

BILL NO. _____

INTRODUCED BY COUNCIL

ORDINANCE NO. _____

CA-3-19 - City of Sparks

AN ORDINANCE BY THE CITY OF SPARKS AMENDING TITLE 20 OF THE SPARKS MUNICIPAL CODE TO REVISE DEFINITIONS, PERMITTED USES, AND SIGN STANDARDS FOR THE MUD (MIXED-USE DISTRICT) ZONING DISTRICT.

THE CITY COUNCIL OF THE CITY OF SPARKS DOES ORDAIN:

SECTION 1: Chapter 20 (Zoning and Land Use Controls) of the Sparks Municipal Code is hereby amended as depicted in Exhibit '1'.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law and to record the plan certified herein as provided by law.

SECTION 4: This ordinance shall become effective upon passage, approval, publication.

SECTION 5: The provisions of this ordinance shall be literally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

SECTION 6: If any subsection, phrase, sentence or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be

deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 7: The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

PASSED AND ADOPTED this _____ day of _____, 2020, by the following vote of the City Council:

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this _____ day of _____, 2020 by:

RONALD E SMITH, Mayor

ATTEST:

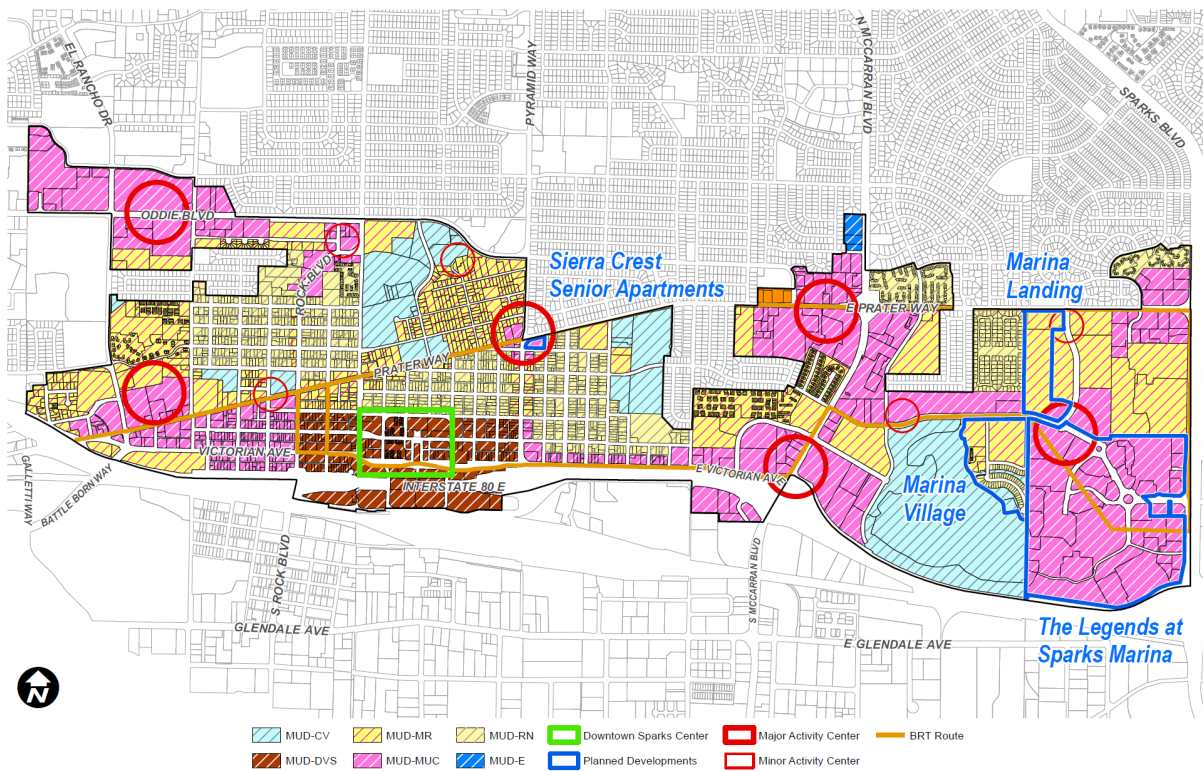
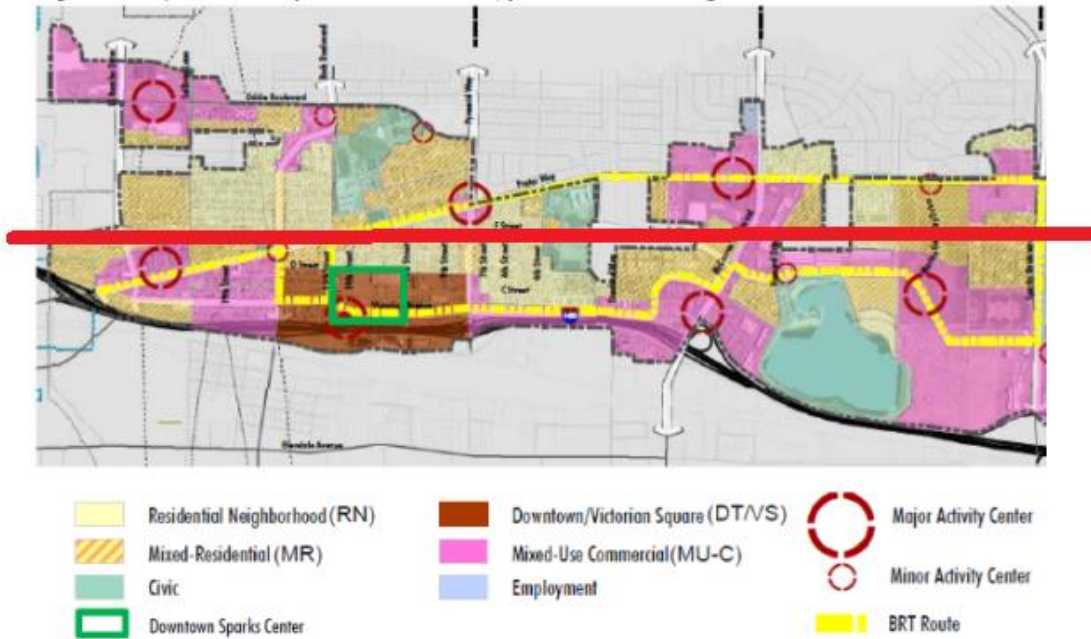
APPROVED AS TO FORM & LEGALITY:

LISA HUNDERMAN, City Clerk

CHESTER H. ADAMS, City Attorney

Section 20.02.006 Mixed-Use Districts (MU-C, MR, DT/VS, RN)

Purpose: These districts provide a mix of uses, including high-density residential. The district allows vertical and/or horizontal mixing of uses on sites. The regulations create mix of uses with an efficient and compact development pattern that encourages shared parking and economical use of land. Higher density and intensity is transitioned away from established neighborhoods.



Section 20.02.013 Use Table

Purpose: The permitted, special and accessory uses within each zoning district are set out in the Use Table, below. The Use Table provides broad use categories, along with procedures for interpretation and ways to accommodate uses that are not specifically listed.

A. Generally.

1. No uses are allowed in any zoning district except those specifically listed as a permitted or conditional use in the Use Table.
2. All uses are subject to the dimensional standards in each zoning district, any additional regulations established by the zoning district, any regulations applicable to the use (Chapter 20.03), and the development standards (Chapter 20.04).
3. The Use Table establishes the following use categories:

Notation	Category	Description
P	Permitted by right	Permitted if the use meets the standards established in the zoning district.
C	Conditional Use	Requires approval of a Conditional Use Permit. This may involve additional conditions to mitigate impacts on the surrounding neighborhood, in addition to other applicable requirements of this Title.
*	Use regulations apply	In addition to the zoning district regulations, these uses are subject to additional regulations as provided in Chapter 20.03.
AR	Administrative Review	Administrative review is required as a prerequisite to the issuance of building permits, whenever a Conditional Use Permit is not required for new commercial and industrial building construction/additions, new multiple-family residential, enlargement of a nonconforming use and for outdoor storage. (see Chapter 20.04).
L	"I" District	Locational standards in the "I" district apply (see Section 20.02.009).

B. Unlisted Uses.

Purpose: The list of permitted uses is both broad and comprehensive. However, it is impossible to contemplate every possible use, or new uses that did not exist when this section was written. To ensure that all un contemplated uses have a path to approval, this subsection establishes procedures to obtain a conditional use permit for such a use.

Generally. Uses not listed in the use table, are presumed to be prohibited. For uses not considered in the use table, a case can be made, the use is materially similar to uses permitted in the respective zoning district. The case will be considered by the Planning Commission through the Conditional Use Permit process. Conditional Use Findings will apply in addition to analysis pertaining to the following criteria:

1. Provide rationale the proposed use is consistent with uses permitted in the respective zoning district by utilizing a nationally accepted land use classification manual, such as the North American Industry Classification System (“NAICS”), American Planning Association or Land-Based Classification Standards LBCS Tables.
2. Document the actual or projected characteristics of the proposed use;
3. Document the relative number of employees;
4. Document hours of operation;
5. Demonstrate types of vehicles used and a parking analysis;
6. Provide a traffic analysis;
7. Analyze the impacts on surrounding properties; and
8. Provide analysis documenting the proposed use shall not generate average daily trips exceeding other uses proposed in the zoning district by more than ten percent (10%), as determined by the Institute of Transportation Engineers, *Trip Generation* or local traffic studies.

P = Permitted by right ; C = Conditional Use; * = Use regulations apply; AR = Administrative Review; L = Locationally Restricted in the "I" District

Use Category	Use Type	A-40	A-5	SF-40	SF-20	SF-15	SF-12	SF-9	SF-7	SF-6	MF-2	MF-3	MF-4	MF-5	MU-C	MR	DT/VS	RN	C1	C2	TC	PO	I	PF		
Residential																										
Residences	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P	C	C				P								
	Dwelling, two-family (duplex)										P	P	P	P		P		P								
	Multi-family Building ≤ 110 units										P	P	P	P	P	P	P	P	C	P	P					
	Multi-family Building > 110 units												C	C	C	P	P	P	C	C	C					
	Live/work dwelling														P	P	P	P	C							
	Manufactured home park											C	C	C	C						C	C				
	Home Occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			
Group Living:	Boarding / rooming house												C	C	C	P	P	P	P							
	Group home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							P	
	Life care or continuing care services												C	C	C		P	P	P	P	P	P			P	
													*	*	*		*	*	*	*	*	*	*			*
	Halfway house																			C					P	
Lodging / Short-Term Rental																										
	Bed and breakfast	C	C												P	P	P	C								
		*	*												*	*	*	*								
	Hotel / Motel (< 20 units)														P	C	P			C	P					
	Hotel / Motel (≥ 20 units)														C		C			C	P					
	Recreational vehicle park																			C	C				C	
																				*	*				*	
	Resort, dude/guest ranch	C	C																							
Commercial / Mixed Use																										
Animal Services*:	Animal services, indoor	C	C												P	P	P	P	P	P	P	P	L*			
		*	*												*	*	*	*	*	*	*	*	*			
	Animal services, overnight (whether indoor or outdoor)	C	C												C					P	P			P*		
		*	*												*					*	*					

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Financial Services:	Payday loan establishment																			P			P*	
	Automated teller machine, stand alone*														P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
	Title loan																			P*			P*	
	Financial institutions (including banks)														P	P	P			P	P	P	P	L*
	Pawnbroker																			C*				L*
Food & Beverage Sales / Service:	Brewery														P	P	P			P	P	P		C/L
	Craft Distillery														P	P	P			P	P	P		C
	Urban Winery														P	P	P			P	P	P		C/L
	Grocer / Food market														P	P	P			P	P	P		C/L
	Liquor store														P	P	P			P	P	P		C*
	Farmers market														P	P	P							
	Food preparation														P					P	P	P	P	P*
	Mobile vendor (See Chapter 20.03)																							
	Restaurant														P	P	P			P	P	P	P*	L*
	Drive Through														P*	P*	P*			P*	P*	P*		L*
Office, Business & Professional:	Office													P	P	P	P			P	P	P	P	P
	Call Center														P	P	P			P	P	P	C	L
Personal / Business services:	Bail bond services																				P			
	Copy center														P		P			P	P		P	L
	Courier and messenger services																			C	P		P	P
	Funeral & interment services														P					P	P			L
	Crematorium																							P*

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	Maintenance & repair services														P				P	P			P		
	Personal services														P	P	P		P	P	P	P	L*		
	Tattoo parlor	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	-	-	-	
	Wedding chapel														P		P			P	P				
Retail sales:	Auction house																						P*		
	Building material sales & services																		P	P			P		
	Convenience store														P	P	P		P	P	P		L*		
	<u>Fullfillment Center</u>														P								P		
	Nonstore retailers																					P			
	Nursery (commercial, retail and wholesale)	C	C																	P					
	Retail, general														P	C	P		P	P	P		L*		
Vehicles / Equipment:	<u>Auto Detail</u>														P				P	P			P		
	Auto and truck repair (light)														C				C	P			P*		
	Auto and truck repair (heavy)																		*	*					
	Equipment rental or sales																						C		
	Car Wash														C				C	P	C	C	P*		
	Gas station																		C	P	C	C	P*		
	Manufactured Home Dealers																			C					
	Truck stop																						C*		
	Vehicle Sales																						C*		
	Vehicle Rentals																		P	P	P		L		
Public/Civic/Institutional																									
Day Care:	Adult day care												P	P	P	P	P	P	P	P	P	P	P	P	
	Child care facility												C	C	P	C	P	C	C	C			C		P
	Child care, In-home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*

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Assembly Uses*:	Cemetery																							C	
	Church or worship center	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	C/L*	P
	Event Center / Banquet Hall														P		P				P	P	C		
	Exhibition, convention, or conference facility																	P				P			
	Fraternal club / lodge / community service facility														P		P			p	P		C	L*	
Government / Non-Profit:	Correctional institutions																								P
	Public maintenance facility																							P	P
	Public Safety Facility																			P	P	P	P		P
	Social assistance, welfare, and charitable services														P		P			P	P		P		P
Educational:	College, technical school	C	C												C		C			C	C		P	C/L*	P
	School (public or private)	A R *	A R *												A R *	A R *	A R *	A R *		A R *	A R *		A R *		A R *
	Personal instructional services														P		P			P	P		P	L*	P
Medical:	Hospital														C		C				C		C		P
	Hospice														C	P	C	P		P	P		P	P	
	Bodily Fluid Collection Services														C	P	C			P	P		P	P	
	Medical office, clinic, or laboratory (less than 50,000 f gfa)														C	P	C			P	P		P	P	
	Medical office, clinic, or laboratory (more than 50,000 sf gfa)														C	C				C	C		C	C	
	Medical marijuana production or cultivation																								A R*
	Medical marijuana dispensary														A R *						A R *				A R*
Arts, Entertainment, & Recreation:	Adult business																							C/L*	

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	Bar / Lounge														P	C	P		C	P	P		L*		
	Cultural Institution														P	C	P			P	P				P
	Gaming establishment (non-restricted)														C	C	C				C				
	Entertainment facility / Theater														P	C	P			C	P	P			P
	Health/fitness club														P	P	P		P	P	P	P	C/ L		
	Park / open space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Recreational Facility, Minor														C		C		C	C	P	C	C	P	
	Recreational Facility, Major	C	C														C			C	C			C	
Industrial																									
Manufacturing & Employment:	Contractor shop																							P	
	Data Processing, Hosting, and Related Services (including data centers)																				P		P	P	
	Industrial Services																							P	
	Media Production																				P		C	P	
	Mining & quarrying	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*
	Outdoor Processing																								C
	Production, Craftwork															P	P				P			P	
	Production, General																								P
	Research and development															P	P	P	P	P	P		P	P	
	Warehousing, Storage & Distribution:	Building and landscaping materials supplier																							P
Building maintenance services																					P			P	
Freight facilities																								P	
Fuel Distribution or Recycling																								C*	
Machinery and heavy equipment sales and service																								P*	

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	Mini-warehouse																			C*			P		
	Oil & gas storage																						C		
	Outdoor storage																						AR*		
	Storage/Processing of Hazardous Materials																						C*		
	Vehicle towing and storage facility																						p*		
	Wholesale distribution, warehousing and storage																						P		
Infrastructure																									
Transportation / Parking:	Ground passenger transportation (e.g. taxi, charter bus)																						P		
	Bike share kiosk													P	P	P	P	P	P	P	P	P	P	P	P
	Heliport / miscellaneous air transportation														C		C				C		C	P	P
	Parking facility														C	C	C						P		
	Railroad freight yard or building																						P		
	Transportation passenger terminal														C		C			C	C	C	C	P	P
Utilities:	Co-generation facility																						P		
	Utility, Major																						C	C	
	Utility, Minor	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Renewable energy production	C*	C*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C*	C*
Communications facilities:	Communications facility																			P	P	P	P	P	
	Wireless communication tower or antenna	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
	Weather or environmental monitoring station	P	P																	P	P	P	P	P	
Waste-related:	Hazardous waste disposal																						C		
	Hazardous waste transfer																						C		

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	Metal waste salvage yard / junk yard / auto dismantler																						C*	
	Recycling plant																						C*	
	Remediation Services																						C	
	Transfer Station																						p*	
Agriculture																								
	Farm or ranch	P	P																					
	Urban Agriculture			P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		P*		P*		P*	P*			P*
	Winery	P	P																					

Section 20.04.009 Parking & Loading



Purpose: This section sets minimum standards for off-street parking requirements for new construction and expansion of or changes to existing uses. This section ensures that uses have a minimum level of off-street parking to avoid congestion on surrounding streets without creating excessive parking, discouraging pedestrian access, driving up the cost of development and inviting excessive levels of traffic congestion.

A. Applicability

1. Permanently maintained off-street parking shall be provided in accordance with this Section for all developed property within the City.
2. Lawfully established uses which do not conform to this Section are considered to be substandard developments.
3. If the use of any developed lot or parcel is changed to increase the number of parking spaces required under this Section, all requirements of this Section apply to that lot or site.

B. Exceptions

1. All required parking must be located on the same site as the use it serves, except in the I, TC, C2, C1, and PO when off-site parking (excluding the public right of way) may be considered through a shared parking plan or alternative requirements through:
 - a. Shared parking and alternative standards.
 - (1) In any development where the requirements of this Section can be met by non-concurrent, joint use of the same spaces by more than one business, the Administrator may permit the parking requirement to be reduced accordingly.
 - (2) All joint use parking spaces shall be located within $\frac{1}{4}$ of a mile of the uses that they serve. If the spaces are located off – site, this distance is measured from the property line of the use served.
 - (3) The Administrator may approve the use of alternative parking space requirements based on Urban Land Institute, American Planning Association, Institute of Transportation Engineers or other analytical studies approved by the Administrator, that take into account monthly, hourly and weekly variation; peaking characteristics, ride share programs, proximity to transit stops and shared uses. The applicant shall justify the use of and appropriateness of alternative parking number calculations.
2. All required parking must be on the same site it serves. Exceptions may be considered up to $\frac{1}{4}$ mile from the respective site in the Mixed Use District provided that:

- a. Development within this district may use shared parking arrangements to reduce overall parking requirements, as provided in Chapter 20.04. On-street parking along the frontage of any use is counted toward required off-street parking.
 - b. Onsite parking requirements may be further reduced through a Shared Parking Credit.
 - c. The Administrator may approve additional parking credits if the applicant provides a parking study that demonstrates that parking demands will be met with an alternative parking configuration or requirement.
 - d. The Administrator may approve alternative parking configurations for multi-building developments subject to compliance with standards for setbacks building design, and site design. (i.e. parking located in the rear, side, or front of buildings.)
3. A low income parking credit may be provided by the Administrator for residential uses that are income or rent restricted and are at or below 45% of AMI (Area Median Income) through a parking study.
 4. For residential uses on lots or sites occupied by no more than four dwelling units, the Administrator may approve a parking layout which contains tandem parking spaces.
 5. In parking facilities accommodating at least twenty cars, up to 25% of the parking spaces required by this Section may be sized for compact cars. The spaces shall conform to the minimum sizes and design geometry for compact cars, contained in subsection D, and shall be given preferred locations within the facility. Each compact space shall be clearly marked "compact only."
 6. **Parking for the disabled** shall be provided in all parking facilities serving the public.
 - a. One accessible parking space shall be provided as follows:

Table 20.04.011-2 Accessible Parking Spaces

Total Parking spaces provided	Required ADA spaces
1-25	1
26- 50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
1,000+	20 + 1 per 100 spaces over 1,000 spaces

- b.** One out of every eight accessible spaces shall be van accessible. If only one accessible space is required, it must be van accessible. Accessible parking spaces shall be at least eight feet wide and have an adjacent five foot wide aisle. Van accessible spaces shall be at least eight feet wide and have an adjacent eight foot wide aisle. These spaces shall be located on the shortest accessible route of travel to an accessible entrance. Those spaces must be indicated by a sign which complies with NRS 484.408 and the bottom of which is at least seven feet above the ground. For all van accessible spaces, an additional sign indicating that it is van accessible shall be mounted below the above described sign.
- 7.** Off-street parking facilities shall be striped and otherwise marked so that individual spaces and aisles are clearly indicated. Directional markers and signs indicating spaces reserved for compact cars and the handicapped shall be painted on the pavement or placed on standards, as directed by the Administrator.
- 8.** All off-street parking lots as well as driveways and access roads must be paved. The Administrator may grant an exception for any parking lot which is, of necessity, subject to regular use by heavy construction equipment.

A Conditional Use Permit may authorize the use of unpaved parking lots for up to one year. Designs for paving, curb and gutter, sidewalks, utilities and drainage for all off-street parking facilities shall be approved by the Administrator prior to construction.

C. Number of Off-street Parking Spaces Required

- 1.** This section specifies the required number of off-street parking spaces related to various land uses.
- 2.** For any use not specifically covered by one of the following categories, the requirement shall be determined by the Administrator based on actual parking demand associated with that use.
- 3.** The Administrator may require spaces in addition to those specified in this section if special circumstances exist.

Table 20.04.011-3 Parking Ratios

		Use	Parking spaces required
		<i>(see Section 20.02.014 (Use Table))</i>	<i>(sf = building gross floor area unless otherwise provided)</i>
Residential			
Residences	Dwelling, single-family detached		1 per bedroom
	Dwelling, two-family (duplex)		1 per bedroom
	Multi-family Building \leq 110 units		1 per dwelling unit
	Multi-family Building $>$ 110 units		1 per dwelling unit
	Live/work dwelling		1 per dwelling unit
	Manufactured home park		1 per dwelling unit
Group Living:	Boarding / rooming house		0.5 per bedroom
	Group home		1 per 400 sf
	Life care or continuing care services		1 per 400 sf
	Halfway house		1 per 400 sf
Lodging / Short-Term Rental			
	Bed and breakfast		1 per guest room plus 1 per 800 sf of restaurant space
	Hotel / Motel ($<$ 20 units)		1 per guest room plus 1 per 800 sf of restaurant or public meeting space
	Hotel / Motel (\geq 20 units)		1 per guest room plus 1 per 800 sf of restaurant or public meeting space
	Recreational vehicle park		1 per 4 recreational vehicle or camping spaces
	Resort, dude/guest ranch		1 per guest room
Commercial / Mixed Use			
Animal Services*:	Animal services, indoor		1 per 1,500 sf
	Animal services, overnight (<i>whether indoor or outdoor</i>)		1 per 1,500 sf
Financial Services:	Payday loan establishment		1 per 400 sf
	Automated teller machine, stand alone		n/a
	Title loan		1 per 400 sf
	Financial institutions (including banks)		1 per 400 sf
	Pawnbroker		1 per 400 sf
Food & Beverage Sales / Service:	Craft Distillery		1 per 1,500 sf
	Grocer / Food market		1 per 300 sf
	Liquor store		1 per 300 sf
	Farmers market		n/a
	Food preparation		1 per 300 sf
	Mobile vendor		n/a
	Restaurant ♦		1 per 300 sf
	Urban Winery ♦		1 per 300 sf
Office, Business & Professional:	Office ♦		1 per 800 sf
Personal / Business services:	Bail bond services		1 per 500 sf
	Copy center		1 per 300 sf
	Courier and messenger services		1 per 800 sf
	Funeral & interment services		1 per 1,500 sf
	Crematorium		1 per 1,500 sf
	Maintenance & repair services		1 per 1,500 sf
	Personal services ♦		1 per 300 sf

	Use	Parking spaces required
	<i>(see Section 20.02.014 (Use Table))</i>	<i>(sf = building gross floor area unless otherwise provided)</i>
	Tattoo parlor	1 per 500 sf
	Wedding chapel	1 per 1,500 sf
Retail sales:	Auction house	1 per 500 sf
	Building material sales & services	1 per 400 sf
	Fullfillment Center	1 per 1000 sf
	Convenience store	1 per 250 sf
	Nonstore retailers	1 per 800 sf
	Nursery (commercial, retail and wholesale)	1 per 500 sf
	Retail, general ♦	1 per 300 sf
Vehicles / Equipment:	Auto Detail	1 per 500 sf
	Auto and truck repair (light)	1 per 500 sf
	Auto and truck repair (heavy)	1 per 500 sf
	Car Wash	1 per 1,500 sf
	Gas station	1 per 1,000 sf
	Manufactured Home Dealers	1 per 2,000 sf
	Truck stop	1 per 300 sf
	Vehicle or equipment sales and rentals	1 per 500 sf (indoor sales area only), 1 per 500 sf indoor repair and maintenance space
Public/Civic/Institutional		
Day Care:	Adult day care	1 per 1,000 sf
	Child care facility	1 per 350 sf
	Child care, In-home	n/a
Assembly Uses:	Cemetery	n/a
	Church or worship center	1 per 150 sf
	Event Center / Banquet Hall	1 per 150 sf
	Exhibition, convention, or conference facility	1 per 150 sf
	Fraternal club / lodge / community service facility	1 per 150 sf
Government / Non-Profit:	Correctional institutions	1 per 800 sf
	Public maintenance facility	1 per 1,500 sf
	Public Safety Facility	1 per 800 sf
	Social assistance, welfare, and charitable services	1 per 800 sf
Educational:	College, technical school	1 per 500 sf
	School (public or private)	1 space for each 1.5 students, faculty and staff based on design capacity (high school) 2 spaces per classroom plus 1 space per 100 students based on design capacity (junior/middle) 1 space per classroom and 1 space per 100 students based on design capacity (elementary)
	Personal instructional services	1 per 500 sf
Medical:	Hospital	1 per 400 sf
	Hospice	1 per 1000 sf
	Bodily Fluid Collection Services	1 per 250 sf
	Medical office, clinic, or laboratory	1 per 500 sf

	Use	Parking spaces required	
	<i>(see Section 20.02.014 (Use Table))</i>	<i>(sf = building gross floor area unless otherwise provided)</i>	
	Medical office, clinic, or laboratory (more than 50,000 sf gfa)	1 per 400 sf	
	Medical marijuana production facility	1 per 1000 square feet of net leasable area	
	Medical marijuana cultivation facility	1 per 4,500 square feet of net leasable area	
	Medical marijuana testing laboratory	1 per 250 square feet of gross floor area	
	Medical marijuana dispensary	1 per 200 square feet of net leasable area	
Arts, Entertainment, & Recreation:	Adult business	1 per 200 sf	
	Bar / Lounge ♦	1 per 400 sf	
	Cultural Institution	1 per 400 sf	
	Gaming establishment (non-restricted)	1 per 100 square feet of gaming floor, plus 1 per 300 sf for accessory uses such as shops, bars, restaurants, showrooms, meeting rooms, and hotel rooms o	
	Entertainment facility / Theater	1 per 300 sf	
	Health/fitness club	1 per 150 sf	
	Park / open space	n/a	
	Recreational Facility, Minor	1 per 200 sf	
	Recreational Facility, Major	1 per 200 sf	
	Industrial		
Manufacturing & Employment:	Contractor shop	1 per 1,500 sf	
	Data Processing, Hosting, and Related Services (including data centers)	1 per 1,000 sf	
	Industrial Services	1 per 1,000 sf	
	Media Production	1 per 1,000 sf	
	Mining & quarrying	n/a	
	Outdoor Processing	1 per 1,500 sf	
	Production, Craftwork	1 per 1,000 sf	
	Production, General	1 per 1,000 sf	
	Research and development	1 per 1,000 sf	
	Warehousing, Storage & Distribution:	Building and landscaping materials supplier	1 per 2,000 sf
Building maintenance services		1 per 2,000 sf	
Commercial and industrial supply and equipment providers		1 per 2,000 sf	
Freight facilities		1 per 2,000 sf	
Fuel Distribution or Recycling		1 per 2,000 sf	
Machinery and heavy equipment sales and service		1 per 2,000 sf	
Mini-warehouse		1 per 2,000 sf	
Oil & gas storage		1 per 2,000 sf	
Outdoor storage		1 per 2,000 sf	
Vehicle towing and storage facility		1 per 2,000 sf	
Wholesale distribution, warehousing and storage		1 per 2,000 sf	
Infrastructure			
Transportation / Parking:		Ground passenger transportation (e.g. taxi, charter bus)	1 per 1,000 sf
	Bike share kiosk	n/a	

	Use <i>(see Section 20.02.014 (Use Table))</i>	Parking spaces required <i>(sf = building gross floor area unless otherwise provided)</i>
	Heliport / miscellaneous air transportation	1 per 1,000 sf
	Parking facility	n/a
	Railroad freight yard or building	1 per 2,000 sf
	Transportation passenger terminal	1 per 1,000 sf
Utilities:	Co-generation facility	n/a
	Utility, Major	n/a
	Utility, Minor	n/a
	Renewable energy production	n/a
Communications facilities:	Communications facility	n/a
	Wireless communication tower or antenna	n/a
	Weather or environmental monitoring station	n/a
Waste-related:	Hazardous waste disposal	n/a
	Hazardous waste transfer	n/a
	Metal waste salvage yard / junk yard / auto dismantler	1 per 10,000 sf lot area
	Recycling plant	1 per 1,000 sf
	Remediation Services	1 per 10,000 sf lot area
	Transfer Station	n/a
Agriculture		
	Farm or ranch	n/a
	Urban agriculture	n/a

4. When an existing building is expanded, parking and loading spaces shall be added to meet the requirements of the parking ratio table for the entire building. Exceptions may be considered as outlined in this chapter.

D. Parking Geometry

1. All required off-street parking facilities shall be designed and constructed according to the following geometric configurations:

Table 20.04.011-4 Individual Parking Space Requirements (feet)

Angle <i>(degrees)</i>	A	D	L	N	P	Q	V	W	X	Y
0	12*	9.0	24	21.0	30.0*	-	24.0	9	-	-
15	12*	13.4	18	25.4	38.8*	4.7	34.8	9	17.4	2.3
30	12*	16.9	18	28.9	45.6*	9.0	18.0	9	15.6	4.5
45	12*	19.1	18	31.1	50.2*	12.8	12.7	9	12.7	6.4
60	16	20.1	18	36.1	56.2*	15.6	10.4	9	9.0	7.8
75	24	19.7	18	43.7	63.4	17.4	9.3	9	4.6	8.7
90	24	18.0	18	42.0	60.0	18.0	9.0	9	-	9.0

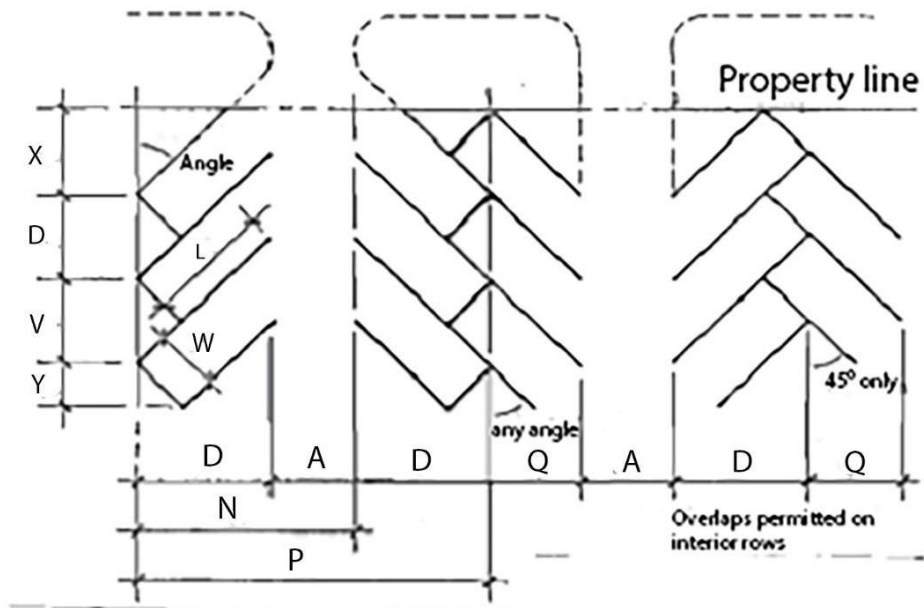
Table 20.04.011-5 Compact Cars

Angle <i>(degrees)</i>	A	D	L	N	P	Q	V	W	X	Y
0	12*	8.0	21	20.0	28.0*	-	21.0	8	-	-
15	12*	11.9	16	23.9	35.8*	4.1	30.9	8	15.5	2.1
30	12*	14.9	16	26.9	41.8*	8.0	16.0	8	13.9	4.0
45	12*	17.0	16	29.0	46.0*	11.3	11.3	8	11.3	5.7
60	16	17.9	16	33.9	51.8*	13.9	9.2	8	8.0	6.9
75	24	17.5	16	41.5	59.0	15.5	8.3	8	4.1	7.7
90	24	16.0	16	40.0	56.0	16.0	8.0	8	-	8.0

*Minimum aisle width for two-way traffic is 20 feet.

2. Curbs shall be provided where parking adjoins landscaping and sidewalks. A three foot overhang is permitted where parking abuts a landscape strip. This allows for a 15' stall length.

Parking Lot Layout



E. Parking District No. 1

- The purpose of Town Center Parking District No. 1 is to –
 - Provide for the use of parking spaces in city owned facilities to provide businesses within the district which are not able to provide the required off-street parking required by this Section, and
 - Provide for leasing of parking spaces in city owned parking facilities to private businesses to further the goals of the redevelopment effort.

1. Victorian Square Parking District No. 1 is established.

2. **Boundaries.** The boundaries of the parking district are described as follows:

Beginning at the intersection of the centerline of Victorian Avenue and the centerline of Fifteenth Street, and proceeding thence northerly along said extended line to its intersection with the centerline of D Street and Victorian Plaza Circle, thence easterly along the centerline of D street to its intersection with the centerline of the Pyramid Way, with the centerline of Victorian Avenue, extended westerly along said centerline to its point of origin.

3. **Parking Space Fee**

- a. The City Council may, by resolution, approve and adopt a form of agreement for the use of spaces in the parking district which include, but are not limited to, penalties for late

payments, security for the payment of obligations, maintenance provisions and procedures to withdraw from the parking district.

- b. Terms of this agreement may be negotiated subject to specific redevelopment agreements developed in cooperation with the Sparks Redevelopment Agency.
4. Requirements for commercial uses marked with a diamond (◆) in Parking Ratio Table are modified for Parking District No. 1 by the following exemption program:
- a. The indicated commercial uses are exempt from all parking requirements if they qualify based on one of the following 3 criteria:
 - (1) New construction of a building less than 10,000 square feet in size;
 - (2) New construction of a building addition where the total area of the building addition and the existing building is less than 10,000 square feet in size;
 - (3) An indicated commercial use occupying an existing building of less than 10,000 square feet in size.
 - b. If the 10,000 square foot limit is exceeded for an indicated commercial use, the use shall receive a parking exemption equal to the 10,000 square foot limit, and is responsible for providing parking for the area exceeding the 10,000 square foot limit in accordance with the requirements listed in the parking ratio table.
 - c. If a business has existing excess parking, it may count that excess parking towards any new parking required as a result of expansion or new construction.
5. **Petition for inclusion in the parking district.** At any time following the district formation, any parcel of land, whether contiguous or noncontiguous to the district, may be added to the district if the use is identified with a diamond and the owner of such parcel files with the City Council a petition for inclusion and the City Council grants such petition. The City Council must find that sufficient additional parking space is available in the parking district and that inclusion will benefit the parking district in order to grant the petition. If the petition is granted, the parcel is then entitled to the same rights as those which apply to other lands in the district, and is subject to all fees levied on a district member.
6. Requirements for hotel/casino uses in Victorian Square Parking District No. 1 are 50% of what is required in Table 20.04.011-3 Parking Ratios.

F. Off-street Loading

- 1. In order to avoid undue interference with the public use of streets or alleys, there shall be provided and maintained adequate off-street space for standing, loading or unloading for those uses involving receipt and distribution of vehicles or merchandise and materials off-street.

2. Loading Space Design

- a.** Each required loading space shall be at least 10 feet by 45 feet with a 14 foot height clearance.
- b.** For a non-residential building containing less than 3,000 square feet of gross floor area, a combined parking and loading area is acceptable.

Section 20.04.010 Signs

Section 20.56.010 Purpose, scope and authority. The purposes of these sign regulations are:

- To encourage the effective use of signs as a means of communication in the city; and
- To maintain and enhance the aesthetic environment and the city's ability to attract sources of economic development and growth; and
- To improve pedestrian and traffic safety; and
- To minimize the possible adverse effect of signs on nearby public and private property; and
- To balance the rights of businesses and individuals to convey messages through signs against the aesthetics and safety hazards that come from the proliferation of sign clutter.
- To enable the fair and consistent enforcement of these sign regulations.

This chapter is adopted pursuant to the powers conferred to the city in Chapter 278 of Nevada Revised Statutes and the Sparks City Charter.

A. Applicability-Effect

1. It shall be unlawful to display, erect, place, establish, paint, or maintain a nonexempt sign in the city except in conformance with the standards, requirements, limitations and procedures of this ordinance.
2. The effect of this ordinance as more specifically set forth herein, is:
 - a. To prohibit all signs except as permitted by this Section;
 - b. To allow a variety of types of signs in tourist commercial, commercial and industrial zones, and a limited variety of signs in other zones, subject to content neutral standards requirements and limitations;
 - c. To allow certain signs that are appropriately sized and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this ordinance, but without a requirement for permits;
 - d. To establish standards, requirements and limitations, and a permit system that honor constitutional rights and requirements; and
 - e. To provide for the enforcement of the provisions of this Section.

3. The effect of this sign ordinance on the Mixed-Use District (MUD) is as follows:

MUD Land Use Category	Applicable Signage Regulation
Residential Neighborhood	MF zoning district
Mixed Residential	PO zoning district
Downtown/Victorian Square	TC zoning district
Mixed Use Commercial	C2 zoning district

- a. When a Gateway Sign is permitted in the MUD zoning district, the standards shall be regulated by the TC zoning district criteria for freestanding signs.

B. Definitions

Adjacent	Abuts, is contiguous to or shares a common boundary.
Administrator	The person defined in the Definitions Chapter Chapter 20.08 of this Title, and any person to whom he has delegated applicable powers and duties.
Allowable sign area	The total area permitted for all nonexempt signs on a site with certain exceptions expressed in this chapter.
Arterial Roadway	A street designated as an arterial roadway in the Transportation Master Plan.
Banner	Any sign of fabric, plastic or similar material that is mounted to a pole, structure or a building at one or more edges.
Beacon	Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same site as the light source; also, any light with one or more beams that rotate or move.
Building.	See Chapter 20.08.
Building frontage	The length of the wall of a completely enclosed <i>main</i> and permanent building on a site which fronts directly on a public or private street or right of way.
Building ground floor area	The area of the ground floor enclosed within the walls of all buildings on the site.
Building identification sign	A sign that identifies the name, <i>street address</i> or ownership of the building, with no other text.
Building marker	A sign indicating the name of a building and date and incidental information about its construction, which sign is cut into masonry surface or made of bronze or other permanent material affixed to a building.
Building sign	Any sign attached to or painted on any part of a building, as contrasted to fence, freestanding and or monument signs.
Bus Stop	A bench, shelter, kiosk, or pole sign or similar structure placed by the Regional Transportation Commission along an established public transportation route to mark an area for members of the general public to wait for and get on or off of public transportation.
Business frontage	The length of the face or wall of a completely enclosed and permanent building occupied by an individual building occupant and contains a customer entrance. An occupant may have more than one business frontage if it occupies building frontage facing on two or more streets or public areas. If the building faces two or more streets or public areas, only the two frontages may be used in calculating allowable sign area.
Cabinet sign	A building sign which is an enclosed cabinet with copy on one or more sides and may enclose an integrated light source that can shine through the sides or face of the sign.
Canopy sign	Any sign that is a part of or is attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.
Changeable copy sign, manual	A sign or portion thereof which has a reader board for the display of text information in which each alphanumeric character, graphic or symbol, and may be changed or re-arranged manually with characters,

letters or illustrations that can be changed or rearranged without altering the face or surface of the sign.

Channel lettering	Copy which is individually cut, raised, carved, or manufactured.
Civic display	A temporary display of banners, balloons, flags, lights or similar decorations erected on a public street or other public property in connection with a holiday, or civic event.
Commercial center	A group of contiguous lots organized into a shopping center, strip mall, business park, office condominium or similar grouping that share mutual access, ingress and egress easements.
Commercial message	Any sign wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service, or other commercial activity or is otherwise defined as “commercial speech” by the Nevada Supreme Court, the United States District Court for the District of Nevada, the Ninth Circuit Court of Appeals, or the United States Supreme Court for purposes of interpreting the United States Constitution or Nevada constitution regarding freedom of expression or speech.
Community directory sign	A sign, or a group of signs designed as a single display, which gives information about local churches or civic organizations.
Copy	Includes characters, letters, symbols (including logos and trademarks), illustrations and writings.
Co-tenancy	A business which leases or rents space to tenant(s) or business(es) that are housed within their building though they operate as an independent business.
Department	The Community Services Department of the City.
Digital Sign	A sign or portion thereof that displays electronic, static images, static graphics, text information, or static pictures, with or without information, defined by a small number of matrix elements using combinations of light emitting diodes (LED), fiber optics, light bulbs, liquid crystal display (LCD) or other illumination devices within the display area. Digital Signs include computer programmable, microprocessor controlled electronic or digital displays.
Direct Lighting	The light fixture or bulbs are visible when looking at the light source or sign.
Directional sign	A permanent sign that directs the flow of traffic or pedestrians and may or may not contain a commercial message. Directional signs shall not exceed four (4) square feet. If the directional sign is considered a monument sign as defined herein, it shall not exceed four (4) feet in height.
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, and no commercial message.
Dissolve	See “Modes of Operation.”
Fade	See “Modes of Operation.”
Fence sign	A sign that is mounted or painted on a fence or sound wall.

Flag	A piece of fabric varying in shape, color and design usually attached at one edge to a staff, pole or cord which contains a noncommercial message as defined herein.
Flashing Sign	See "Modes of Operation."
Freestanding sign	A sign which exceeds six feet in height which is placed on or anchored to the ground or is supported by a sign structure that is placed on or anchored to the ground and is independent from any building or other structure. See section 20.56.170.c for definition of special freestanding sign.
Freestanding sign, Special	<u>A freestanding sign that may not exceed 672 square feet in sign area, is at least 1,500 linear feet from another special freestanding sign, and if a digital sign, must be at least 3,000 linear feet from any other digital special freestanding sign. Special freestanding signs are restricted to the Industrial zoning district and are subject to all criterion for freestanding signs.</u>
Frontage	A portion of a site that fronts directly on a public or private street or right of way. See "building frontage," "business frontage" and "site frontage."
Gateway Sign	<u>A freestanding sign that is located on a lot at least one acre in size, located in the TC or MUD zoning districts, and is within 500 feet from the intersection of a gateway street as described in this Chapter. A gateway sign is oriented toward Interstate 80, having an elevation that is 30 feet above the Interstate 80 elevation, and meets all other criterion for freestanding signs in this title. The gateway sign may also include a digital display.</u>
Grade	(Unless otherwise specified) the average of the highest and lowest elevations of the ground at the base of the sign.
Gross Floor Area	The sum of the square footage of all the floors of a structure or building.
Halo Illumination	See illumination
Height	(Unless otherwise specified) the vertical distance from the topmost part of the sign cabinet or copy (whichever is higher) to grade.
Holiday decoration	Any display commonly associated with a holiday as defined in <u>the NRS, 336.015. xxx.xxx</u>
Illegal sign	A sign which was erected or put up after the effective date of this Section and does not comply with this Section. The term specifically includes a temporary or election period sign which is left up beyond the time allowed.
Illuminance	The amount of light that is incident to the surface of the sign. This is the method for describing ambient light levels or the amount of light that is projected onto a front-lit sign. This is typically measured in foot candles.
Illumination	Refers to the type and location of the light source for the sign: <ul style="list-style-type: none"> • All Types of illumination: Any form of light source including indirect, internal, exposed bulb including neon or other tubes of light. • Halo Illumination: A form of internal illumination where channel lettering is used<u>used</u>, and the light source is hidden behind and glows around the edges of letters or symbols giving the effect of a light halo. • Indirect illumination: Illumination which is cast on a sign from a

source outside the sign.

