8, or SF-11, 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.

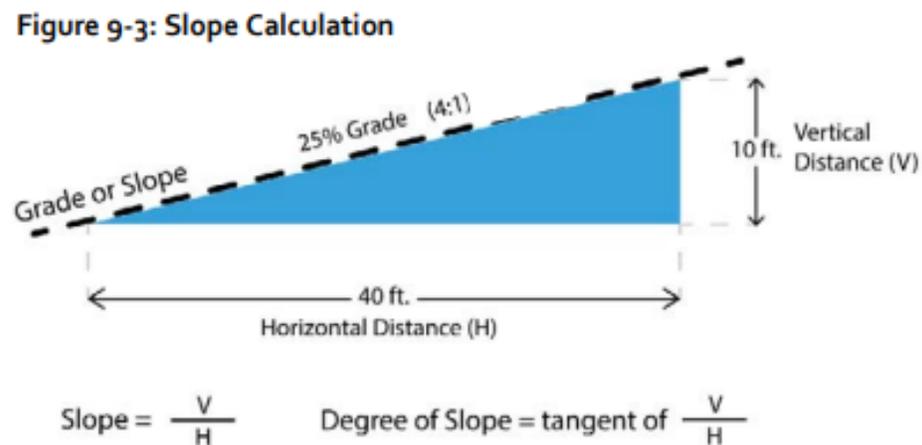
⁴⁴ [Incorrect Chapter reference was fixed.](#)

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



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

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 Development Service 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 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. Freeways are exempt from being considered a front yard unless direct access to the lot is taken off the freeway.

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.

SECTION 15: Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, that decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part declared to be unconstitutional or invalid.

SECTION 16. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 17. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

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

AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this ____ day of _____, ____.

MAYOR OF THE CITY OF RENO

ATTEST:

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

EFFECTIVE DATE: