



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

10/29/2018 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

SPECIAL MEETING AGENDA

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

JACK MCGUFFEY
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.

All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. The Commission Chair reserves the right to limit the time allotted for each individual to speak.

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Agenda for October 29, 2018.

4. **DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports**

5. **BOARD COMMENT (No Action - No Public Comment)**

6. **DISCUSSION/POSSIBLE ACTION:**

For possible action, discussion and possible action on resolution 18-516, directing the County's Engineer to prepare preliminary plans, cost estimates and relates items to reimburse the costs of an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes Chapter 278C.

7. **DISCUSSION/POSSIBLE ACTION:**

For possible action, discussion and possible action on resolution 18-517, provisionally ordering an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes Chapter 278C; setting a time and place for a hearing on the undertaking; and providing other matters related thereto.

8. **DISCUSSION/POSSIBLE ACTION:**

Discussion and possible action on Bill 107, the first reading of Ordinance 18-284, an ordinance revising Chapter 17.84 of the Storey County Code addressing signs and billboards and amending other provisions of Title 17 Zoning Code of the Storey County Code relating to signs and billboards, and providing for other matters properly relating thereto. Additional information including, but not limited to, draft text may be obtained from the Planning Department at 775.847.1144 or planning@storeycounty.org, or viewed online at <http://storeycounty.org/517/Updates>. In addition to the provisions of the NRS, any person may complete and return to the Board a statement supporting or opposing the proposed amendments to the county code and/or zoning ordinance.

10. **PUBLIC COMMENT (No Action)**

11. **ADJOURNMENT**

NOTICE:

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.

- Pursuant to NRS 241.020(c) a member of the public may request the supporting material for the meeting from Vanessa Stephens, Storey County Clerk, at (775) 847-0969. Additionally, the supporting materials may be found at www.storeycounty.org.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

- (1) mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;
- (2) fax: (202) 690-7442; or
- (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.

CERTIFICATION OF POSTING

I, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 10/23/2018; Virginia City Post Office at 132 S C St, Virginia City, NV, the Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By Vanessa Stephens
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: October 29, 2018

Estimate of time required: 45 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Consideration and possible approval of resolution 18-516 approving the economic development financing proposal for the effluent pipeline for certain properties in the Tahoe Regional Industrial Center; directing the Clerk of the County to notify the Governor's Office of Economic Development and the Interim Finance Committee of the Nevada Legislature of the County's approval; and providing other details in connection therewith.

2. **Recommended motion:** I, Commissioner (name), move to approve resolution 18-516 approving the economic development financing proposal for the effluent pipeline for certain properties in the Tahoe Regional Industrial Center; directing the Clerk of the County to notify the Governor's Office of Economic Development and the Interim Finance Committee of the Nevada Legislature of the County's approval; and providing other details in connection therewith.

3. **Prepared by:** Pat Whitten

Department: Commissioner's Office

Telephone: 847-0968

4. **Staff summary:** Please see Page 2

5. **Supporting materials:** Draft Resolution 18-501

6. **Fiscal impact:** Yes

Funds Available: Future Incremental State and County Revenue Fund: Various
____ Comptroller

7. **Legal review required:** Yes

____ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Commissioner's Office

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No.

4. Staff Summary: This step will only be required if the Commission approves Item #10.

Storey County Board of County Commissioners meeting

Special Meeting Agenda Notice

October 29, 2018

Agenda Item 6 – Resolution 18-516

Specific details on this agenda item are still being discussed and negotiated by the various parties. As such, the initial version posted may change between its posting and Monday, October 29th. Please periodically check our website for any updates which will clearly identify any changes thru providing redline versions.

Summary - A resolution directing the County's engineer to prepare preliminary plans, cost estimates and related items to pay the costs of an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes Chapter 278C.

RESOLUTION NO. 18-516

A RESOLUTION DIRECTING THE COUNTY'S ENGINEER TO PREPARE PRELIMINARY PLANS, COST ESTIMATES AND RELATED ITEMS TO REIMBURSE THE COSTS OF AN UNDERTAKING FOR A TAX INCREMENT AREA FORMED PURSUANT TO NEVADA REVISED STATUTES CHAPTER 278C.

WHEREAS, the Board of County Commissioners (the "Board") of Storey County, Nevada (the "County") has received a request from Silver Slate LLC, Comstock TRIC Associates LLC, Supernap Reno LLC, Tesla, Inc. (f/k/a Tesla Motors, Inc.), 1200 USA Parkway, Emerald City Empire LLC (collectively, the "Owners") to order an undertaking pursuant to Nevada Revised Statutes ("NRS") Chapter 278C (the "Act") for a water project as defined in NRS 278C.140 (the "Undertaking") and to pay with tax increment revenues, in whole or in part, the costs of such an Undertaking, as more fully provided in the Act, specifically NRS 278C.150, 278C.157 and NRS 278C.250, including (i) payments under contracts with the Owners to reimburse the Owners for costs incurred by the Owners in connection with the Undertaking, and (ii) advances by the County for administrative costs associated with administering the Tahoe-Reno Industrial Center Tax Increment Area, and all appurtenances and incidentals necessary, useful or desirable, including real and other property therefor, which is more particularly described (with all segment lengths to be current approximations subject to minor adjustment); and

WHEREAS, the Board of County Commissioners is of the opinion that the interests of the County and the public require the Undertaking pursuant to the Act; and

WHEREAS, the Undertaking constitutes a "natural resources project" pursuant to NRS 278C.075(4); and

WHEREAS, on September 5, 2018, the Interim Finance Committee approved the Undertaking in accordance with NRS 278C.157.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY, NEVADA:

Section 1. The Undertaking shall generally consist of the acquisition, improvement and equipment of the Undertaking for the Tahoe-Reno Industrial Center Tax Increment Area to include without limitation a water project as defined in NRS 278C.140 and to pay with tax increment revenues, in whole or in part, the costs of such an Undertaking, as more fully provided in the Act, specifically NRS 278C.150, 278C.157 and NRS 278C.250, including (i) payments under contracts with the Owners to reimburse the Owners for costs incurred by the Owners in connection with the Undertaking, and (ii) advances by the County