- **Internal illumination:** Illumination produced by a light source contained within a sign and not directly visible from outside.
- **Liquid-Crystal Display (LCD) :** A low-power, flat-panel display used in many digital devices to display numbers or images. It is made of liquid containing crystals that are affected by electric current, sandwiched between filtering layers of glass or plastic. LCDs do not produce light of their own; instead, when electric current is passed through the material, the molecules of the "liquid crystal" twist so that they either reflect or transmit light from an external source.
- **Light-emitting Diodes (LED) Lighting:** A type of solid state lighting that utilizes light-emitting diodes (LED) as a source of illumination rather than electrical filaments or gas. If the sign is made up of matrix of bulbs or light source that individually light up to form images, it will be considered a digital sign and shall comply with [Section-20.56.170 Standards for digital signs.](#)
- **Neon:** A type of illumination that is produced by neon lights or by lamps containing similar gases such as helium, carbon dioxide, argon or krypton usually electrifying glass tubes or bulbs.

Incidental sign	A sign posted on private property by the owner of the property which is generally informational, contains no commercial message, and has a purpose secondary to the use of the site on which it is located, such as traffic control signs, parking or loading control signs, signs indicating the location of telephones or emergency equipment, and other similar signs. Official signs are not incidental signs.
Indirect illumination	See "illumination"
Internal illumination	See "illumination"
Interactive sSign	A digital sign that changes the sign message based on a passing vehicle or person. Radar speed signs or other traffic control signs are exempted from this definition.
Liquid-Crystal Display (LCD)	See "illumination"
Light-emitting Diodes (LED) Lighting	See "illumination"
LED sign	A sign that is lit by use of light-emitting diodes (LED) lighting visible from the outside. Refer to Digital Sign for regulations.
Linear distance	That no part of a sign may be within the specified distance of any part of any other sign which is on the same side of the street to which the first sign is oriented.
Lot	Is defined in Chapter 20.08 of this Title.
Luminance	The physical measurement of brightness or illumination leaving a surface in a particular direction, or reflected off that surface, and can be thought as measuring the brightness of a surface as seen by the eye.

It is measured in candelas per square meters (cd/m²) or nits (one nit = one cd/m²).

Marquee	Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designated and constructed to provide protection from the weather.
Modes of operation	<p>The types of visual display:</p> <ul style="list-style-type: none"> • Static: Signs which include no animation or effects simulating animation. • Fade: Signs where static messages are changed by means of varying light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility. • Dissolve: Signs where static messages are changed by means of varying light intensity or pattern, where the first message gradually appears to dissolve and lose legibility simultaneous to the gradual appearance and legibility of subsequent message. • Flashing sign: A sign which uses blinking or intermittent illumination. • Message Sequencing: Signs where a single thought, idea, concept, message or advertisement for a product or service that is divided into segments and presented over two or more successive display phases of a single dynamic sign or across two or more individual dynamic signs. • Travel: Signs where the message is changed by the apparent horizontal movement of the letters or graphic elements of the message. • Scrolling: Signs where the message is changed by the apparent vertical movement of the letters or graphic element of the message. • Video Display: Signs that change its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames which give the illusion of motion, including moving objects, moving patterns or bands of light or expanding or contracting shapes.
Message Sequencing	See "Mode of Display."
Monument sign	A sign which is equal to or less than 6 feet in height and is attached directly to the ground or is supported by a sign structure that is placed on or anchored in the ground and is independent from any building or other structure. See section 20.56.170.d for definition of special monument sign.
<u>Monument sign, Special</u>	A monument sign which may be located at each entrance of a site, limited to 32 square feet in sign area, may not be illuminated or digital, and is subject to the standards of this Chapter.
Moving sign	A sign where the sign, sign structure, or any part of the sign or sign structure physically moves or rotates by mechanical means. For

example, a tri-vision sign is a moving sign. If the only moving part of a sign is a clock, the sign shall not be considered as a moving sign.

Neon	See "Illumination"
Neighborhood bulletin board	Any surface outside a building provided specifically to allow the posting of notices.
Noncommercial message	Any sign copy that is not a commercial message as defined above, and includes any definition of "noncommercial speech" by the Nevada Supreme Court, the United States District Court for the District of Nevada, the Ninth Circuit Court of Appeals, or the United States Supreme Court for purposes of interpreting the United States Constitution or Nevada constitution regarding freedom of expression or speech.
Nonconforming sign	Any sign which was lawfully erected prior to the adoption of an ordinance codified in this chapter, or amendments thereto, which would not be permitted under the ordinance or amendment. This definition shall include signs which were erected without a permit and which would require a permit under the current provisions of this chapter.
Official sign	Any sign owned by, or erected by or at the direction of the City in furtherance of the official duties of the City or another governmental agency, including, but not limited to, traffic control signs, directional signs, street identification signs, warning signs, parking control signs, area identification signs, and signs prohibiting or controlling access to property.
Parcel of land	Is defined in Chapter 20.08 of this Title.
Pennant	Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.
Person	Is defined in Chapter 20.08 of this Title.
Portable sign	A movable sign that is not permanently attached to a structure or the ground, and includes: A-frame, portable reader boards and similar signs. This definition does not include any signs on trailers, vehicles or digital.
Projecting sign	Any sign affixed to a building or wall in such a manner that its face is not parallel to the wall. A marquee is not considered a projecting sign.
Radius distance	That no part of a sign may be within the specified distance from any part of any other sign.
Residential sign	A monument sign on a site located in a district zoned for agriculture or single family housing.
Residentially zoned district	Properties with the zoning designation SF, MF, or RN.
Roof	A horizontal or sloping surface of a building which serves as a cover for the building or its entry, portico or other appurtenances. This definition shall include any part of a building which resembles a roof in form or function.
Roof sign	A sign painted on, supported by or attached to the roof or roof structure of a building. This definition shall not include a sign attached flat against the wall of a penthouse; painted flat on the roof and only visible from the air; attached to a mansard roof or parapet as long as

the sign does not project above the roofline and there is no other viable location on the building.

Scrolling	See "Mode of Display."
Sign	Any marking, device, fixture, placard, or structure that uses any graphics, illumination, symbol, or writing to draw the attention of the public, or advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public. This definition shall include all parts of such a device, including its structure and supports and shall also include balloons, pennants, streamers or other devices which are used to attract the attention of the public, whether or not they contain copy. This definition does not include hand held handheld devices, fixtures or placards.
Sign area	The area of the sign computed in accordance with Section 20.56.110 below this Title Chapter.
Sign structure	A structure designed to support one or more signs in place.
Site	(i) a lot or parcel owned by a person unless the lot or parcel is part of a combination or commercial center as defined herein; or (ii) a combination of lots or parcels which are contiguous, are owned in fee as a matter of record by the same person or entity, have the same zoning classification, and are designated by the owner to be a site for purposes of this chapter; (iii) a commercial center as defined above; or (iv) a Bus Stop if the property on which the Bus Stop is located is leased or licensed to the Regional Transportation Commission.
Site area	The total square footage of the land area of the entire site.
Site frontage	The linear dimension of a site abutting on public or private street right-of-way.
Stacked sign	Two or more signs affixed to the same sign structure and which vary in height from the ground.
Static	See "Modes of Operation."
Suspended sign	A sign supported from, and below, a building soffit or permanent canopy.
Temporary sign	A sign that is used only temporarily and is not permanently mounted to a structure or ground, and includes portable signs, banners, pennants and inflatables.
Time and temperature sign	A sign or portion of a sign which displays only the current time and/or temperature and carries no other copy. A time and temperature sign shall not be considered a flashing or animated sign and shall not exceed ten (10) square feet.
Travel	See "Mode of Display."
Tri-Vision sSign	A sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time one of two or more images.
V-type sign	Two or three signs in the shape of the letter "v" or of a triangle, when viewed from above, and supported by integral structures with their faces oriented in different directions.

Video Display See "Mode of Display."

Wall sign A sign which is attached parallel, but within six inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall or roof of any building or structure, which is supported by such wall or building, and which displays only one sign surface. Included in this definition is a sign attached to the wall of a penthouse or other vertical structure on the top of a roof.

Window sign Any sign that is placed inside a window or upon the ~~window panes~~windowpanes of glass and is visible from the exterior of the window.

C. Exemptions

1. Unless specifically provided otherwise, the following types of signs and displays are not subject to the provisions of this chapter and are not counted in any aggregate area or number of sign computations:
 - a. Official signs.
 - b. Holiday decorations that (i) do not include a commercial message and (ii) are removed within thirty days after the holiday.
 - c. Incidental signs whose size is the not greater than the larger of (i) 2 square feet or (ii) as specified for the particular type of sign in the Manual on Uniform Traffic Control devices published by the United States Department of Transportation incorporated by reference in 23 CFR Part 655, Subpart F.
 - d. Handicap parking signs.
 - e. Signs posted on or near easements held by public utilities warning or informing the public about the easements or location of public utilities.
 - f. Building identification signs which show only the street address and/or building number/name.
 - g. Nameplates appearing on residences or mailboxes.
 - h. Civic displays.
 - i. Flags not to exceed four in number and a cumulative total size of 216 square feet.
 - j. Signs which are located within a structure and are not visible from a public street, sidewalk or alley.
 - k. Building markers that do not exceed four square feet in size.
 - l. Signs or copy permanently embroidered, screened, dyed, stenciled or painted into the fabric of umbrellas which are set up in sidewalk cafes.

- m. Signs painted on or integral to vending machines, fuel dispensing pumps or fuel storage tanks.
 - n. Signs painted on the flat surface of the roof and only visible from the air.
 - o. Murals.
2. In the event that a sign fails to meet any criteria, condition or qualification established above for exemption, the sign shall be subject to and governed by all of the requirements of this Section.

D. Prohibited Signs

The following types of signs are prohibited within the city:

- 1. Signs not specifically permitted in or which violate any provision in this chapter.
- 2. Signs attached to (i) official signs and their sign structures, (ii) trees or poles or standards which are used for a purpose other than sign structures, or (iii) utility structures.
- 3. Roof signs.
- 4. Any display or sign that imitates or resembles an official traffic signal, sign device or other official warning signs.
- 5. Interactive signs.
- 6. Signs on wind machines, cellular towers or other equipment except for logos and not exceed eight square inches.

E. Prohibited Sign Location

- 1. **General.** Notwithstanding any provision in or right established in this chapter, no sign shall be permitted in any of the following locations.
- 2. **Drains, ditches, flood channels.** Except for Official Signs, no sign shall be placed in any ditch, storm drain facility or flood channel, except for signs displayed by a utility regarding any easements or dangers that lie within the drain, ditch or flood channel.
- 3. **Truckee River greenbelt**
 - a. Except as provided in this subsection, no signs are permitted within three hundred feet of (i) the centerline of the Truckee River or (ii) the outer boundary of any area designated as the Truckee River Greenbelt, whichever is greater.
 - b. Exceptions to the foregoing are:
 - (1) Residential signs.

(2) Building signs which are not visible from the river.

(3) Official Signs.

4. Signs in the public right of way or on public property

No sign shall be displayed in any right of way or on public property except:

- a. Official signs.
- b. Building markers and building address signs.
- c. Directional signs owned by the City or with a permit.
- d. Community directory signs owned by the City or with a permit.
- e. Signs or copy permanently embroidered, screened, dyed, stenciled or painted into the fabric of umbrellas which are set up in sidewalk cafes in the right of way, provided that the café is operating under an outdoor dining and encroachment permit under Chapter 5.77 of Sparks Municipal Code.
- f. Signs located on a Bus Stop that is leased or licensed to the Regional Transportation Commission

F. Standards, Limitation & Requirements for All Signs

- 1. **Consent of owner.** No sign shall be placed on any lot without the express permission of the owner of the lot.
- 2. **No resemblance or interference with official or warning signs.** No sign may resemble, simulate or conflict with the proper functioning of any official sign, or use yellow or red blinking or intermittent lights resembling danger or warning signals;
- 3. **No sound or emissions.** Signs which produce odor, sound, smoke, flame or other emissions are prohibited.
- 4. **No obstruction or interference.** No sign shall:
 - a. Obstruct or impair access to a public sidewalk, public or private street or driveway, traffic control sign, bus stop, fire hydrant, or any other type of street furniture;
 - b. Block the light and ventilation of any residence on any adjoining property which is zoned for residential use; or
 - c. Mislead or confuse users of the roadway.
- 5. **Stacked signs.** Stacked signs are allowed if (i) the other requirements of this chapter are satisfied (ii) the sign is integrated with the structure, and (iii) all signs on the same structure are similar in shape and material with one another, except for channel lettering.

6. **Compliance with codes.** All signs shall comply with applicable provisions of all codes adopted pursuant to Title 15 of the Sparks Municipal Code, and with all other ordinances and provisions of Sparks Municipal Code.
7. **Permanent.** Except for residential signs, election period signs, temporary signs, window signs, and special monument signs, all signs shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
8. **Maintenance, Repair and appearance.** All signs and sign structures shall be maintained in good, safe, structural condition and repair. All signs and display surfaces shall be neat in appearance, and neatly painted or posted, and not ripped, tattered or faded. Premises immediately surrounding free standing signs shall be kept clean and free of rubbish, weeds and debris.
9. **Illumination standards.**
 - a. **Direction of light.** The light source for all indirect illumination signs shall be effectively shielded to prevent beams or rays from being directed at any roadway or abutting property.
 - b. **Intensity.** The intensity and brilliance of light shall not be so great as to interfere with the effectiveness of any official ~~sign, or sign or~~ impair the vision of or distract any person on any roadway.
 - c. **Prohibited light sources.** No sign shall use a beacon, strobe light, racing/traveling or an exposed individual light source (excluding LED and neon) which exceeds seventy five watts.
 - d. **Digital signs.** See subsection I.6 for special standards.

G. Computations

1. **Signs not included in computations.** If the following types of signs comply with all other requirements of this chapter, they need not be included in any allowance computations for area or number of signs:
 - a. Building identification signs
 - b. Building markers
 - c. Incidental signs
 - d. Directional Signs

- e. Directory signs
 - f. Temporary signs as provided in subsection K of this Section
 - g. Election period signs as provided in subsection L of this Section
 - h. Window signs as provided in subsection H.4 of this Section
 - i. Signs exempted under subsection C of this Section
 - j. Special freestanding signs
 - k. Special monument signs
 - l. Projected/Suspended signs per subsection H.4 of this Section
 - m. As specifically provided in other provisions in this Section.
 - n. Murals
- 2. Computation of sign area of individual signs.** The allowable sign area shall apply to the maximum geometric area of all sign faces. The area of a sign comprised of individual letters or elements attached to a building wall, which are without an integrated background and are not enclosed in a frame or cabinet, the area of the letter can be calculated as long as the distance between the letters and / or elements is less than the largest dimension of the largest sign letter. If such a display consists of more than one line or component, the area of each line or component may be calculated separately. Where a display is enclosed in a frame or cabinet, or has an integrated background, the entire area within the frame, cabinet or background must be included in the calculation.
- 3. Computation of area of multifaced signs.** The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 25 degrees apart, the sign area shall be computed by the measurement of one of the faces.
- 4. Computation of number of signs.**
- a. All signs contained within a single frame, structure, cabinet or integrated background shall be counted as one sign. If a display is not so contained, a single message or business name shall be counted as one sign. A business name combined with a brief slogan may be counted as one sign if the elements are visually integrated.
 - b. In determining the number of signs:
 - (1) Pennants or streamers shall be considered one sign

(2) One banner shall be considered one sign

(3) One large balloon or one bunch or string of small balloons shall be considered one sign.

H. Building Signs

1. Except as otherwise provided in this chapter, it shall be unlawful to construct or maintain a building sign in violation of the specifications and requirements of this section.

2. Specifications by zoning district

Table 20.04.010-1 Building Sign Limitations

Zoning & Use	Maximum allowable building sign area	Maximum number of signs allowed [1]	Allowance and area limits for projecting and suspended signs	Type of illumination
A-5 Agriculture	9 sq. ft.	1	Not allowed	Indirect only
A-40 Agriculture	9 sq. ft.	1	Not allowed	Indirect only
SF (all) Residential	None	None	Not allowed	None
MF Multifamily	None	None	Not allowed	None
MF5 Multifamily	None	None	Not allowed	None
Bus Stops in any zoning district	<p>Only official signs are allowed in or adjacent to SF-40 or SF-20 except for signs located within twenty (20) feet of an arterial roadway. In all other zones, one (1) sq. ft. for each square foot of the footprint of the bench or shelter, up to maximum of 64 sq. ft. If the bus stop is leased or licensed to the Regional Transportation Commission, signs in the bus stop are not to be counted toward the maximum sign area for the site in which the bus stop is located.</p> <p>No illumination allowed in or adjacent to SF-40 or SF-20 except if the sign is located within 20 feet of an arterial roadway. Elsewhere, only internal illumination is allowed. Safety lighting for a shelter is not considered illumination.</p>			
MF Nonresidential	1.0% (0.01) of Gross Floor Area (GFA) of business	No limit	Not allowed	Indirect, internal and halo only
PO Professional Office	1.0% (0.01) of Gross Floor Area (GFA) of business	No limit	Not allowed	Indirect, internal and halo only
PF Public Facility	10 square feet / Acre	No limit	Not allowed	All types; none facing residential zoned properties

Zoning & Use	Maximum allowable building sign area	Maximum number of signs allowed [1]	Allowance and area limits for projecting and suspended signs	Type of illumination
C1 Commercial	1.0 sq. ft. for each foot of business frontage (no more than 2 business frontages) Minimum Sign Area – 40 sq. ft. Maximum Sign Area – 300 sq. ft.	No limit	6 sq. ft. (max 1) Minimum clearance – 7 feet	All types
C2 Commercial	1.0 sq. ft. for each foot of business frontage (no more than 2 business frontages) Minimum Sign Area – 40 sq. ft. Maximum Sign Area – 500 sq. ft.	No limit	6 sq. ft. (max 1) Minimum clearance – 7 feet	All types
TC Tourist Commercial	2.5% (0.025) of gross floor area No Limit	No limit	6 sq. ft. (max 1) Minimum clearance – 7 feet	All types
I Industrial	1 sq. ft. for each foot of business frontage (no more than 2 business frontages) Minimum Sign Area – 40 sq. ft. Maximum Sign Area – 250 sq. ft.	No limit	6 sq. ft. (max 1) Minimum clearance – 7 feet	All types
PD Planned Development	Per the standards in the approved Planned Development Standards Handbook. If approved Planned Development Handbook does not provide guidelines or restrictions for building signs, then the provisions of this table apply to each site as if it were zoned in accordance with its actual use. If there is more than one use in the site, the more restrictive zone classification shall be used.			

[1] Suspended signs located perpendicular to the front of the building and not exceeding six square feet in area will not be included in calculating the number of signs.

3. Specifications Applicable ~~To~~ All Building Signs

- a. Building signs within 300 feet of and directly facing a residentially zoned district shall be non-illuminated.
- b. Signs for co-tenancy shall be calculated as part of the maximum allowable building sign area for the GFA of the building or business it leases or rents from.

4. Specifications by Sign Type

- a. **Wall signs.** Wall signs may not extend above or beyond the wall or roof line.
- b. **Canopy signs.** Only one canopy sign will be permitted per business on each frontage and it cannot exceed 25% of the vertical surface of the canopy.
- c. **Building Identification Signs.** Only one building identification sign is permitted per building.
- d. **Marquee signs.** Only one is permitted per building.
- e. **Projecting/Suspended signs.** Projecting signs located on private property shall not extend beyond the property line into adjacent lots and, except in any redevelopment area, shall not extend into the right of way.
- f. **Window signs.** The total area of all window signs in a business frontage may not exceed 25% of the total area of all windows for that business in the building. Permits are not required for any window signs, and window signs are not governed by or counted against sign area or number limitations. Window signs must, however, conform to other standards, requirements and limitations in this chapter. The maximum size for digital signs shall be three (3) square feet.

I. Freestanding and Monument Signs

- 1. Except as otherwise specifically provided in this chapter, and subject to the maximum sign allowances set forth in this section, it shall be unlawful to construct a free standing or monument sign or sign structure in violation of the specifications and requirements of this section.

2. Limitations by zoning district

Table 20.04.010-2 Monument Sign Limitations

Zoning	Maximum Sign Area	Maximum Height of Each Sign [2]	Maximum Number of Monument Sign	Illumination
A-5 Agriculture	9 sq. ft. on each site frontage	6 feet	1 per site frontage, not to exceed 2	Indirect only
A-40 Agriculture	9 sq. ft. on each site frontage	6 feet	1 per site frontage, not to exceed 2	Indirect only
SF (all) Residential	9 sq. ft. on each site frontage	6 feet	1 per site frontage, not to exceed 2	Indirect only
MF Multifamily	32 sq. ft. on each site frontage (excluding directory sign(s))	6 feet	1 per site frontage, not to exceed 2 Plus 1 special monument sign see subsection I.4	Indirect, internal and Halo
Bus Stops in any zoning district	Only official signs are allowed in or adjacent to SF-40 or SF-20 except for signs located within twenty (20) feet of an arterial roadway. In all other zones, one (1) sq. ft. for each square foot of the footprint of the bench or shelter, up to maximum of 64 sq. ft. If the bus stop is leased or licensed to the Regional Transportation Commission, signs in the bus stop are not to be counted toward the maximum sign area for the site in which the bus stop is located.			
MF5 Nonresidential	32 sq. ft.	6 feet	1 per site frontage, not to exceed 2 Plus 1 special monument sign see subsection I.4	Indirect, internal and Halo
PO Professional Office	32 sq. ft.	6 feet	1 per parcel. See subsection I.4 special monument sign.	All types
PF Public Facility	32 sq. ft.	6 feet	1 per parcel. See subsection I.4 special monument sign.	All types
C1 Commercial	32 sq. ft.	6 feet	1 per parcel. See subsection I.4 special monument sign.[1]	All types

Zoning	Maximum Sign Area	Maximum Height of Each Sign [2]	Maximum Number of Monument Sign	Illumination
C2 Commercial	32 sq. ft.	6 feet	1 per parcel. See subsection I.4 special monument sign.[1]	All types
TC Tourist Commercial	32 sq. ft.	6 feet	1 per parcel. See subsection I.4 special monument sign.[1]	All types
I Industrial	32 sq. ft.	6 feet	1 per parcel. See subsection I.4 special monument sign.[1]	All types
PD Planned Development	Per the standards in the approved Planned Development Standards Handbook. If approved Planned Development Handbook does not provide guidelines or restrictions for building signs, then the provisions of this table apply to each site as if it were zoned in accordance with its actual use. If there is more than one use in the site, the more restrictive zone classification shall be used.			

[1] Drive through businesses may have an additional maximum of two (2) monument signs, not to exceed a combined sixty-four (64) square feet in addition to the thirty-two square (32) feet in Table 20.04.010 -1 and must be oriented to be visible to the vehicles within the drive through lane. Monument sign separation restrictions do not apply to drive through businesses. If the drive-through use ceases or is abandoned, the sign are no longer permissible and shall be removed.

[2] The sign structure may extend above the sign by 10% of the height of a monument sign if (i) the sign structure is separately constructed from the cabinet or face of the sign; (ii) the portion above the cabinet or face does not contain any copy and (iii) the extension adds architectural embellishments to the sign.

Table 20.04.010-3 Freestanding Sign Limitations

Zoning	Maximum Sign Area [1]	Maximum Height of Each Sign [2] [3]	Maximum Number of Freestanding Sign Structures per Site	Illumination
A-5 Agriculture	Not allowed	Not allowed	None	None
A-40 Agriculture	Not allowed	Not allowed	None	None
SF (all) Residential	Not allowed	Not allowed	None	None
MF Multifamily	Not allowed	Not allowed	None	None
Bus Stops in any zoning district	Only official signs are allowed in or adjacent to SF-40 or SF-20 except for signs located within twenty (20) feet of an arterial roadway. In all other zones, one (1) sq. ft. for each square foot of the footprint of the bench or shelter, up to maximum of 64 sq. ft. If the bus stop is leased or licensed to the Regional Transportation Commission, signs in the bus stop are not to be counted toward the maximum sign area for the site in which the bus stop is located.			
MF Nonresidential	Not allowed	Not allowed	None	None
PO Professional Office	Not allowed	Not allowed	None	None
PF Public Facility	1 sq. ft. for each foot of individual site frontage up to 200 sq. ft.	16 feet	1 per site frontage up to a maximum of 2	Indirect, internal and halo only except on sites equal to or greater than 10 acres then all types.
C1 Commercial	25% (0.25) for each foot of individual site frontage(s) – maximum of 2 site frontages. Maximum – Not to exceed a combined total of 250 sq. ft.	30 feet	1 per site frontage up to maximum of 2	All types
C2 Commercial	35% (0.35) for each foot of individual site frontage(s) – maximum of 2 site frontages. Maximum – Not to exceed a combined total of 500 sq. ft.	30 feet	1 per site frontage up to maximum of 2	All types

Zoning	Maximum Sign Area [1]	Maximum Height of Each Sign [2] [3]	Maximum Number of Freestanding Sign Structures per Site	Illumination
TC Tourist Commercial	50% (0.5) for each foot of individual site frontage(s) – maximum of 2 site frontages. Maximum - unlimited	30 feet See subsection 1.7 regarding gateway	1 per site frontage up to maximum of 2	All types
I Industrial	25% (0.25) for each foot of individual site frontage(s) – maximum of 2 site frontages. Maximum – Not to exceed a combined total of 250 sq. ft.	30 feet 40 feet for special freestanding sign	1 per site frontage up to maximum of 2 Plus 1 special freestanding sign See subsection I.3	All types
PD Planned Development	Per the standards in the approved Planned Development Standards Handbook. If approved Planned Development Handbook does not provide guidelines or restrictions for building signs, then the provisions of this table apply to each site as if it were zoned in accordance with its actual use. If there is more than one use in the site, the more restrictive zone classification shall be used.			

Notes:

[1] The calculation for the freestanding signs maximum area shall be the sign area including centers name and tenant panels excluding the architectural embellishments to the sign.

[2] The sign structure may extend above the sign by 20% of the height of a freestanding sign or if (i) the sign structure is separately constructed from the cabinet or face of the sign, (ii) the portion above the cabinet or face does not contain any copy, and (iii) the extension adds architectural embellishment to the sign.

[3] The height of the sign may be measured from the elevation of the centerline of the nearest travel lane of the street or highway to which the sign is oriented rather than from “grade”.

3. ~~Special~~ Freestanding Signs, Special

In addition to other allowances, one special freestanding sign shall be permitted on each site in the “I” zoning districts under the following circumstances.

- a. When applying for the sign permit, the applicant will designate the proposed sign as its special freestanding sign hereunder, and the sign will be specially marked in accordance with instructions from the Department to indicate it is a special freestanding sign.

- b. The special freestanding sign area may not exceed 672 square feet. The sign is not counted against the maximum allowable sign area. If the actual size of the sign is less than 672 sq ft, the difference cannot be added to allowable sign area.
- c. Rather than from “grade” as defined above, the height of the sign may be measured from the elevation of the centerline of the nearest travel lane of the street or highway to which the sign is oriented.
- d. Otherwise, each special freestanding sign is subject to and must comply with all other provisions of this Chapter, applicable to a freestanding sign except as otherwise indicated.
- e. If the sign is digital sign or uses other method of illumination with LED or similar illumination, the special freestanding sign must comply with subsection I.6.
- f. For moving or tri-vision signs, the minimum exposure time for each panel is ten (10) seconds and maximum twirl time is two (2) seconds.

4. ~~Special~~ Monument Signs, ~~Special~~

In addition to other allowances, one special monument sign shall be permitted for each entrance of each site in all zoning districts specified in subsection I.2 above under the following circumstances and subject to the following conditions and requirements.

- a. No special monument sign area may exceed 32 square feet. The area of the sign shall not be counted against the maximum allowable sign area for the site, and if the sign is smaller than 32 square feet, the difference shall not be added to the maximum allowable sign area for the site.
- b. Special monument signs are subject to and must comply with all other requirements of this Chapter applicable to monument signs, except:
 - (1) They may not be ~~illuminated, and illuminated and~~ may not be digital signs.
 - (2) The architectural requirement in subsection I.5.g does not apply.

5. Other Standards, Limitations and Requirements for Freestanding or Monument Signs

a. Sign separation distance

- (1) **Monument signs.** No monument sign (including a special monument sign) may be within twenty feet radius distance of any other monument sign.
- (2) **Freestanding signs.** Except for special freestanding signs:
 - (a) No freestanding sign may be within 100 feet linear distance of any other freestanding sign.

(b) If the freestanding sign includes a digital sign, the radial distance to another digital sign is 200 feet.

- b. ~~Special~~ **Freestanding Signs, Special.** A special freestanding sign may be placed within 1500 linear feet distance of a freestanding sign (except an “outdoor advertising structure” as defined in subsection N.1, but no special freestanding sign may be placed within 1500 linear feet distance of any other special freestanding sign or an “outdoor advertising structure” as defined in subsection N.1. Any special freestanding sign prior in existence to adoption of this ordinance may be converted to digital and shall be located a minimum of 1,500 linear feet from any other special freestanding sign. Any nonconforming outdoor adverting structure in existence prior to adoption of this ordinance which meets the requirements for a special freestanding sign, may be converted to digital and shall be located a minimum of 1,500 linear feet from any other special freestanding sign. Any new special freestanding sign constructed after adoption of this ordinance shall be a minimum of 1,500 linear feet from any other special freestanding sign, except that if the special freestanding sign is digital, it shall be a minimum of 3,000 linear feet from any other digital special freestanding sign.
- c. **Extension over property lines.** All freestanding or monument signs must be located on one site only and shall not extend over the property line to another site.
- d. **Extension into right of way.** All freestanding or monument signs, except for signs displayed in the Town Center Redevelopment Area of the city, shall not extend into any public right of way.
- e. **Minimum setback for safe siting standards**
- (1) Except as provided in subsection (b) below, all freestanding and monument signs (including special freestanding and monument signs) must be located outside of the control area defined below and shall be located in accordance with the most recent edition of American Association State Highway and Transportation Officials (AASHTO) “Roadside Design Guide” and stamped by registered engineer.
- (a) For intersections of public streets with residential, collector, or arterial streets where the travel lane is a minimum of five feet from the edge of pavement: The control area is that area between the property lines and a line drawn between a point 15 feet back from the point of curvature of the intersection as measured at the property side of the sidewalk on each leg of the intersection. If no sidewalk exists, the measurement will be along the curb line.
- (b) For intersections of private driveways with residential, collector, or arterial streets where the travel lane is a minimum of five feet from the edge of pavement: The control area is that area between the property line and a line drawn between a point 10 feet back from the intersection of the driveway and the sidewalk as

measured at the property side of the sidewalk and a line drawn to the point 10 feet back from the intersection of the driveway and the sidewalk as measured on the driveway. If no sidewalk exists, the measurement will be from the intersection of the driveway and the curb.

(c) For intersections of public streets with arterial streets where the travel lane is at the edge of pavement: The control area is that area between the property lines and a line drawn between a point 15 feet back from the point of curvature of the intersection as measured at the property side of the sidewalk on the minor leg of the intersection and a point 50 feet back from the point of curvature of the intersection as measured at the property side of the sidewalk on the major leg of the intersection. If no sidewalk exists, the measurement will be along the curb line.

(d) For intersections of private driveways with arterial streets where the travel lane is at the edge of pavement: The control area is that area between the property line and a line drawn between a point 15 feet back from the intersection of the driveway and the sidewalk as measured at the property side of the sidewalk and a line drawn to the point 15 feet back from the intersection of the driveway and the sidewalk as measured on the driveway. If no sidewalk exists, the measurement will be from the intersection of the driveway and the curb.

(2) All freestanding and monument signs (including special freestanding and monument signs) to be located within the control area shall be in conformance with the safe siting standards set forth in the current edition of *A Policy on Geometric Design of Highway and Streets*, published by the American Association of State Highway and Transportation Officials, and as established by an analysis sealed by a professional engineer licensed in Nevada opining that the sign does not violate those safe siting standards.

(3) If a permanent building extends into a control area as described above, freestanding, monument and special monument signs may be placed parallel to and within six inches of the walls of the building that extend into the control area, provided that the signs do not block any windows and do not extend beyond or wrap around the corner or edge of the walls. If it is impossible to locate a sign as specified herein because the building abuts the property line, a building sign may be placed on the wall that extends into the control area notwithstanding the limitation of the number of building signs set forth in subsection H.2, provided: (1) the sign is not a projecting sign, (2) the sign does not extend beyond or wrap around the corner or edge of any projecting sign, (3) the sign does not cover any windows, and (4) if the building sign is erected in lieu of a special monument sign, a building permit is obtained under Title 15 of the Sparks Municipal Code, if required.

f. **Residential.** Permits are not required for residential signs.

g. Architecture. All freestanding and monument signs and sign structures must contain similar architecture elements and materials visually compatible with buildings on the site. All poles used as a part of freestanding or monument sign structures shall be covered.

6. Digital Signs. In addition to all of the other limitations, standards and requirements for monument or freestanding signs, digital signs are subject to the following limitations, standards and requirements:

a. Digital signs shall be allowed only in TC (Tourist Commercial), C2 (General Commercial), and I (Industrial) zoning districts.

b. Digital signs shall be allowed in PF (Public Facilities) sites that are over 10 acres.

c. Digital signs are permitted when allowed as a Gateway Sign.

d. One digital sign per site frontage, maximum of two (2) digital signs per site.

e. The use of fade, dissolve, travel, message sequencing or scrolling is prohibited for signs over thirty-two (32) square feet, except for properties zoned Tourist Commercial (TC) or a Gateway Sign. The use of video display, flashing or blinking is prohibited for any digital sign.

f. Digital signs greater than thirty-two (32) square feet must contain a minimum constant display of no less than eight (8) seconds, including special freestanding signs. Maximum time allowed for messages to change is one (1) second. Digital signs located in the TC zoning or a Gateway sign district are exempt from this requirement.

g. The digital sign portion shall not exceed fifty percent (50%) of the total allowed sign area for freestanding signs in C2 and I zoning districts. Gateway signs or within the TC zoning district, the digital sign portion shall not exceed seventy-five Percent (75%) of the total allowed sign area. For monument and special freestanding signs, the entire sign may be a digital sign.

h. Digital displays shall not operate at brightness levels of more than 0.3 foot candles above ambient light, as measured using a foot-candle meter at a pre-set distance. The pre-set distances to measure the foot-candles is calculated using the following formula:

$$\text{Measurement Distance} = \sqrt{\text{Area of Sign} \times 100}$$

The measurement distance can be rounded to the nearest whole number.

i. Digital signs shall be sited in a manner that the intensity or brilliance does not interfere with the effectiveness of an official traffic sign, device or signal.

j. The digital sign shall include photo-sensors to provide automatic intensity adjustment based on ambient lighting conditions.

j.k. Signs with a digital component shall consist of one unit.

k.l. The distance separation for digital signs, refer to subsection I.5.

l.m. The distance separation from any residentially zoned property shall be 300 feet. The distance separation shall be measured radially. The distance separation may be reduced to 150 feet if the digital sign is oriented away from the residentially zoned property.

7. Gateway Signs. A "gateway sign" is one freestanding sign per lot that meets all of the following criteria and which may have an elevation that is 30 feet above the "Interstate 80 elevation" as defined below, provided that it meets all other criterion for freestanding signs and;

a. If any portion of a lot is located within 500 feet from the intersection of a gateway street as described by the GIS coordinates in Table 20.04.010-4 below a gateway sign may be erected anywhere on the lot if the lot:

(1) Is located in the TC or MUD zoning districts; and

(2) Is at least one acre in size.

Table 20.04.010-4 Gateway Street Coordinates

Gateway Street	GIS Coordinates*	
	X coordinate	Y coordinate
McCarran Boulevard	2298834.55004527	14866893.56576840
Rock Boulevard	2291251.23756496	14867221.46275700
Vista Boulevard	2309524.43934199	14864209.64130800
Sparks Boulevard	2305435.41268704	14864930.23447220
Kietzke Lane	2288271.25795990	14867453.99376530
Pyramid Way	2294819.45760579	14867198.51685780
Prater Way	2287519.53185396	14867820.11018970

* Projected Coordinate System:

Name: NAD_1983_StatePlane_Nevada_West_FIPS_2703_Feet

Geographic Coordinate System:

Name: GCS_North_American_1983

b. The sign must be oriented toward Interstate 80.

c. The elevation of the top of the sign (subject to Note [1] to 20.04.010-1) must not exceed 30 feet over the Interstate 80 elevation, which is the elevation of the highest point of any improvement (except for any traffic signals or signs) that is within the Interstate 80 right of way and is within a lineal distance (as defined in subsection I.5(a) of 1,500 feet from the sign.

- d. Applications for sign permits for signs to be erected under this section shall be accompanied by a certificate of a licensed surveyor indicating that the base of the sign meets the restrictions of subsection “a” above and the height of the sign does not exceed the height requirements of subsection “c.”
- e. Except for the height allowance set forth herein, the sign must otherwise comply with all provisions in this code.

J. Fence Signs

- 1. **Residential zoning districts.** Fence signs in the SF residential zoning districts shall be regulated as monument signs under subsection I.
- 2. **All other areas.** Fence signs in all other zoning districts shall be regulated as building signs ~~under subsection H, and H and~~ shall comply with the safe siting requirements set forth in this Chapter.- subsection I.5.e.

K. Temporary signs

- 1. Portable Signs.
 - a. One portable sign may be displayed per business (licensee) without sign permit. Such signs are not to be counted in the maximum allowable sign area or number of signs limitations. Portable signs must comply with the following standards:
 - (1) Maximum size of eight (8) feet square with maximum height of four (4) feet
 - (2) Can only be displayed during business hours
 - (3) Portable signs cannot be permanently affixed to the property as required by subsection F.7.
 - (4) Portable signs may not be illuminated.
 - (5) Portable signs shall be located within twenty (20) feet of the business (licensee) public entrance.
 - (6) Portable signs shall not be located in public right-of-way, roadway, on- site drive aisle, designated parking area or landscape area and shall be located outside of the visibility triangle of the driveway and/or street.
 - (7) Portable signs shall not obstruct vehicular or pedestrian traffic.
 - (8) Portable signs shall not be attached to any structure or vegetation such as utility structures, traffic signs/poles, trees or similar items.

b. They must otherwise comply with all other limitations, standards and requirements the limitations in this chapter except and subject to:

(1) The distance requirements in subsection I.5.a do not apply.

(2) The architectural requirements in subsection I.5.g do not apply.

2. Temporary Signs

a. **Permit Required; Duration.** At the discretion of the property owner and with the issuance of a temporary sign permit, each site may display up to two (2) signs per public street entrance, not to exceed eight (8) signs and restricted to a period as designated or specified on the Temporary Sign Permit application. Display of temporary signs shall be based on a calendar year between January to December and must be reapplied for annually. If the site has any digital signs, the number of allowed temporary signs shall be reduced by two (2) for each digital sign.

b. **Standards, Requirements and Limitations:**

(1) The temporary sign permit application must be approved / signed by the site owner/manager. If a site has more than one occupant who wishes to put up signs at the same time, the site owner or manager must determine who can display the signs.

(2) Temporary signs may not be placed in a prohibited sign area (subsection E).

(3) Any temporary sign shall be located on private property and setback at a minimum of one (1) foot for every foot of height from the nearest travel lane. No temporary sign shall be higher than roof or parapet of the building.

(4) The maximum size of a temporary sign shall be eighteen (18) square feet. Any sign over this size will require a sign permit and must comply with subsections H and/or I of this Section.

(5) Temporary signs shall be kept neat, clean and in good repair. Signs which are faded, torn, damaged or otherwise unsightly or in a state of disrepair shall be immediately repaired or removed.

(6) Each temporary sign must meet the standards and limitations for all signs set out in subsection F, except:

(a) They cannot be affixed permanently to the ground or building.

(b) They may not be illuminated per subsection F.9, nor digital per subsection I.6.

(c) The distance requirements in subsection I.5.a do not apply.

(d) Temporary signs shall not be attached to any structure or vegetation such as utility structures, traffic signs/poles, trees or similar items.

(7) Permitted temporary signs do not count against the maximum allowable sign area.

c. **Exceptions:** Each owner of a vacant building may display a temporary sign affixed to the building not to exceed eighty (80) square feet and does not require a temporary sign permit.

L. Additional Signs During Election Periods

1. **Election period.** An election period begins the first day of filing before and ends ten days after any election conducted under federal, state, county, or city laws or ordinances in which residents of Sparks are entitled to vote, including elections or votes regarding selection or recall of any federal, state, county or city officials, any ballot questions, referendum or advisory vote.

2. **Additional signs during election period.** Additional signs containing any message may be displayed on any site during an election period, subject to the following limitations, standards and requirements.

a. **Number and size.** There is no limitation on the number or size of additional signs. Signs which comply with this subsection do not count against the maximum allowable sign area, or the maximum number of signs allowed under subsections H or I.

b. **No sign permit required.** A sign permit is not required for any election period sign which otherwise complies with this section. However, building permits may be required under ~~Section 15.08~~ [Title 15](#) of the Sparks Municipal Code depending on the size and nature of the sign.

c. Standards, Requirements and Limitations

(1) Election period signs may not be placed in a prohibited sign area (subsection E).

(2) Each election period sign must meet the standards and limitations for all signs set out in subsection F, with the following exceptions:

(a) They need not be affixed permanently to the ground or building.

(b) They may not be illuminated, or digital signs.

(c) The distance requirements in subsection I.5.a do not apply.

(d) The minimum lettering requirements in subsection I.5.g do not apply.

(e) The architectural requirements in subsection I.5.g do not apply.

M. Sign Permits

1. Requirement. Sign permits are required for all signs except:

- a. Exempt signs, subsection C.
- b. As specifically provided in this chapter provided that such signs comply with all of the standards, limitations and requirements in the section regulating them; including, but not limited to:
 - (1) Residential signs
 - (2) Special Monument Signs per subsection I.4
 - (3) Election Period signs per subsection L.
- c. Changes in copy of signs or plexiglass panel for which a valid permit exists so long as nothing else is changed in the sign. Any changes affecting the structure or the electricity of the sign including a change to digital sign requires issuance of a sign permit.
- d. If a sign permit is required, the permit must be obtained from the City before construction or installation is started. If a building permit is required under ~~Chapter 15-08 (“Sign Code”)-Title 15~~ of this code, it will be included as a part of the sign permit.

2. General Provisions Applicable to All Permits

- a. **Application and fees.** Applicants shall use forms and provide information as required by the department and shall submit fees in the amounts provided by resolution or ~~ordinance, and ordinance and~~ shall submit the fees at the times required by the department. Fees are nonrefundable, even if a sign permit is denied.
- b. **Application Date.** The application date is the date that the department receives at its counter an application on the form provided by the department. An application which contains blanks where information is required to be filled in, or which does not include all the attachments required, or is not accompanied by any fees which must be submitted with the application may be rejected at the counter and is not deemed “received.” Otherwise, the application is deemed received.
- c. **Incomplete applications.** Applications which do not contain all the information necessary, in the opinion of the Administrator, to determine compliance with this Chapter shall be denied. If convenient to department personnel, an applicant may be contacted to bring in additional information and the application may be held pending receipt of information, but if the information is not received by the action deadline, the application is deemed denied. If an application is denied for being incomplete, fees will not be refunded.

- d. **Processing.** The application will be simultaneously processed by the Building Official, who shall determine compliance with the requirements of Title 15 of Sparks Municipal Code, and the Administrator, who shall determine compliance with this chapter and any other applicable provision.
- e. **Standards.** The Building official shall make his decision based on compliance with the requirements of ~~Chapter 15.08 of~~ Title 15 of this Code. The Administrator shall make his decision based on compliance with this chapter and with any other applicable chapter of the Sparks Municipal Code. A denial of a permit must be based on a determination that, if approved, the sign described in the permit would violate an identifiable standard in Sparks Municipal Code.
- f. **Conditional approvals.** Conditions related to the application and enforcement of this Chapter may be imposed as a part of an approval of a permit. If any condition is not satisfied when due, it shall be treated as a violation of the permit.
- g. **Effect of denial; judicial relief.** In addition to any rights available to an aggrieved applicant under NRS 278.0233 and 278.0235, if an application is denied, the applicant may file or cause to be filed in the district court a petition for judicial examination of the validity of the denial as provided by NRS 34.185.
- h. **Effect of approval of permit.** Approval of a permit means that the sign described in the permit may be built subject to the terms and conditions stated in the permit, provided that the sign is constructed and continuously maintained in accordance with the provisions of this chapter even if the application describes a sign which does not comply with the provisions of this chapter.

3. Sign permits

- a. **Action deadline; failure to reject by deadline waives permit requirements.** For sign permits (except temporary sign permits), the “action deadline” is close of business on the thirtieth calendar day (starting with the first business day following the application date) following the application date. If the “action deadline” falls on a weekend or holiday, it is extended to close of business on the first business day following the weekend or holiday. By the action deadline, both the Building Official and the Administrator shall either approve or deny the application. The application is deemed denied if either the Building Official or the Administrator denies it even if the other approves it. If the application is neither approved nor denied by the action deadline, the applicant shall have a right to construct the sign in accordance with the provisions of this Title and Title 15 of the Sparks Municipal Code except for the requirement of a permit.
- b. **Notice of denial.** If an application is denied, a written notice shall be prepared and mailed, or hand delivered to the applicant, first class mail, at the address indicated on the application, within five working days following the denial. The written notice of denial

shall include the reason for the denial. If the denial is for an incomplete application, the notice shall specify what information needs to be submitted if the application is resubmitted. The deadline for filing for any judicial relief does not commence until this written notice is mailed or hand delivered to the applicant.

4. Temporary Sign Permits

- a. **Expedited permit process; Action deadline.** The Administrator shall establish an expedited application and approval process for temporary signs, including a simplified application form which could be approved or disapproved over the counter (i) under ordinary circumstances, (ii) if every blank is correctly and completely filled in. If an approval of another official is required (such as approval of the airport authority for signs using searchlights), the permit may be approved subject to the condition that the applicant obtain such approval and the permit shall not be valid until that condition is met.
- b. **Notification.** Notification of approval or disapproval shall be in person, or by telephone, e-mail, fax or other expeditious form of communication.

5. **Suspension and revocation of sign permits.** Any permit issued in error, or in reliance on an application which contains false, misleading, or incomplete information that was material to the Administrator's decision may be suspended and revoked by the Administrator. The applicant shall be given the notice required by subsection 5 of this section and shall have the right to judicial review as provided in subsection 6 of this section as if the suspension or revocation were a denial of an application.

6. **Violation of permit.** It is unlawful to build or alter a sign in such a way that it does not strictly conform to the permit or any condition in the permit, the application for the permit, or the standards and requirements of this chapter.

N. Nonconforming Signs

1. **Nonconforming outdoor advertising structures.** If a nonconforming sign is a "nonconforming outdoor advertising structure," as defined in state law (see 2001 Statutes of Nevada, chapter 451 or SB 265 of the 2001 legislature), the following provisions apply:

- a. Neither the sign nor supporting structure may be increased in size or height, nor may there be an addition or enhancement to the structure that increases the visual effect or increases the impact on the use of the site, *including conversion to digital sign*.
- b. The nonconforming outdoor advertising structure shall be removed on the earlier of:
 - (1) In excess of 50 percent of the material structural value of the sign is damaged or destroyed as a result of a natural disaster, including, without limitation, a fire, flood, earthquake, windstorm, rainstorm and snowstorm.

- (2) A resolution of the City Council (not related to the development or redevelopment of the site) orders removal of the sign which resolution provides for just compensation or relocation rights as required by state law. The City Council shall give written notice to the owner of the site in accordance with Chapter 241 of Nevada Revised Statutes (the open meeting law ~~), and~~ and shall hold a public hearing prior to considering such a resolution.
- (3) Upon the termination of any lease or rental agreement which governs the location of the sign on the site.
- c. Until an event enumerated in the subsection above occurs, the nonconforming outdoor advertising structure may remain on the ~~site, and~~ site and may be given routine maintenance.
2. **Other nonconforming signs.** The following provisions apply to nonconforming signs which are not “nonconforming outdoor advertising structure,” as defined in state law (see 2001 Statutes of Nevada, chapter 451 or SB 265 of the 2001 legislature).
- a. **Height and Size:** Neither the sign nor supporting structure may be increased in size or height, nor may there be an addition or enhancement to the structure that increases the visual effect or increases the impact on the use of the site, including conversion to digital sign.
- b. **Right to maintain and continue use.** A nonconforming sign may be maintained and continued in use, provided that:
- (1) It is not altered, enlarged or relocated without a sign permit (but see subsection N.2.a below);
- (2) It is maintained in good repair and does not become unsightly or hazardous.
3. **Termination of Right to Nonconforming Sign**
- a. Any nonconforming sign which is a safety hazard shall be removed or repaired within ten days of notice to the owner of the site.
- b. Any nonconforming sign which requires repairs costing in excess of fifty percent of its replacement value shall be removed or made to comply with the provisions of this chapter.
4. **Alteration, enlargement or relocation.** No sign permit shall be issued for the alteration, enlargement or relocation of a nonconforming sign unless the changes will increase the level of conformance with the provisions of this chapter. An existing nonconforming sign cannot be converted to digital unless it is brought into conformance with this code. An existing

nonconforming digital sign may be replaced or enhanced as long as the changes will increase the level of conformance with the provisions of this chapter.

O. Abandoned Signs

- 1. Criteria for establishing abandonment.** A sign or sign structure shall be considered abandoned when any of the following occurs:
 - a. Any business advertised thereon is no longer in business and has not been in business anywhere for more than 90 days;
 - b. Any product or service advertised thereon is no longer offered and has not been offered for the past 90 days;
 - c. The structure no longer supports a sign for a period of 90 days;
 - d. The sign, structure or advertising display is visibly damaged or partially missing.
 - e. Internal or halo illumination is partially or wholly burned out or inoperative.
- 2. Removal of abandoned signs.** Any sign or sign structure which has been abandoned shall be removed or restored to use within thirty days after a notice of abandonment is issued to the owner of the site. Notice shall be given by the Administrator using certified mail. 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.

P. Variances and Deviations

1. Variances under ~~Chapter 20.16~~ the provisions of this Title may not be granted from the provisions of this ~~C~~chapter.
2. Major and Minor Deviations, as provided in ~~Chapter 20.05~~ this Title, may not be granted under this ~~C~~chapter.

Q. Enforcement and Penalties.

1. To the extent not inconsistent with this ~~C~~chapter, the enforcement and penalties provisions of ~~this Title this Title Chapter 20.05 and 20.07~~ shall apply to enforcement of this ~~C~~chapter.
2. Illegal signs may be removed by City officials.

Chapter 20.08 Definitions and Interpretations

Section 20.08.001 Rules of Interpretation

- A. Unless context requires otherwise, the words and terms defined in this Chapter have the meaning ascribed to them in this Chapter.
- B. All words and terms used in this Title which are defined in the Planning Act (NRS Chapter 278) are used in this Title as so defined.
- C. Any words or terms used in this Title which are pertinent to structures and which are not defined in this Title or in the planning act have the meaning ascribed to them in SMC Chapters 15.04 and 15.08, if they are defined in those chapters.
- D. The term “building,” “structure,” “area,” “lot” or “parcel” includes all or part of the building, structure, area, lot, or parcel unless otherwise indicated.
- E. The phrase “up to” means a maximum of. For example, a subdivision that is allowed “up to 5 lots per acre” may not include more than 5 lots per acre.
- F. See SMC Chapter 1 for additional rules of interpretation.

Section 20.08.002 Definitions

- A. The words, terms and phrases used in this Title are below.

Accent Material	Material that is secondary to the primary building material in terms of its quantity, or that contrasts with the primary building material. Accent materials generally cover 25% or less of the wall elevation.
Accessory Building	A detached building or structure which is subordinate to, and the use of which is incidental to that of the Principal Building, structure or use of the same parcel or lot of land. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Accessory Commercial Use (for multiple family residential zoning districts)	A retail sales facility designed to serve as an accessory use to a multiple residential complex, serve the residents of the complex and the surrounding area and not draw from outside of the immediate area surrounding the complex. (Ord. 1719, 1991.) (Ord. 2417, Renumbered, 11/10/2008)
Accessory Dwelling Unit	An ADU is a dwelling unit that is accessory to a principal single-family dwelling unit on the same lot. This includes a building or part of a building that provides complete independent living facilities for one or more people, including a kitchen, living room, bathroom, and bedroom, and that is (1) attached to the principal dwelling, or (2) located in a detached building on the same lot.
Accessory Retail, Office, or Recreational Use	A retail, office, or recreational use that is subordinate to and incidental to the primary use, that primarily serves the employees of the primary use, and occupies no more than 20% of the square footage of the primary use in the I

District and no more than 10% of the square footage of the primary use in every other zone district. (Ord. 2417, Add, 11/10/2008)

Accessory Structure	A structure that is subordinate in scale and function to the main structure or principal use. Examples include porches, , sheds, garages, play houses (excluding tree houses and play equipment), mail boxes, bird houses, and greenhouses, . An accessory structure may be attached to or detached from the main structure, and either fixed in place or temporary.
Accessory Use	A use that (1) is necessarily and customarily associated with the principal use, (2) is appropriate and incidental to the principal use, (3) is subordinate to the principal use in area, extent or purpose, and (4) contributes to the comfort, convenience or necessity of occupants, business or industry in the principal building or principal use served.
Adjacent	Abuts, is contiguous to or shares a common boundary. Includes a lot or parcel of land that shares all or part of a common lot line with another lot or parcel of land.
Administrative Review	A review which is required as a prerequisite to the issuance of building permits, whenever a conditional use permit is not required, for commercial and industrial building additions, for new multiple-family residential, new commercial or industrial construction, the enlargement of a nonconforming use (20.06.003), and for outdoor storage (20.03.044). (Ord. 1876, 1995: Ord. 1074 § 1 (part), 1976.) (Ord. 2387, Amended, 02/11/2008)
Administrator	The official charged with the duty and authority to administer this Title and any person to whom he has delegated applicable powers and duties.
Adult book store	An establishment having, as a substantial or significant portion of its stock in trade, videos, books, magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" or an establishment with a segment or section devoted to the sale or display of that material.
Adult Business	Includes any adult book store, adult drive-in theater, adult hotel or motel, adult mini motion picture theater, adult motion picture arcade, adult motion picture theater, adult motion picture arcade, or cabaret. (ó See Chapter 20.08 for definitions). 1. An "adult business" includes any other business or establishment which offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas.
Adult day care	A licensed establishment operated and maintained to provide care or supervision during the day, such as social activities, minor health care assessments, meals, and recreation, for five or more persons 18 years of age or older. The facility may not be used as a residence. The definition does not include halfway houses for recovering alcohol and drug abusers. (Ord. 2436, Add, 03/22/2010)
Adult drive-in theater	A drive-in theater used to present materials distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons in the theater.
Adult hotel or motel	A hotel or motel which rents for less than 10 hours, where material is presented which is distinguished or characterized by an emphasis on matter depicting,

describing or relating to "specified sexual activities" or "specified anatomical areas".

Adult mini motion picture theater	An enclosed building with a capacity for less than 50 persons used to present material distinguished or characterized by an emphasis on matter depicting or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons in the building.
Adult motion picture arcade	Any place to which the public is permitted or invited where coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to 5 or fewer persons per machine at any one time, and where the images displayed are distinguished or characterized by an emphasis on depicting or describing "specified sexual activities" or "specified anatomical areas".
Adult motion picture theater	An enclosed building with a capacity of 50 or more persons used to present material distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" for observation by patrons in the building.
Advertising Sign	Any advertisement making a material or service known and located at the place of sale. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Affiliate	An entity which owns or controls, is owned or controlled by, or is under common ownership with a franchisee or current or former owner of a communication tower, antenna or backhaul network.
Alley	A public thoroughfare or way that provides a secondary means of access to a lot or parcel, running perpendicular to street and to the rear or side of the lot or parcel. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Alteration	Any exterior change or modification through public or private action of any historical property or resource on the local register or located within a historical district. The term "alteration" shall include any change or modification that affects the exterior visual qualities of the property or resource, and the removal of historical resources from the property or district as well as disturbances to archaeological sites. Alteration does not include routine maintenance or the attachment of temporary fixtures.
Alternative tower	Existing buildings, man-made trees, clock towers, steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.
Animal Service	A building or area where animals are boarded, groomed, bred, or trained, or given medical care or recreational activities. This includes any kennel, animal hospital, animal grooming, veterinarian, animal spa, or animal shelter that provides temporary housing of stray, abandoned, abused, neglected or unwanted domestic animals.
Animal services, indoor	An animal service (including a veterinary services) that occurs entirely within an enclosed building, and where animals are not boarded overnight.
Animal services, overnight (whether indoor or outdoor)	Any animal service (including veterinary service or kennel) that has overnight boarding or outdoor confinement or exercise areas.

Antenna	Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.
Apartment House	See "Multi-Family Dwelling."
Application	Any application for approval of a development or use filed under Chapter 20.05 of this Title.
Archaeological Site	An area where remains of man or his activities prior to keeping of history are still evident.
Assisted living	A residence that primarily serves the elderly and provides rooms, meals and may provide personal care and supervision of self-administered medication. These establishments do not have on-site nursing care facilities. They may provide other services, such as recreational activities, financial services and transportation. (Ord. 1842, 1994.) (Ord. 2417, Renumbered, 11/10/2008)
Auction house	An enclosed establishment for the temporary storage and offering by an auctioneer of qualified property which is offered or sold to the highest bidder by means of a request or invitation for bids. For purposes of this description, the term "qualified property" means property of any kind belonging to another, but excluding animals, motor vehicles and business inventory to be liquidated following or in connection with the closing of a business. This use does not include a secondhand dealer.
<u>Auto Detail</u>	<u>Cleaning of passenger vehicles that is predominantly done by hand. The activities are primarily conducted inside a tenant space and not associated with an automated car wash.</u>
Auto and truck repair (heavy)	An establishment as defined in "auto and truck repair (light)," and that may also provide major mechanical and body work, straightening of body parts, body repairs, battery rebuilding, painting, welding, short term (less than 72 hours) storage of automobiles not in operating condition, outdoor work on vehicles, or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in auto service stations.
Auto and truck repair (light)	An area used for general maintenance activities including but not limited to replacement of filters, fluids, light bulbs, belts, fuses, and tire; emissions testing; and similar activities. Includes smog shops, or stations authorized to perform emissions tests and complete emissions-related repairs as long as the station has a 2G license from the State of Nevada. Other stations with a 1 G license from the State of Nevada, may perform tests but are prohibited from performing emissions-related repairs. Includes emissions testing services that test the emissions of automobiles or other vehicles to determine compliance with state or federal emissions requirements.
Auto and truck repair use	Includes auto and truck repair (heavy) and auto and truck repair (light), as defined above.
Automated teller machine, stand-alone	An automated teller machine that is at a location separate from the controlling financial institution. (Ord. 2417, Add, 11/10/2008)
Automobile Parking Area	A fully accessible space for the parking of an automobile.

Backhaul network	The lines that connect a provider's towers/cell sites to one or more cellular telephone switching offices, and/or long distance providers, or the public switched telephone network.
Bail bond services	An office that engages in the sale or issuance of bail bonds or other financial transfers for the purpose of securing the release from jail of an accused defendant pending trial.
Banks	See "Financial Institutions."
Bar / Lounge	An establishment or part of an establishment used primarily for the sale of alcoholic beverages where the beverages are consumed on the premises, or the consumption of tobacco or similar products. (Ord. 2417, Add, 11/10/2008) This includes taverns, brewpubs, microbreweries, hookah lounges, or distilleries where food and drink are served on the premises.
Bed and breakfast	An owner-occupied house, or part of a house, where no more than four rooms (for a total of 8 guests) are provided for short-term (1 night to 2 weeks) lodging, and where breakfast-only meals are provided for compensation. (Ord. 1741, 1992.)
Bike share kiosk	A station or area where bicycles are stored for rental to the general public, typically as part of a bike sharing program. A bike share kiosk may be enclosed, partially enclosed or unenclosed. This does not include a retail shop where bicycles are repaired or sold.
Billboard	An outdoor advertisement making material or service known, where the advertisement is remote from point of sale of the material or service. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Boarding / rooming house	A building or part of a building where, for compensation, meals and/or lodging are provided for more than three guests. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008) Examples include fraternities, sororities, or dorms. This use type does not include a hotel, motel, or multi-family building. A multifamily building includes separate dwelling units occupied by a single household, while a boarding house includes separate households sharing kitchen facilities.
Boat	A vehicle for traveling in or on water. (Ord. 1519 § 1, 1985.) (Ord. 2417, Renumbered, 11/10/2008)
Bodily Fluid Collection Services	A Clinic and/or laboratory intended for the collection, testing and/or distribution of human specimens (e.g. blood plasma, breast milk, and sperm)
Buffer zone	A strip of land established to separate and protect one type of land use from another to screen other properties from objectionable noise, smoke, or visual impact or to provide for future public improvements or additional open space.
Building and landscaping materials supplier	A business that sells building materials or landscaping where the majority of sales are wholesale transactions to other firms, not retail sales. (Ord. 2417, Add, 11/10/2008)
Building Frontage	The length of the face or wall of a completely enclosed and permanent building on a site which fronts directly on a public or private street or right of way.
Building Ground Floor Area	The area of the ground floor enclosed within the walls of all buildings on the site.

Building maintenance services	An establishment providing carpet cleaning, carpentry, roofing, exterminator, glazing, janitorial services, electrical repair, plumbing, heating and air conditioning, upholstery, painting and paper hanging, sign painting, or packing and crating.
Building Mass	The three-dimensional bulk of a building height, width, and depth.
Building material sales & services	Retailing, wholesaling or rental of building supplies or construction equipment. Examples include lumberyards, home improvement sales and services, tool and equipment sales or rental establishments.
Building Scale	The size and proportion of a building relative to surrounding buildings and environs, adjacent streets, and pedestrians.
Bus Rapid Transit (BRT)	A system that allows bus vehicles to operate on a right-of-way that is largely separated from other types of traffic.
Bus Rapid Transit (BRT) Route	The BRT Route for the corridor shall be as identified in the Multi-Modal Framework Plan chapter of the adopted TOD Corridor Master Plan.
Business	An operation conducted by an individual, partnership or corporation which functions as a single enterprise or activity or is owned or operated by a single individual, partnership or corporation.
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 6 feet of any Principal Building.
Cabaret	For purposes of this Section only, a nightclub, theater or other establishment which features as its primary entertainment live performances by topless and/or bottomless dancers, "go-go" dancers, exotic dancers, strippers, or similar entertainers.
Call Center	An establishment primarily engaged in answering telephone calls and relaying messages to clients or in initiating or receiving communications for telemarketing purpose, such as promoting clients' products or services, taking orders for clients, or soliciting contributions or providing information for clients. These centers may operate with extended hours and typically have a higher density of employees per square foot than traditional office uses.
Camping Trailer	A folding structure usually made of canvas, mounted on wheels and designed for travel, recreation and vacation use.
Car Wash	Vehicle cleaning, washing, and testing. It does not include the additional activities permitted in "auto repair shop". (Ord. 2417, Add, 11/10/2008)
Carport	An accessory building having one or more open sides, used by occupants of a dwelling unit to park automobiles.
Catastrophic Event	An event that is beyond the property owner's ability to control, and renders historical resources hazardous or destroyed beyond repair. The term "catastrophic event" shall not include the results of improper or insufficient owner maintenance or corrections that can be accomplished through reasonable measures.
Cemetery	A burial ground for the interment of the human dead. This includes any burial ground or mausoleum.
Central Accessory Building	A structure housing toilet, lavatory and such other facilities as required or permitted by ordinance.

Certificate of Appropriateness	A certificate issued by the Sparks Historic Resources Commission approving alteration, restoration, construction, removal, or relocation, in whole or in part, of or to a property on the local register as a historic site or to an improvement within a historical district as established by this chapter.
Child care facility	A "child care facility" as defined by NRS Chapter 432A.
Child care, In-home	A child care facility located in a dwelling unit that includes no more than the number of children two care givers may care for in accordance with the Washoe County Department of Social Services, Regulations for Child Care Facilities 24.4 [staff-to-child ratio]).
Church or worship center	A place of religious worship and instruction. Accessory uses requiring independent approval include (1) an associated private school, and (2) a child care in the main building or the same lot as the church or worship center that accepts customers not attending the church (Ord. 1711, 1991.) (Ord. 2417, Renumbered, 11/10/2008), recreational facilities, dormitories or other facilities for temporary or permanent residences. Child care facilities located in the main building that are used only during worship services, for persons attending the service, are considered accessory to the church and do not require independent approval. For purposes of this section, "religious worship" includes any "religious exercise" as defined by the Religious Land Use and Institutionalized Persons Act (RLUIPA), 42 U.S.C. § 2000cc-5.
Clearing	The removal of vegetation, topsoil or other surface materials from a site.
Co-generation facility	A facility that produces heat or electricity using waste energy from a primary industrial use. (Ord. 2417, Add, 11/10/2008)
College	A post-secondary educational institution authorized to award associate, baccalaureate, or higher degrees, or a seminary. (Ord. 2417, Add, 11/10/2008)
Collocation	The sharing of structures by 2 or more wireless service providers.
Common open space	Open space within a single unified development which is owned, designed, and set aside for all occupants of the development or by occupants of designated portions of the development. Common open space is not dedicated for public use and is owned and maintained by a private organization made up of the residents and owners of the development. Common open space may include lakes and wetlands but does not include that area which is set aside and dedicated as a public park site.
Community care facilities for the elderly	Establishments primarily engaged in providing a range of residential and personal care services for (1) the elderly who are unable to fully care for themselves and/or (2) the elderly who do not desire to live independently. The care typically includes room, board, supervision, and assistance in daily living, such as housekeeping services. In some instances, these establishments provide skilled nursing care for residents in separate on-site facilities.
Congregate housing	Establishments that serve meals and other services in low-income and federally subsidized housing or nonsubsidized housing facilities. Services include housekeeping, laundry, transportation, recreational programs, and other convenience services.
Conditional Use Permit	A permit required as a prerequisite to the establishment of certain uses in certain zoning districts. Uses requiring a conditional use permit are specified in the Use Table (20.02.014). (Ord. 1487 § 6 (part), 1985.)

Construction	Any grading, installation of improvements, erection or placement of structures, or assembly of equipment or materials to be used in any of those activities.
Continuing Care Retirement communities	These establishments are primarily engaged in providing a range of residential and personal care services with on-site nursing care facilities for (1) the elderly and other persons who are unable to fully care for themselves and/or (2) the elderly and other persons who do not desire to live independently. Individuals live in a variety of residential settings with meals, housekeeping, social, leisure, and other services available to assist residents in daily living. Assisted living facilities with on-site nursing care facilities are included in this industry.
Contractor shop	The offices and/or storage facilities for a specialized trade related to construction. (Ord. 2417, Add, 11/10/2008)
Convenience store	Establishments that retail a limited line of goods that generally includes milk, bread, soda, and snacks. Fuel sales are allowed as an accessory use. Automotive repair is also allowed if it is listed as a permitted use in the applicable zoning district.
Construction yard	An area temporarily used to store construction materials, supplies, equipment, tools, stock piling and recycling of useable construction materials and other permitted items, including temporary storage containers, construction trailers, and temporary office trailers.
Copy center	Includes blueprinting, printing, photostating, copying, packaging, labelling, and similar services.
Correctional institutions	A facility where persons are detained pending adjudication or confined under sentences of two years or less provided that the facility is operated by a law enforcement agency or under contract with the state, City, Washoe County or a federal agency. Examples include community correctional facilities, correctional facilities or juvenile detention facilities.
Courier and messenger services	Establishments primarily engaged in providing air, surface, or combined mode courier services, express delivery services of parcels, or local messenger and delivery services of small items, with local pick-up and delivery. Examples include air courier services, express delivery services; local delivery services for letters, documents, or small parcels; grocery delivery services (i.e., independent service from grocery store), or restaurant meals delivery services.
Craft Distillery	An establishment which: (a) manufactures distilled spirits from agricultural raw materials through distillation; and (b) is authorized to sell those distilled spirits pursuant to the provisions of NRS Chapter 597. (Source: NRS 597.200)
Crematorium	The building or portion of a building that houses the chamber for cremation (as defined in NRS 642.011) and the holding facility. The crematorium is subject the locational requirements of NRS 451.635.
Cultural Institution	An institution engaged primarily in the performing arts or in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. Examples include performing arts centers for theater, dance and events, museums, historical sites, art galleries, libraries, zoos, aquariums and observatories.
Cutting	Shaping of the land surface through the excavation of soil, rock or other materials.

Data Center	A facility used primarily to store, manage, process, and transmit digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.
Data Processing, Hosting, and Related Services (including data centers)	Establishments that provide infrastructure for hosting or data processing services. These establishments may provide specialized hosting activities, such as web hosting, streaming services or application hosting; provide application service provisioning; or may provide general timeshare mainframe facilities to clients. Data processing establishments provide complete processing and specialized reports from data supplied by clients or provide automated data processing and data entry services.
Demolition	Any intentional act that destroys, in whole or in part, a historical resource on the local register or contained within a historical district as established by this chapter.
Department	The Community Development Department of the City.
Design regulations	<p>A detailed design text which includes, but is not limited to, the following components:</p> <ul style="list-style-type: none"> • project description, legal description, and preliminary title report. • project goals and policies, specifically related to NRS 278A.020 • master plan, physical concept, and layout • architecture manual - text and graphic displays which include, but not limited to, the following: architectural standards, landscape programs including streetscapes and entry statements, and building locations and orientations • protective covenants, conditions, and restrictions in draft form • A soils/geotechnical investigation report prepared by a qualified Nevada registered engineer or qualified Nevada engineering geologist including conclusions and recommendations regarding rippability, slope grading and stabilizing, foundation design and seismic and other geological hazards, as necessary for the property, subject to approval of scope by the Administrator. (In appendix) • circulation and access diagrams • grading and erosion control provisions • storm drainage master plan (In appendix) • provisions for water supply • sewer report (In appendix) • traffic impacts • fire prevention • access to adjacent public lands • Cultural resource/archeological review (In appendix)
Development	Any construction or any division of land.
Development Project	The use of land, buildings and structures on any property in the City subject to this Title, except single-family dwellings and two-family dwellings. and includes new developments, Planned Developments, and the expansion of existing

developments. (Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)

Dimensional Standards	The zoning district regulations that govern lot, setback, coverage, density and height.
Distribution Center	A facility that stores merchandise for distribution to businesses or customers, but that does not fulfill orders directly from customers at that location.
Domestic household pet	Any animal generally domesticated by humans, including: dogs of the species <i>Canis Familiaris</i> ; cats of the species <i>Felis Catus</i> ; gerbils, hamsters, guinea pigs, mice, rats, squirrels, chipmunks or similar rodent-like mammals, but not to include ferrets or animals which are considered a high risk species, as defined in this section; domestic rabbits, but not those being used for commercial purposes or for food production; Vietnamese potbellied pigs (<i>Sus Scrofa Vittatus</i>) that are spayed or neutered upon reaching maturity; domesticated fowl or birds; non-venomous reptiles, which, at maturity, are less than 3½ feet in length or weigh less than 5 lbs. and are kept in a confined space; or any fish kept in an aquarium or proper facility. (Ord. 2226, Add, 05/24/2004)
Drive-Through Business	A business which provides a window or other area where customers of the business may obtain goods or services while remaining in a vehicle. (Ord. 1211 § 3, 1979.) (Ord. 2417, Renumbered, 11/10/2008)
Dwelling or Dwelling Unit	Any building used exclusively for residential purposes. This does not include hotels, clubs, boarding or rooming houses, fraternity or sorority houses, institutions or mobile homes. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Dwelling, single-family detached	A building containing one kitchen designed or used or designed and used to house not more than one family, including necessary employees of the family. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008) This category includes only those dwelling units that comply with the City's building code, whether built on site or in a factory (commonly referred to as "modular homes"), and factory-built housing as defined in NRS 278.0209.
Dwelling, two-family (duplex)	A building containing up to two kitchens designed and/or used to house two families, living independently of each other. (Ord. 1663 § 4, 1990.) (Ord. 2417, Renumbered, 11/10/2008)
Electric Theft Deterrent Device	Fences and appurtenant devices, including, but not limited to, fences and devices used for theft deterrence consisting of single strands of wire supported by posts or other fixtures, which have an electrical charge or are connected to a source of electrical current and which are so designed or placed that a person coming into contact with the conductive element of the fence receives an electrical shock. (Ord. 2432, Add, 11/23/2009)
Elevation	The external faces of a building, or a mechanically accurate, "head-on" drawing of any external vertical plane or Façade of a building or object, without any allowance for the effect of the laws of perspective.
Email	An electronic message or an executable program or computer file that contains an image of a message that is transmitted between 2 or more computers or electronic terminals, including electronic messages that are transmitted within or between computer networks.
Entertainment facility / Theater	An establishment where the primary source of revenue is derived from live or recorded performances shown or played for the amusement of an audience.

(Ord. 1211 § 4, 1979.) (Ord. 2417, Renumbered, 11/10/2008) Examples include theaters, music clubs and dance halls.

Erosion	The process where soil particles are detached and transported by water, wind, ice or gravity.
Event Center / Banquet Hall	An establishment rented by individuals or groups to accommodate private functions (such as banquets, weddings, graduation parties, anniversaries, business or retirement luncheons, trade shows, and similar events). The may include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premises consumption, only during scheduled events and not open to the general public; and 3) outdoor gardens or reception facilities.
Evergreen	Any plant with foliage that persists and remains year-round. (Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)
Excavating	Mechanical displacement of earth material.
Exhibition, convention, or conference facility	A facility used for assemblies or meetings of the members or representatives of a group, such as convention centers and banquet halls. This does not include clubs, lodges or other meeting facilities of private or non-profit groups that are primarily used by group members.
Exterior Insulation And Finish Systems (EIFS)	AN exterior cladding system composed of an adhesively or mechanically fastened foam insulation board, reinforcing mesh, a base coat, and an outer finish coat. EIFS is available in various colors and external textures designed to look like traditional stucco. Also known as "synthetic stucco."
FAA	The Federal Aviation Administration.
Facade	Any side of a building that faces a street, parking lot, or other open space. The "Front facade" is the front of a building.
Family	Includes: 1 person living alone, at least 2 persons related by blood, marriage or legal adoption, a group of up to 4 persons living as a single housekeeping unit, or a family foster home, independent living foster home (with up to 4 unrelated children between 16 and 18 years of age), or specialized foster home as defined in NRS Chapter 424; or up to 10 unrelated persons with a disability, as defined in 42 U.S.C. § 3602, along with related or unrelated house parents or guardians of those persons and any additional persons who are related to the house parents or guardians within the third degree of consanguinity or affinity. A family includes necessary employees of the family, such as household servants. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008; Ord. 2311, Amended, 03/20/2006)
Farm or ranch	An area used to raise or grow, till, move or extract soils on-site and market on a wholesale or commercial scale poultry, rabbits, livestock, tree and bush crops, vegetable gardens, nursery stock and field crops.
Farmers' Market	An outdoor retail event, certified by the Nevada Farmers' Association or a similar organization. (Ord. 2417, Renumbered, 11/10/2008; Ord. 2384, Add, 01/14/2008)
FCC	Federal Communications Commission.
Fence or Wall	A freestanding structure intended to provide privacy, protection or confinement or to redirect a person's direction of travel.
Filling	Mechanical displacement of earth material.

Final development plan	<p>A plan which executes the specific development scheme established in the preliminary development plan and design regulations. The final development plan must show the location of all structures and lots in sufficient detail to permit recordation and preparation of construction drawings. The final development plan shall also include:</p> <ul style="list-style-type: none"> • A development plan compliant with tentative approval • Any tentative or final subdivision plat required for land division and dedications • Design regulations compliant with tentative approval • final project governance documents
Fixture	<p>A decorative or functional device that is permanently affixed to a site or the exterior of a structure which contributes to the site or structures ability to meet historical designation criteria. The term "permanently affixed" shall include, but not be limited to, attachment by screws, bolts, pegs, nails or glue, and may include such attachment methods as rope, glass or leather, if such material is integral to the design of the device.</p>
Fleet Services	<p>See "Ground Passenger Transportation."</p>
Food preparation	<p>A business that prepares food and beverages for off-site consumption, including delivery services. Examples include catering kitchens, bakeries with on-site retail sales and the small-scale production of specialty foods, such as sweets.</p>
Franchisee	<p>The person, firm or corporation to whom or which a franchise has been granted by the Sparks City Council or the lawful successor, transferee or assignee of said person, firm or corporation. This definition also includes any person, firm or corporation who purchases, leases or otherwise subsequently acquires an existing antenna, tower or interest in such.</p>
Fraternal club / lodge / community service facility	<p>A building and related facilities owned or operated by a corporation, association or group of individuals established for the fraternal, social, education, recreational or cultural enrichment of its members and not primarily for profit and whose members pay dues and meet certain prescribed qualifications for membership. (Ord. 1842, 1994.) (Ord. 2417, Renumbered, 11/10/2008) Includes any "fraternal club" as defined by Municipal Code 5.28.010 ("An establishment which: (1) keeps, conducts and maintains an establishment solely for bona fide fraternal, social, recreational, benevolent or athletic purposes, and not for pecuniary gain; (2) does not traffic in alcoholic beverages for profit; (3) dispenses alcoholic beverages to its members or bona fide guests only; and (4) does not maintain or possess a public bar or place for the sale of alcoholic beverages to the public. ")</p>
Freight facilities	<p>Distribution facilities upon which storage and warehousing of cargo is incidental to the primary function of freight shipment, and not to include any display of goods for either retail sale or wholesale. Includes both railway and truck freight transfers. (Ord. 2417, Add, 11/10/2008)</p>
Freight Terminal Or Brokerage	<p>See "freight facilities."</p>
Front Property Line	<p>The narrowest property dimension adjoining on a public or private street, subject to a determination by the Administrator. In the case of corner lots, it is the property line that adjoins the street where the property is addressed. The property's frontage refers to the property's width at the front property line.</p>

Front Yard Parking Area	An area that includes the driveway, and the area between the driveway and the nearest side lot line, but does not include the area typically used for landscaping between the driveway and the farthest side lot line. If the residence has no driveway, the term "front yard" does not include the entire area between the residence and the street providing the principal access.
Frontage	The property line, or lines, that front a public or private street or right of way.
Fuel Distribution Facility	See "Fuel Distribution or Recycling."
Fuel Distribution or Recycling	A facility dedicated to: (1) wholesale or commercial fuel storage and distribution, including petroleum, biodiesel, propane, butane, natural gas, or other similar fuels, to vehicles, machinery, or heavy equipment, or (2) the collection, storage, and processing of waste oil product for conversion into useable fuel products such as biodiesel, and may include storage and sales of resulting useable fuels. . This does not include auto service stations. (Ord. 2417, Add, 11/10/2008)
Fuel Recycling Facility	See "Fuel Distribution or Recycling."
Fulfillment Center	A business whose services include the fulfillment of orders placed directly by a customer or by an affiliate company , whether those orders are place by means of mail, fax, email, telephone, or an internet transaction, and that includes warehouse or storage facilities from which the goods are shipped. A business that fulfills order completely within an office, but that does not maintain a warehouse or storage facilities, is classified as an "Office."
Funeral & interment services	A "funeral establishment" as defined in NRS 642.016. Examples include funeral parlors, mortuaries or columbaria. (Note: cemeteries are classified under Public/Civic/Institutional - Assembly, below).
Gaming establishment (non-restricted)	A resort hotel as defined in NRS 463.01865 and consisting of 16 or more slot machines or operation of any number of slot machines together with any game, gaming device, race book or sports pool at one establishment. A "nonrestricted gaming operation" in existence in Sparks as of January 23, 2006 need not meet the resort hotel requirement of this section. (Ord. 1675, 1990: Ord. 1487 § 3, 1985: Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008; Ord. 2306, Amended, 01/23/2006)
Garage	An accessory building or portion of a Principal Building primarily used to store motor vehicles.
Gas station	An area used exclusively for retail sales of fuels or oils. This use may have storage tanks and pumps, minor vehicle service and repair facilities conducted inside the building, or an accessory car wash. It does not include body repairs or battery rebuilding. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008) [compare Auto and Truck Repair]
Geothermal Gradient	The rate at which the Earth's temperature increases with depth, indicating outward heat flows from a hot interior.
Geothermal Power	Power extracted from the heat stored in the earth used to generate electrical energy or used directly as a heating source.
Geothermal Resources	Any groundwater, steam or other method of the earth's subsurface heat which is used for its thermal characteristics.

Gradient	The vertical rise of a slope over a horizontal distance, expressed as a percentage (rise over run).
Grading	Any clearing, excavating, cutting, filling or other earth moving operation.
Grocer / Food market	An establishment for retail sales of food and beverages for off-site preparation and consumption. Examples include supermarkets or specialty food stores. This category also includes large-scale stores that sell food items and beverages in bulk.
Gross revenues	Subject to federal, state, local law and any amendments, any and all receipts and revenues received directly or indirectly from all sources associated with the installation and operation of the antennas, towers and backhaul networks which are the subject of this chapter. This term does not include any taxes imposed upon business or residential customers or services utilized by any governmental unit, agency or instrumentality and collected by the owner, of the antenna, tower or backhaul network. This term does not include net uncollectible debts.
Ground passenger transportation (e.g. taxi, charter bus)	Establishments that provide passenger transportation by bus, charter bus, automobile, limousine, van, or shuttle. Some services (such as taxi) are not operated over regular routes and on regular schedules. Examples include charter bus, special needs transportation, taxicab owner/operators, taxicab fleet operators, or taxicab organizations. This does not apply to publicly operated bus or mass transit systems. Includes fleet services that store, maintain, repair, fuel, and service two or more vehicles owned by a single commercial or public entity. (Ord. 2417, Add, 11/10/2008)
Group home	A residential facility for groups of adults licensed by the State of Nevada under authority of NRS Chapter 449 (other than assisted living facilities). (Ord. 1681, 1990.) (Ord. 2417, Renumbered, 11/10/2008) This includes any "group foster home" as defined by NRS 424.015 (note: a family foster home, independent living foster home, and specialized foster home are addressed under the definition of "family.")
HRC	The Historic Resources Commission consisting of five (5) members appointed by the Mayor and confirmed by a majority vote of the City Council.
Hazardous waste transfer	A facility where hazardous or infectious waste is received and processed for transportation to another place for recycling, re-use, incineration or final disposal.
Health/fitness club	An establishment that offers exercise or weight control programs whether or not the business provides any other service. Examples include gymnasiums, martial arts schools, gymnastics schools, weight control establishments, health clubs, health spas, swimming pools, handball facilities, racquetball or tennis club facilities, tanning facilities, fitness facilities, and yoga or workout studios. (Ord. 1780, 1993: Ord. 1687, 1991.) (Ord. 2417, Renumbered, 11/10/2008)
Hedge	A dense row of shrubs or low trees that form a barrier or boundary.
Height	Vertical distance from grade plane to the average height of the highest roof surface, as determined by the City's adopted building code. "Grade Plane" is a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is

more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

When referring to a tower or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad and any antenna.

Heliport / miscellaneous air transportation	Facilities intended solely for takeoff and landing of helicopters, or for miscellaneous transportation vehicles for scenic purposes such as balloons.
High risk species	Species such as the striped skunk, spotted skunk, raccoon, fox, bat, coyote, bobcat, badger, weasel and other high-risk transmitters of rabies. (Ord. 2226, Add, 05/24/2004)
Historic Resources	Includes, but is not limited to, any object, building, structure, site, area, place, sign, landscape feature, record or manuscript which is listed on, or is eligible for listing on the National, State and/or Sparks Register of Historic Places.
Historic District	A geographically defined area, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan of physical development that has been so designated in accordance with this chapter. A district may be comprised of individual elements separated geographically but linked by association or history.
Historic Site	Any parcel or portion of real property that has a significant historical, cultural, or archaeological feature.
Homes for the elderly	This U.S. industry comprises establishments primarily engaged in providing residential and personal care services (i.e., without on-site nursing care facilities) for (1) the elderly or other persons who are unable to fully care for themselves and/or (2) the elderly or other persons who do not desire to live independently. The care typically includes room, board, supervision, and assistance in daily living, such as housekeeping services. These establishments may include assisted living facilities without on-site nursing care facilities, homes for the aged without nursing care, homes for the elderly without nursing care, old-age homes without nursing care, old soldiers' homes without nursing care, rest homes without nursing care, retirement homes without nursing care, and senior citizens' homes without nursing care.
Hospice	A facility to care for the terminally ill.
Hospital	A building designed and used for medical and surgical diagnosis, treatment and housing of persons under the care of doctors and nurses, and supporting services such as gift shops, pharmacies, restaurants and laundromats. Rest homes, nursing homes, convalescent homes and clinics are not included.
House or Home	See "Dwelling."
Hilltop or ridge	The peak or highest point of a topographic feature from which all water drains down.
Historic Resources	Includes, but is not limited to, any object, building, structure, site, area, place, sign, landscape feature, record or manuscript which is listed on, or is eligible for listing on the Sparks Register of Historic Places.
Hydroseeding	The application of seed within a suspended liquid medium that is sprayed onto a prepared surface. (Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)

Impervious surface	A man-made structure or surface which prevents the infiltration of storm water into the ground below the structure or surface. Roads, buildings, tennis courts, roofs, driveways, patios, pools, decks, parking lots, and similar water shedding surfaces.
Improvement	Any place, building, structure, landscape feature or object, whether permanent or not, which constitutes a physical addition to real property.
Infill	Development on a vacant or substantially vacant tract of land surrounded by existing development.
Infill Project	A development, redevelopment, or an expansion of more than 20% of the building area, on a parcel that is located in a previously developed area of the city where at least 80% of the land within a 300 foot radius has been developed, and where water, sewer, streets, schools, and fire protection have already been developed and provided. (Ord. 2417, Add, 11/10/2008)
Kitchen	A room used to cook or prepare food. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Landowner	The legal or beneficial owner or owners of all the land proposed to be included in a planned unit development. 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 a landowner for the purposes of this chapter.
Landscaping or Landscaped	A combination of turf grasses, trees, shrubs, hedges, vines, ground covers, and other living plant materials; inert materials such as decorative rock, bark, and wood chips; concrete curbing (or railroad ties or landscape timbers), permeable walkways, decks, patios, and similar amenities.
Large Format Retail	A retail building that exceeds 50,000 square feet in gross floor area.
Life care or continuing care services	An institution, residence or facility licensed by the State of Nevada that provides accommodation and personal assistance to more than three residents who are dependent on the services of others by reason of age and physical or mental impairment, and that is licensed to provide skilled nursing care. This category includes nursing homes, facilities for hospice care (as defined in NRS 449.0033), or assisted living facilities (as defined in NRS 422.2708). This use does not include: (a) An establishment which provides care only during the day; (b) A natural person who provides care for no more than two persons in his or her own home; (c) A natural person who provides care for one or more persons related to him or her within the third degree of consanguinity or affinity; (d) A halfway house for recovering alcohol and drug abusers; or (e) A facility funded by a division or program of the Department of Health and Human Services. (Reference: NRS 449.017) Note: a group home for persons with intellectual disabilities, up to a limited number of persons, is considered a single-family home under the "Residential" category above.
Liquor store	An establishment holding an on-premises or package alcoholic beverage license pursuant to Chapter 5.28 of the Municipal Code.
Live/Work Dwelling	A dwelling unit used for both dwelling purposes and a nonresidential use, where: (1) the building includes only 1 dwelling unit, and (2) the nonresidential space exceeds the area allowed for home occupations (see Chapter 20.03) and occupies no more than 1500 square feet, and (3) the structure is designed or

structurally modified to accommodate joint and integrated residential occupancy and work activities, including complete kitchen and sanitary facilities and working space reserved for and regularly used by one or more occupants of the unit.

Livestock	Any animal generally used for production, commercial or recreational purposes, including: all horses, mules, burros, asses, or animals of the equine species;; all cattle or animals of the bovine species; all swine or animals of the porcine species, except vietnamese potbellied pigs; all goats or animals of the caprine species; all poultry and large fowl or birds (except as provided in Section 20.03.052 (Urban Agriculture); bees kept in a collection of hives or colonies except as provided in Section 20.03.052 (Urban Agriculture); all sheep or animals of the ovine species; all llamas and animals of the lama species. (Ord. 2226, Add, 05/24/2004)
Living Unit	A building or portion thereof containing one kitchen designed or used to house not more than one family, including necessary employees in the family. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
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. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Lot	A distinct part or parcel of land divided with the intent to transfer ownership or for building purposes which abuts upon a means of access. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Lot Depth	The distance between the front and rear lot 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.
Machinery and heavy equipment sales and service	The retail sales and accessory repair of construction, agriculture, excavation, and similar machinery and equipment, including tractor-trailers. (Ord. 2417, Add, 11/10/2008)
Main Building	See "Principal Building. "
Main Structure	The building or structure where the principal use of the lot is located. This includes any structures or buildings that are attached to the principal structure by a covered structure. Lots with multiple principal uses may have multiple main structures, but storage buildings, garages, and other clearly accessory uses are not considered main structures. (Ord. 1074 § 1 (part), 1976.) (Ord. 2404, Amended, 07/28/2008)
Main Use	See "Principal Use. "
Maintenance	With regard to the landscaping regulations in Chapter 20.04, any management required for the well-being of the plant and appearance of the landscaped area. (Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)
Maintenance & repair services	An establishment providing repair services for personal and household goods, such as household appliances, computers, television, audio or video equipment, office machines, furniture and leather goods. This classification excludes building maintenance services and maintenance and repair of automobiles and other vehicles and equipment.
Major Transit Corridors	In accordance with the Land Use Framework map and the Multi-Modal Framework map contained in the adopted TOD Corridor Master Plan, corridors

with BRT routes and conceptual future fixed transit routes. Major transit corridors include Victorian Avenue and Prater Way.

Manager	With regard to the time-share regulations in Chapter 20.03, any person designated and employed pursuant to the time-share instrument to manage the time-share project.
Manufactured Home Dealers	Establishments primarily engaged in retailing new and/or used manufactured homes (i.e., mobile homes), parts, and equipment.
Manufactured 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.
Manufactured home park	A parcel or tract of land where the principal use is the rental, leasing or occupancy of space by two or more manufactured homes on a permanent or semi-permanent basis, and customary accessory buildings or uses such as clubhouses, laundries, manager's offices, maintenance storage, community swimming pools.
Manufactured 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.
Manufactured home subdivision	A subdivision of land, platted in conformance to NRS Chapter 278 of the Nevada Revised Statutes, and applicable city ordinances for the purpose of providing mobile home lots.
Massage Establishment	Any establishment, including a private club or organization, where massage, as defined in Chapter 5.65 of this code, is given or offered for compensation. This definition shall not be construed to include. (1) A hospital or nursing home; (2) The office of a physician, surgeon, chiropractor, osteopath, psychologist, marriage and family counselor, physical therapist or nurse duly licensed by the state; (3) A barber or cosmetologist duly licensed by the state and who performs massage of the head, neck and shoulders only; (4) A public or private physical fitness facility which offers massage as a secondary service and no exterior signs advertise massage services. (5) A trade school which offers courses in a variety of occupational skills with no exterior signs advertising massage services. (Ord. 1622 § 1, 1988.) (Ord. 2417, Renumbered, 11/10/2008; Ord. 2166, Amended, 02/24/2003)
Mechanically Stabilized	Any artificial method of stabilizing a slope such as rip-rap, rockeries or retaining walls.
Media Production	Establishments that produce, manufacture, arrange for the manufacture, or distribute motion pictures, videos, television programs, television commercials, and music and sound recordings. This includes specialized motion picture or video postproduction services, such as editing, film/tape transfers, titling, subtitling, credits, closed captioning, and computer-produced graphics, animation and special effects, and developing and processing motion picture film. Examples include motion picture film laboratories, stock footage film libraries, postproduction facilities, teleproduction services, and sound recording studios. It does not include graphics, editing, or similar work that occurs in an office (see Commercial / Mixed Use - Office category, above).

Medical marijuana dispensary	As defined by NRS Chapter 453A. [See NRS NRS 453A.350]
Medical marijuana cultivation facility	A facility operated by a business registered with the State of Nevada Division of Public and Behavioral Health of the Department of Health and Human Services that acquires, possesses, cultivates, delivers, transfers, transports, supplies and/or sells marijuana and related products to medical marijuana dispensaries, facilities for production of edible marijuana or marijuana-infused products or other cultivation facilities.
Medical marijuana production facility	A facility operated by a business registered with the State of Nevada Division of Public and Behavioral Health of the Department of Health and Human Services that: acquires, possesses, or manufactures edible marijuana products; extracts oils from marijuana; and/or delivers, transfers, transports, supplies or sells edible marijuana products or marijuana-infused products to medical marijuana dispensaries.
Medical marijuana testing laboratory	A facility operated by a business registered with the State of Nevada Division of Public and Behavioral Health of the Department of Health and Human Services that tests and analyzes marijuana, edible marijuana products and marijuana-infused products to be sold at medical marijuana dispensaries in Nevada.
Medical office, clinic, or laboratory	A facility where patients are examined or treated on an outpatient basis for physical or mental ailments by a medical doctor, osteopath, chiropractor, nurse, physical therapist, dentist, doctor of oriental or homeopathic medicine, podiatrist, psychologist or optometrist duly certified or licensed by the state of Nevada. (Ord. 1211 § 2, 1979.) (Ord. 2417, Renumbered, 11/10/2008) Examples include medical laboratories, or facilities for medical, optical, orthotic, prosthetic, or dental laboratory services, outpatient surgery, photographic, analytical, or testing services.
Metal waste salvage yard / junk yard / auto dismantler	An establishment for the storage and dismantling of vehicles and equipment for sale of parts, as well as the collection, storage, exchange or sale of goods including, but not limited to, any used building material, used containers or steel drums and similar or related articles or property.
Mining & quarrying	The extraction of metallic and nonmetallic minerals, including sand and gravel pit operations.
Mini-warehouse	A facility that rents small structures or space for the storage of merchandise or personal belongings. A mini-warehouse establishment may offer ancillary retail sales from the office of the establishment. (Ord. 1487 § 4, 1985.) (Ord. 2417, Renumbered, 11/10/2008)
Mixed use	Any single building or development that blends a combination of residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated. In a mixed use development, the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of vehicular and pedestrian access and parking areas.
Mobile Food Vendor	A person, including any employee or agent of another, who sells, or offers to sell, barter or trade food and/or drink to be consumed by customers. Mobile

food vendors shall comply with the standards as set forth in this section. (Ord. No. 2460, § 1, Add, 03/26/2012)

Mobile home	A factory built home that does not comply with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq..
Mobile Vending Cart	A movable push cart that is operated by a mobile vendor including, but not limited to, bicycles. (Ord. No. 2460, § 2, Add, 03/26/2012)
Mobile Vending Trailer	A mobile trailer operated by a mobile vendor. (Ord. No. 2460, § 3, Add, 03/26/2012)
Mobile Vending Vehicle	A motorized vehicle operated by a mobile vendor. (Ord. No. 2460, § 4, Add, 03/26/2012)
Mobile vendor	Any person, including any employee or agent of another, who sells or offers to sell, barter or trade from a vending vehicle, trailer or cart. See § 20.03.059.
Model studio	Any business, where, for any form of consideration or gratuity, figure models who display "specified anatomical areas" are provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying the consideration or gratuity.
Modular home	A factory-built home that has been built in compliance with the standards for single-family residential dwellings of the Building Code most recently adopted by the International Conference of Building Officials. (<i>Source: NRS 278.0209</i>)
Motel	A building or other structure kept, maintained, advertised; or held out to the public to be a place that provides 5 or more rooms as sleeping accommodations offered at a daily rate to transient guests where access to the rooms is from the outside.
Motor Home	A portable, temporary dwelling used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.
Mulch	A covering over the soil used for water retention, soil erosion and dust control, as well as for aesthetic purposes. Examples include rock products, wood products, and vegetative by-products. (Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)
Multi-family Building	A building designed to house 2 or more families living independently of each other, having their own kitchen facilities. Examples include duplexes, apartments, townhouses, rowhouses, quadruplexes, single-room occupancy buildings, condominiums, and similar combinations of 2 or more attached single-family dwellings. It includes any form of family occupancy, including traditional or non-traditional households, elderly housing, or retirement housing.
National Register of Historic Places	The official national list of cultural resources worthy of preservation. The list is compiled and maintained by the National Parks Service and the United States Department of the Interior.
Natural drainage way	Any channel, swale or depression which conducts water as part of the natural drainage pattern of a site.
Natural slope	The form of the land surface as it exists before any grading.
Natural vegetation	Plant materials which exist on the site before clearing or grading.

Nevada State Register of Historic Places	The official state-wide list of Nevada's historical resources. The list is compiled and maintained by the Nevada State Historic Preservation Office.
Nonstore retailers	Establishments that retail sell merchandise through online, mass media, telephone, mail, or similar methods (infomercials, direct-response advertising, paper and electronic catalogs, door-to-door solicitation, in-home demonstration, selling from portable stalls, vending machines, and similar methods), and that do not have a warehouse on the site. Examples include mail-order houses, vending machine operators, home delivery sales, door-to-door sales, party plan sales, electronic shopping, and sales through portable stalls (e.g., street vendors). This does not include a fulfillment center (classified under " WholesaleWarehousing , distribution, warehousing and storage," below).
Nursery (commercial, retail and wholesale)	An establishment primarily engaged in the retail sale of garden supplies and plants grown on the premises or elsewhere. This classification includes the sale of landscape materials, topsoil and rental of landscaping equipment.
Nursing Home	A home for the aged or infirm in which persons not of the immediate family are received, kept, or provided with food and shelter, or care for compensation; but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.
Occupancy	The purpose for which a building is used or intended to be used. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Occupancy Unit	A single unit providing complete and independent facilities for commercial, residential or industrial use. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Office	A building principally occupied by professional, business, government, and service activities not otherwise specified in this municipal code. Offices do not include retail sales except where specifically permitted as an accessory use. (Ord. 2417, Add, 11/10/2008) This includes: (1) the administrative, clerical or public contact offices of a government agency, together with incidental storage and maintenance of vehicles, including post offices; or (2) call centers that have no warehousing or trucking facilities on the same site (see "Wholesale distribution, warehousing and storage," below, for call centers combined with those facilities).
Oil & gas storage	A tank farm or outdoor facility to store oil and gas.
Orient	To bring in relation to, or adjust to, the surroundings, situation, or environment; to place with the most important parts (e.g., the primary building entrance and the designated "front" of a building) facing in certain directions; or to set or arrange in a determinate position, as in "to orient a building."
Outdoor Processing	Production, contractor or repair operations that occur outside of an enclosed building, and that may involve the retail sale of items produced or assembled on the site. Examples include the production and sale of propane tanks, rock and concrete crushing operation, painting or coating, grinding or sanding, or degreasing or cleaning of parts.
Outdoor storage	Materials, goods, vehicles, or equipment kept or placed outside an enclosed structure for seventy-two (72) hours or more. (Ord. 1211 § 5, 1979.) (Ord. 2417, Renumbered, 11/10/2008)

Owner	The person or corporation appearing on the last equalized assessment roll of the Washoe County Assessor.
Park / open space	A park, playground, natural area, or open space. Examples include community centers, picnic facilities, public recreation areas, and accessory food concessions.
Parking Area	Those portions of a site area designated for motor vehicle use, including, but not limited to, parking stalls, parking spaces, driveways and access driveways. (Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)
Parking facility	A parking lot or a parking garage offering parking to the public and is the principal use of the premises. "Parking lot" is an off-street, ground-level, and open area for the temporary placement of operable motor vehicles improved to the standards of S.M.C. 20.49, Parking. (Ord. 2417, Add, 11/10/2008) A "parking garage" is a multi-level structure for the temporary placement of operable motor vehicles. (Ord. 2417, Add, 11/10/2008)
Pawnbroker	A person engaged, in whole or in part, in the business of loaning money on the security of pledges, deposits or other secured transactions in personal property. Said personal property must not include vehicles or other transportation devices upon which an autopawn is authorized to loan money. (Ord. 1758, 1992.) (Ord. 2417, Renumbered, 11/10/2008)
Payday loan establishment	An institution that primarily makes small, short-term loans, typically without a credit check, that are intended to bridge the borrowers' cash flow gap between pay days. (Ord. 2417, Add, 11/10/2008) This includes any establishment that provides check cashing, deferred deposit service, or vehicle title loan services as defined in NRS Chapter 604A.
Permeable Surface	A hard, porous material that allows water penetration into the soil. (Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)
Person	A natural person, corporation, partnership, firm, association, or other legal entity.
Personal instructional services	The provision of instructional services such as tutoring and exam preparation, language, photography, fine arts, crafts, dance or music studios, art studios, driving schools, employment training, diet centers, and beauty schools / reducing salons. This includes incidental retail sales, or light assembly and offices relating to training or instruction.
Personal services	A business which provides a service to the general public. This includes, but is not limited to, beauty shops, laundries, dry cleaners, tailors, pet groomers, wedding planning, dating services, nail salons, massage establishments, tattoo parlor , reflexology, and shoe shining or repair. (Ord. 1687, 1991.) (Ord. 2417, Renumbered, 11/10/2008; Ord. 2100, Amended, 05/14/2001) This does not include social escort, bail bond, or other services listed separately. A "tattoo parlor" means a facility which provides personal services such as tattoos, body painting, body piercing and other similar uses as the primary function . A "massage establishment" means an establishment, including a private club or organization, where massage, as defined in Chapter 5.65 of this code, is given or offered for compensation. A "massage establishment" does not include a: (1) hospital or nursing home; (2) the office of a physician, surgeon, chiropractor, osteopath, psychologist, marriage and family counselor, physical therapist or nurse duly licensed by the state; (3) barber or cosmetologist duly licensed by

the state and who performs massage of the head, neck and shoulders only; (4) public or private physical fitness facility which offers massage as a secondary service and no exterior signs advertise massage services, or (5) trade school which offers courses in a variety of occupational skills with no exterior signs advertising massage services. (Ord. 1622 § 1, 1988.) (Ord. 2417, Renumbered, 11/10/2008; Ord. 2166, Amended, 02/24/2003)

Pickup Coach	A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation.
Plan Review Committee	A committee comprised of representatives from the Planning and Community Development Department, Public Works Department, Fire Department and outside agencies who regularly review proposals for development within the City.
Planned residential development	An area of land controlled by a landowner, which is to be developed as a single entity for a number of dwelling units, the plan for which 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 residential district created, from time to time, under the provisions of any zoning ordinance enacted pursuant to law.
Planned unit development	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 a combination of any or all of these uses.
Preexisting towers and preexisting antennas	Any tower or antenna for which a building permit, special use permit or administrative review has been properly issued prior to the effective date of this ordinance, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired.
Preliminary development plan	A development suitability analysis and land use concept plan for planned unit or planned residential development which establishes the constraints and opportunities for development of a site, and sets forth in the form of written text, diagrams, and/or maps one or more development alternatives and the planning objectives to guide and control the future development of the site.
Principal Building	A building devoted to the principal use of the lot on which it is situated. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Principal Use	The main or primary purpose for which a structure or lot is designed, arranged or intended, or for which it may be used, occupied or maintained. (<i>Compare Accessory Use</i>).
Processing	To subject to some special process or treatment, as in the course of manufacture; to change the physical state or chemical composition of matter. (Ord. 2417, Add, 11/10/2008)
Production, Craftwork	Establishments primarily engaged in on-site production of goods by hand manufacturing, involving the use of hand tools and small-scale equipment.
Production, General	This category includes general manufacturing or production activities, such as: (1) Manufacturing of products, from extracted or raw materials, or recycled or secondary materials, or bulk storage and handling of those products and materials. Examples include food, beverage and tobacco products, textiles, apparel, leather and allied products, wood products (including printing and related activities), paper, plastics, rubber, fabricated metal products, mined or quarried nonmetallic minerals (such as sand, gravel, stone, clay, and refractory

materials, such as cement batch or concrete mixing plants), and transportation equipment. This does not include any activity listed under Intensive High Impact Production. (2) Manufacturing of chemicals, primary metals, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products (including asphalt), coal products, plastic and synthetic resins and radioactive materials. This group also includes smelting, animal slaughtering and oil refining. (3) Manufacturing of finished parts or products, primarily from previously prepared materials. Examples include: machinery, computer and electronic product, electrical equipment, appliance, component manufacturing, furniture and related product, jewelry and silverware, dolls, toys, games, musical instruments, office supplies, signs, sporting goods and equipment, and similar uses.

Project	For purposes of the time-share regulations in Chapter 20.03, a “project” is real property, subject to a time-share instrument, containing more than one unit. A project may not include units that are not time-share units.
Public Facility	A public, civic, or institutional use facility used for the conduct of operations and services, including but not limited to offices, maintenance facilities, and recreational or cultural facilities. (Ord. 2417, Add, 11/10/2008)
Public maintenance facility	A governmentally owned facility providing maintenance and repair services for vehicles and equipment and areas for storage of equipment and supplies. This classification includes governmentally owned construction yards, equipment service centers and similar facilities.
Public Nuisance	Any condition defined as a public nuisance in Section 7.16.010 of the SMC Code. (Ord. 1325 § 10, 1981: Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Public Safety Facility	A facility for public safety and emergency services, such as police, fire protection, police and fire training facilities, and ambulance and emergency services, administrative facilities for emergency medical care, and blood and organ banks. This includes accessory transportation services and the vehicle maintenance.
Public Way	The surface of, and the space above and below, any public street, highway, freeway, bridge, land path, alley, court, boulevard, sidewalk, parkway, way, land, drive, circle or other public right-of-way, including, but not limited to, public utility easements, dedicated utility strips or rights-of-way dedicated for compatible uses and any temporary or permanent fixtures or improvements located thereon now or hereafter held by the City within the area serviced by the owner of the antenna/tower/backhaul network.
Railroad freight yard or building	A facility for freight pick-up or distribution by rail. This may include specialized services for railroad transportation including servicing, routine repairing (except factory conversion, overhaul or rebuilding of rolling stock), and maintaining rail cars; loading and unloading rail cars; and independent terminals.
Ramada	Any roof or shade structure installed, erected or used above any part of a manufactured home, mobile home, recreational vehicle, lot, or space.
Recreational Facility, Major	Large, generally outdoor facilities, such as: outdoor roller or ice-skating rinks, sports stadiums and arenas; amusement and theme parks; racetracks; driving ranges; swimming or wave pools; entertainment complexes; amphitheaters;

drive-in theaters; archery or shooting ranges; riding stables; campgrounds; recreational vehicle parks; miniature golf; golf courses, driving ranges, and country clubs, marinas, and similar facilities.

Recreational Facility, Minor	Buildings or structures principally devoted to recreational activities or nongambling games, leisure and recreation services to the public or to members. Examples include the following uses when they are conducted indoor: ice or roller skating rinks, bingo parlors, billiard parlors, bowling centers, pool rooms, miniature golf courses and amusement arcades, tennis clubs, indoor and outdoor play courts, horseback riding facilities, indoor and outdoor shooting facilities, batting cages, go-cart or dirt-bike courses, miniature golf or putt courses, skateboard areas, and water slides or water parks. (Ord. 1780, 1993: Ord. 1687, 1991.) (Ord. 2417, Renumbered, 11/10/2008)
Recreational Vehicle	A vehicular type unit primarily designed as temporary living quarters for travel, recreational, or camping use which may be driven or towed on a highway, and which may be self-propelled, mounted upon, or drawn by a motor vehicle. Recreational vehicle includes any travel trailer, camping trailer, motor home, pickup coach, or slide-in camper. (Ord. 1519 § 2, 1985.) (Ord. 2417, Renumbered, 11/10/2008)
Recreational Vehicle Park	A parcel or tract of land, having as its principal use the transient rental or occupancy of space by 2 or more recreational vehicles, including accessory buildings, structures or uses customarily incidental to recreational vehicles.
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.
Recycling plant	A facility in which recyclable material only is collected, processed, separated, and/or baled in preparation for shipment to others who will use those materials to manufacture new products. Recyclable material includes metals, glass, plastics, wood, paper, and other similar materials that may be used in the manufacture of new products. Recycling plants shall not collect vehicles for salvage, hazardous materials, compost, or rubbish. (Ord. 2417, Add, 11/10/2008)
Redevelopment	Development on a tract of land with existing structures where all or most of the existing structures would be razed and a new structure or structures built.
Regional Utility Corridor	A Planning designation assigned to a utility easement that contains or is proposed to contain one or more electrical transmission lines. The width of a regional utility corridor shall be equivalent to the width of the easement required by the responsible utility.
Remediation Services	Establishments primarily engaged in one or more of the following: (1) remediation and cleanup of contaminated buildings, mine sites, soil, or ground water; (2) integrated mine reclamation activities, including demolition, soil remediation, waste water treatment, hazardous material removal, contouring land, and revegetation; and (3) asbestos, lead paint, and other toxic material abatement.
Renewable energy production	Energy produced by converting wind energy, solar energy, geothermal or other non-fossil fuel and associated control or conversion electronics/system and is intended primarily to be connected and sold to the electrical grid system for

consumption off-site. Energy production supplying more than 100 percent of the customer's average annual consumption at the site is considered a utility.

Renewable Energy Production-Utility	Energy produced by converting wind energy, solar energy, geothermal or other non-fossil fuel and associated control or conversion electronics/system and is intended primarily to be connected and sold to the electrical grid system for consumption off-site. Energy production supplying more than 100 percent of the customer's average annual consumption at the site is considered a utility.
Renewable Energy Production-Private	Energy produced by converting wind energy, solar energy, geothermal or other non-fossil fuel and the associated control or conversion electronics/system and is intended primarily to reduce on-site consumption of public energy. Energy production shall supply no more than 100 percent of the customer's average annual consumption at the site to be considered private.
Required Area	The minimum area of a lot or parcel necessary to permit its use under the provisions of this Title, and means for the purposes of this Title: Any lot shown as part of a subdivision recorded as a final plat in the manner provided by law; or any parcel of land separated as a lot prior to the adoption and effective date of the original City land use ordinance. Any lot or parcel of land which has an area not less than that required in the respective zoning district. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Research and development	The investigation into the natural, physical, or social sciences, and that includes product development or testing. This does not include research, engineering or similar activities that occur indoors in an office environment, which is classified separately under Commercial / Mixed Use - Office, above.
Research and Development	The investigation into the natural, physical, or social sciences, and may include engineering and product development.
Residence	See "Dwelling."
Residentially Zoned Property	A parcel of land that is zoned SF, MF, and MUD-RN.
Resort, dude/guest ranch	An establishment that provides: (1) horseback riding and/or related outdoor recreational facilities such as swimming, tennis courts, shuffleboard courts, barbecue and picnic facilities, (2) dining facilities intended primarily for use by guests, and (3) guest rooms limited to persons using the outdoor recreational facilities. This does not include boarding or rooming house, hotel or motel. This does not include bars and restaurants that cater primarily to those other than guests, such as including drive-through or drive-in restaurants.
Resource-Efficient Irrigation	The application of water to a specific area based on plant requirements. (Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)
Resource-Efficient Landscaping	A method of landscaping intended to conserve water and other natural resources by encouraging the following principles: Practical turf areas. The use of water-conserving plant material. The grouping of plants with similar water requirements. An irrigation system designed to meet plant needs. The installation of permeable hard surfaces to encourage ground-water recharge and re-use, and to discourage run-off. The use of water harvesting techniques. The use of mulches. The use of soil amendments. Soil analysis. (Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)

Resource-Efficient Landscaping Material	Any of the following material: Living material, including, but not limited to, turf grass, ground covers, shrubs, vines, hedges, or trees which have been identified as those which are drought-tolerant or low-water use varieties, indigenous to or adaptable to this climate, and which can survive, once established, on minimal irrigation or natural rainfall; and nonliving material including, but not limited to, rocks, gravel, sand, tile, bricks, bark, decorative concrete, and wood. (Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)
Restaurant	A structure where food and drink are prepared, served, and consumed. May include take-out, drive-in, and/or sit-down service. (Ord. 2417, Add, 11/10/2008)
Retail marijuana (at retail)	Marijuana cultivated, produced and processed into edible or marijuana-infused products, tested or sold for consumption by adults over the age 21 without the benefit of a medical marijuana card in accordance with Nevada Revised Statutes Chapter 453D.
Retail Sales	The sale of goods or commodities to members of the general public. (Ord. 1211 § 6, 1979.) (Ord. 2417, Renumbered, 11/10/2008)
Retail, general	An establishment engaged in sale or rental of goods, such as: general merchandise, apparel, appliances, auto parts/tires, bicycles, books, electronics, firearms, florists, furnishings, gifts and novelties, hardware, health and personal care (such as pharmacies, cosmetics and optical) , heating and plumbing equipment, hobby, jewelry, luggage and leather goods, music, office supplies, pawn shops, pets, sporting goods, stationary, tobacco sales, and entertainment media (such as videos, compact discs, DVDs, or computer games), used merchandise, arts and crafts, beer or liquor (see Municipal Code § 5.28), or similar items. This includes artist studios that both create and sell visual artwork for noncommercial use. This classification includes the retail sale or rental of merchandise not specifically listed under another use classification. Merchandise is typically sold from locations known as storefronts, stand-alone buildings, department stores, warehouse clubs, variety stores, superstores, swap meets or flea markets, auctions, or consumer goods rental / general rental centers.
Re-vegetation	The stabilization of disturbed or graded soils after construction by replanting with indigenous plant species or other drought-tolerant, low water-consumptive plant materials appropriate for the climatic zone.
Room	An unsubdivided portion of the interior of a dwelling, excluding bathrooms, kitchens, closets, hallways and porches. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Rotor Diameter	Cross sectional dimensions of the circle swept by the rotating blades of a wind generator.
Run-off	That part of precipitation which flows over the land without filtering into the soil.
Sanitary Station	A facility used for removing and disposing of wastes from recreational vehicle holding tanks.
School (public or private)	An institution of learning which offers instruction in the several branches of learning required to be taught in the public schools of the state. (Ord. 1325 § 11, 1981: Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)

Screening Device	Includes but is not limited to any fence, hedge, wall or barrier made of living, non-living, or a combination of living and non-living materials, either fixed in place or temporary. (Ord. 1074 § 1 (part), 1976.) (Ord. 2403, Amended, 07/28/2008)
Seeding	The application of seed onto a prepared surface. (Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)
Setback	The distance between the property line, street right-of-way line, or edge of sidewalk to the nearest portion of the structure on the property (see definitions of front setback, side setback and rear setback below). See Article 20.04 for the regulations pertaining to allowed structures within, or projections into a setback. (See § 20.04.008) <i>note: compare "Yard" below. The setback is the required distance between the lot line (or other point of measurement) to the building. A "yard" is the actual distance from that point to the building. In practice, the yard often extends past the required setback (in the case of a minimum setback).</i> (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Setback, Exterior Side	The setback extending from a side property line abutting a street right of way on corner properties.
Setback, Front	The setback extending from the front property line. If there is an existing sidewalk, the front setback is measured from the edge of the sidewalk furthest from the street.
Setback, Rear	The setback extending from the rear property line.
Setback, Side	The setback extending from a side property line.
Sexual encounter center	Any business, agency or person who, for any form of consideration or gratuity, provides a place for 2 or more persons, not all members of the same family, to congregate, assemble or associate to engage in "specified sexual activities" or exposing "specified anatomical areas."
Shade Tree	A large deciduous plant with a mature crown diameter of at least 15 feet and having a trunk that, at maturity, is kept clear of leaves and branches at least 6 feet above grade. (Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)
Shed	A structure that is subordinate to the Principal Building, and designed or used to store lawn, garden, pool care or other household equipment. A shed may be built onsite, or purchased pre-built or as a kit in pre-fabricated sections. A shed is not served by heat or plumbing and may or may not have a permanent foundation.
Side Yard	The area between the side property line and the side of the principle structure closest to the property line and extending the length of the side of the residence.
Single-Family Dwelling	A building containing one kitchen designed and/or used to house only 1 family, including necessary employees of the family. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008) See Use Matrix (§ 20.02.14). A "single-family dwelling" includes any manufactured or modular home as defined in Chapter 20.03.036 (Manufactured Homes).
Site	A parcel or combination of parcels or lots which share a common development plan or which are dependent upon one another for access, parking or utilities. (Ord. 1211 § 7, 1979.) (Ord. 2417, Renumbered, 11/10/2008)

Site Area	The surface area of a development project including public right-of-way areas between property lines and paved sidewalks or streets. (Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)
Site Frontage	The combined frontage of multiple, adjoining lots that are subject to a single Application.
Smog Shop	Stations authorized to perform emissions tests and complete emissions-related repairs as long as the station has a 2G license from the State of Nevada. Other stations with a 1 G license from the State of Nevada, may perform tests but are prohibited from performing emissions-related repairs.
Social assistance, welfare, and charitable services	Establishments that provide social assistance services directly to clients such as children, elderly persons, disabled persons, homeless persons, or veterans. Social assistance may include (1) food, medical relief, counseling or training. Examples include adoption agencies, youth centers (except recreational only), child guidance organizations, youth self-help organizations, foster care placement services, community action services agencies, marriage counseling services (except by offices of mental health practitioners), crisis intervention centers, multipurpose social services centers, family social services agencies, self-help organizations (except for disabled persons, the elderly, persons diagnosed with intellectual and, developmental disabilities), family welfare services, suicide crisis centers, hotline centers, telephone counseling services, community food services (includes collection, preparation, and delivery of food, clothing and blankets for needy persons), and (2) housing services including short term emergency shelter for victims of domestic violence, sexual assault, or child abuse; temporary residential shelter for the homeless, runaway youths, and patients and families caught in medical crises; or transitional housing for low-income individuals and families.
Solar Energy	Equipment that converts and then stores or transfers energy from the solar into usable forms of energy. Solar energy includes either solar photovoltaic, solar thermal or any system that converts solar energy to usable forms of energy. This equipment is any substance or device which collects, stores or distributes solar energy for the use in heating or cooling of a structure or building, the heating or pumping of water, or the generation of electricity and all the associated equipment for the operation of the system.
Solar Photovoltaic (PV)	Production of electricity through the conversion of direct sunlight.
Solar Thermal Systems	Use of the sun to heat water or heat-transferring fluids. Each system is comprised of two parts: solar collection (panel) or reflective panel and storage tank. Systems that use active solar require the use of electricity for pumps and circulation and require flat-panel collectors similar to PV. Passive solar water heaters do not have electrical components and rely on direct sun heating the collector panel.
Sparks Register of Historic Places	The local list, established by this chapter, of districts, sites, buildings, uses, landscape features, signs, structures and objects of significant local, state or national importance which satisfy the requirements of this chapter.
Specified Anatomical Areas	Less than completely and opaquely covered human genitals, pubic region; buttock; and female breast below a point immediately above the top of the

areola; and human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities	Actual or simulated sexual intercourse, oral copulation, anal intercourse, oral anal copulation, bestiality, direct physical stimulation of unclothed genitals, flagellation or torture in the context of a sexual relationship, or the use of excretory functions in the context of a sexual relationship, and any of the following depicted sexually oriented acts or conduct: anilingus, buggery, coprophagy, coprophilia, cunnilingus, fellatio, necrophilia, pederasty, pedophilia, piquerism, sapphism, zoerasty; or clearly depicted human genitals in a state of sexual stimulation, arousal or tumescence; or use of human or animal masturbation, sodomy, oral copulation, coitus, ejaculation; or fondling or touching of nude human genitals, pubic region, buttocks or female breast; or masochism, erotic or sexually oriented torture, beating or the infliction of pain; or erotic or lewd touching, fondling or other contact with an animal by a human being; or human excretion, urination, menstruation, vaginal or anal irrigation.
Stand	A vehicle, trailer or temporary structure used for the sale of goods or services. (Ord. 1211 § 8, 1979.) (Ord. 2417, Renumbered, 11/10/2008)
Standards	Mandatory regulations. Standards are indicated by use of the terms "shall" and "must."
Street	A public or private thoroughfare which affords a primary means of access to abutting property. (Ord. 1325 § 13, 1981: Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Structure	Anything which is built or constructed, an edifice or building of any kind or any piece of work, artificially built up or composed of parts joined together in a definite manner. "Structure" does not include a tent, trailer, mobile home or vehicle. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Substandard Development	A lawfully improved lot or parcel, including any structures on the lot or parcel, which does not satisfy the current provisions of this Title regarding use, setbacks, height restrictions, parking, landscaping, signs or other site development standards. (Ord. 1325 § 14, 1981.) (Ord. 2417, Renumbered, 11/10/2008; Ord. 2387, Amended, 02/11/2008)
Survey	The City historic architectural surveys and inventories consisting of historical resources compiled and maintained by the HRC.
Tattoo parlor	A facility which provides personal services such as tattoos, body painting, body piercing and other similar uses as the primary function. See "Personal Services"
Technical School	A specialized institution of learning which offers secondary or post-secondary instruction in business, trade, vocational, or other technical subject matter. (Ord. 2417, Add, 11/10/2008)
Temporary Parking of Mobile Home	Any specified length of time less than 12 months.
Time-Share	A time-share estate.
Time-Share Estate	A right to occupy a unit or any of several units during 3 or more separated time periods over at least 3 years, including renewal options, coupled with a freehold estate or an estate for years in a time-share property or a part of that property.
Time-Share Instrument	One or more documents, by whatever name denominated, creating or regulating time-shares.

Time-Share License	A right to occupy a unit or any of several units during 3 or more separated time periods over a period of at least 3 years, including renewal options, not coupled with a free-hold estate or an estate for years. (Ord. 1348 § 3, 1982.) (Ord. 2417, Renumbered, 11/10/2008)
Time-Share Owner	A person who is an owner or co-owner of a time-share other than as security for an obligation.
Time-Share Property	One or more time-share units subject to the same time-share instrument, together with any other real estate or rights appurtenant to those units.
Time-Share Unit	A unit in which time-shares exist.
Title loan	A pawnbroker who loans money only on the security of any vehicle or other transportation device for which a bill of sale, title or registration can be provided. (Ord. 1758, 1992.) (Ord. 2417, Renumbered, 11/10/2008)
Total Height	For purposes of the Renewable Energy regulations of Chapter 20.03, vertical distance from the ground level to the tip of a wind generator blade when the tip is at its highest point of a wind generator or the highest point of the overall structure. (<i>20.03.043 Renewable Energy</i>)
Tower	A monopole, freestanding, or guyed structure that supports a wind generator. (<i>20.03.043 Renewable Energy</i>)
Tower Height	For purposes of the Renewable Energy regulations of Chapter 20.03, height above grade of the fixed portion of the tower, excluding the wind turbine itself. (<i>20.03.043 Renewable Energy</i>)
Tower	Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. The term includes the structure and any structural support.
Trailer	A vehicle without motive power designed to carry property or passengers wholly on its own structure and to be drawn by a motor vehicle. (Ord. 1519 § 3, 1985.) (Ord. 2417, Renumbered, 11/10/2008)
Transfer Station	A fixed facility where non-hazardous wastes are taken from collection vehicles, temporarily stored, and ultimately relocated to a permanent disposal site. It does not include an incineration facility.
Transportation passenger terminal	Facilities for passenger transportation operations, and holding facilities, which includes rail stations, bus terminals, urban and regional transit stations and scenic and sightseeing facilities, but does not include airports and heliports. This includes incidental maintenance and accessory parking facilities. This does not include bus shelters, which are permitted in all districts.
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 8 feet and body length not exceeding 32 feet.
Truck	A motor vehicle used for the transportation or delivery of goods with a body built and designed for that purpose, and every motor vehicle designed and used primarily for drawing a trailer or other vehicle, and is not constructed so as to carry a load other than part of the weight of the trailer or vehicle drawn. (Ord.

1663 § 1, 1990: Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)

Truck stop	A facility oriented to the servicing of, and sale of fuel to truckers, and providing support facilities for truck drivers. (Ord. 1854, 1995: Ord. 1670, 1990: Ord. 1663 § 2, 1990.) (Ord. 2417, Renumbered, 11/10/2008)
Tuck-Under Garages	Garages dedicated for use by residents of individual units within a multi-family building, such as a townhome or apartment complex, that occupy the first floor (either partially or in its entirety) of a multi-floor building and are usually clustered into large groups of garages with each unit's garage being accessed via separate garage doors from the alley or street.
Turf Grass	Any species of grass that grows together and can be mowed, planted and maintained in areas of pedestrian, aesthetic or recreational activity. (Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)
Uncovered Structure	A structure with walls on at least 2 sides, and that does not have a roof.
Unenclosed Structure	A structure that has no walls and is designed principally for outdoor use, such as a deck, porch, patio, or trellis.
Unit	Any portion of real property designated for separate use.
Urban agriculture	Includes – (1) Community Garden: A site operated and maintained by a group to cultivate trees, herbs, fruits, vegetables, flowers, or other ornamental foliage for the following uses: personal use, consumption, donation or off site sale of items grown on the site. (2) Crop/limited agriculture: An area of land managed and maintained by an individual or group of individuals to grow and harvest food crops, horticultural and limited animal products (including flowers, trees, bees and apiary products, and chickens) for off-site sale in locations where retail sales are an allowed use. Crop/limited agriculture may be a principal or accessory use. (3) Community supported agriculture: An area of land managed and maintained by an individual or group of individuals to grow and harvest food and/or horticultural products for shareholder consumption or for sale or donation. This does not include a personal garden.
Urban Winery	A bonded winery facility where a building is utilized to convert fruit juices to wine from grapes grown at a remote location transported to the facility within the city for aging, bottling, storing, distribution and selling of said wine. An urban winery includes crushing, fermenting and refermenting, bottling, blending, bulk and bottle storage, aging, shipping, receiving, laboratory equipment and maintenance facilities, sales, and administrative office functions, and may include tasting and promotional events
Utility, Major	A building or other structure for water supply or wastewater treatment or the production of electricity, steam, air conditioning, hot water or chilled water for consumption by the general public.
Utility, Minor	All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm water, communications, electricity, transportation, gas, steam, and similar public services, and may include storage for vehicles and equipment necessary to provide those services. (Ord. 2417, Add, 11/10/2008) This includes facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, switch boxes, transformer boxes, cap banks, and underground water and

sewer lines. This does not include "communications facility" or "wireless communication tower" as defined below, which refer to the point of transmission rather than distribution systems such as cable networks.

Vehicle	An automobile, truck, boats watercraft, motorcycle, motorbike, recreational vehicle, snowmobile, tractor, or similar item, but not to include machinery or heavy equipment. (Ord. 2417, Add, 11/10/2008)
Vehicle Rentals	A facility for the rental of automobiles, motorcycles, trucks, trailers, motor homes and RV's, marine equipment, boats, and recreational watercraft. This includes accessory parts and supplies, storage and incidental maintenance.
Vehicle sales	A facility for the sale of automobiles, motorcycles, trucks, trailers, motor homes and RV's, marine equipment, boats and recreational watercraft. This includes accessory parts and supplies, storage and incidental maintenance.
Vehicle towing and storage facility	Establishments primarily engaged in towing light or heavy motor vehicles, along with incidental services such as storage and emergency road repair services.
Vertical Mixed Use	Refers to two or more land-use types within a building, occurring on different floors. A typical example of a vertical mixed-use building would incorporate active uses such as stores, offices, and restaurants at the street level and residential and/or office uses on the upper floors.
Visible Light Transmittance	An optical property that indicates the amount of visible light transmitted. The higher the visible transmittance, the more light is transmitted. A high visible transmittance is desirable to maximize daylight.
Wall	See "Fence or Wall."
Water Harvesting System	Any combination of techniques that results in storm or flood waters captured on site, for later plant use or return to the water table.(Ord. 1730, 1992: Ord. 1447 § 1, 1984: Ord. 1288 § 1 (part), 1980.)
Weather or environmental monitoring station	A facility with instruments and equipment that measures atmospheric conditions (typically to provide current weather information or a basis for weather forecasts), air or water quality, soil conditions, or similar variables.
Wedding chapel	A facility which is principally rented to perform wedding ceremonies. Facilities may include a chapel, dressing rooms, offices, reception facilities, and/or gardens.
Wholesale Warehousing, distribution, warehousing and storage	The storage of goods, for the transfer or and the sale of goods to other firms for resale , including activities involving significant storage and movement of products or equipment. (Ord. 2417, Add, 11/10/2008) All storage activities are indoor. This may include fulfillment centers that combine storage with call centers. *See outdoor storage for storage activities that are not indoors.
Wind Energy Conversion Systems (WECS)	Equipment that converts and then stores or transfers energy from the wind into usable forms of energy. This equipment is the aggregation of parts including the base, foundation, tower, generator, nacelle, rotor, blades, supports, guy wires and accessory equipment such as utility interconnect and battery banks, or other components used in the system.
Wind Generator	Blades and associated mechanical and electrical conversion components mounted on top of the tower.
Winery	A bonded agricultural facility comprising a building or buildings used to convert fruit juices (all or part of which are produced on the property) to wine, and to

age, bottle, store, distribute and sell said wine. A winery, for the purposes of this section, includes crushing, fermenting and refermenting, bottling, blending, bulk and bottle storage, aging, shipping, receiving, laboratory equipment and maintenance facilities, sales, and administrative office functions, and may include tasting and promotional events.

Wireless communication tower or antenna	An antenna, alternative tower structure, or tower as defined by 20.03.113.
Yard	The space on a property or parcel extending from the principal building to the nearest lot line. (Ord. 1074 § 1 (part), 1976.) (Ord. 2417, Renumbered, 11/10/2008)
Yard, Exterior Side	The areas between the side wall of the principle building and side property line abutting a street right-of-way on corner lots.
Yard, Front	The yard lying between the front wall of the principle building and the front property line and extending across the full width of the lot or parcel.
Yard, Interior Side	The area between the side wall of the building and the property line not abutting a street right-of-way.
Yard, Rear	The yard between the Principal Building and the rear line and extending across the full width of the lot or parcel.
Yard, Side	The yard between the side lot line and the Principal Building and extending from the front yard line to the rear yard line.

- B. Other parts of this chapter include specific definitions (see, for example, uses defined in the Use Table [Section 20.02.14] and Chapter 20.03; and Section 20.04.003 Fences, Walls and Hedges). Those definitions supersede those in this section to the extent that they are inconsistent.

Section 20.08.003 Abbreviations

ADA	Americans with Disabilities Act, 42 USC Subsection 12181 et seq., Pub. L 101-336 and implementing regulations at 28 C.F.R. parts 35 and 36
BRT	Bus Rapid Transit
CFR	Code of Federal Regulations
Ft. or ’	foot or feet
HUD	United States Department of Housing and Urban Development
LOMR	Letter of Map Revision (see Floodplain Ordinance)
Max.	Maximum; indicates that the value prescribed is the maximum allowed
Min.	Minimum; indicates that the value prescribed is the minimum required
MPO	The federally designated Metropolitan Planning Organization, or the Regional Transportation Commission of Washoe County
MUTCD	Manual on Uniform Traffic Control Devices published by the United States Department of Transportation, Federal Highway Administration
NRS	Nevada Revised Statutes
Sf	Square feet
TOD	Transit Oriented Development

Section 20.08.004 Technical References

This Title refers to various technical resources and external documents or regulations. These references are noted specifically below, are incorporated into this Title by reference, and refer to the most recent version of the document or reference unless specifically noted otherwise.

Document / Regulation	Reference
AASHTO Green Book	American Association of State Highway and Transportation Officials (AASHTO), <i>A Policy on the Geometric Design of Highways and Streets</i> (6th Edition 2011)
AASHTO Guide for the Development of Bicycle Facilities	AASHTO, <i>Guide for the Development of Bicycle Facilities</i> (4 th ed. 2012)
ADA Standards for Accessible Design	2010 ADA Standards for Accessible Design (United States Department of Justice, September 15, 2010), as amended.
American Standard for Nursery Stock	American Nursery and Landscape Association, <i>American Standard for Nursery Stock</i> (ANSI Z60.1-2004, Approved May 12, 2004)
Building Code	The City’s adopted building code (SMC 15.05.100, currently the 2012 Edition of the International Building Code (IBC), chapters 2 through 35 together with Appendix Chapters C, E, I, and J)
Fire Code	The City’s adopted fire code (SMC 14.05.0010, currently the International Fire Code, 2012 edition, including Appendix Chapters A—I)
NAR	Nevada Administrative Regulations. Any reference to a state administrative regulations refers to any amendment to that regulation, unless otherwise provided.
NRS	Nevada Revised Statutes. Any reference to a Nevada Statute refers to any amendment to that statute, unless otherwise provided.

Section 20.08.005 Zoning District Boundaries

Where uncertainty exists as to the boundaries of zoning districts, as shown, the following apply:

- A. Boundaries are intended to parallel street lines or to follow lot or property lines as they exist at the time of passage of This Title or amendments to this Title, unless specifically shown otherwise.
- B. In the event of further uncertainty, the Administrator shall interpret intent as to the boundary location.

Section 20.08.006 Vacated Rights-of-Way

If a dedicated street or alley is abandoned, the regulations applicable to abutting properties apply to that portion of such right-of-way vacated.

Section 20.08.007 Severability

If any provision of this Title or its application to any person or circumstances, is held invalid, the remainder of this Title, or the application or provision to other persons or circumstances not affected.

Section 20.08.008 Relationship to Other Laws

A. Other laws—Private restrictions

This Title does not impair or interfere with other regulations of effective state or local law, or with private restrictions on the use of land, improvements, and structures. Where this Title imposes a greater restriction than that imposed by other law or by private restrictions, this Title controls.

B. Other regulations

This Title is intended to cooperate with other city regulations, including but not limited to building, plumbing, electrical and fire prevention codes, and subdivision regulations. In all cases of doubtful interpretation or possible conflict, the proper interpretation of this Title is that which favors consistency with other regulations.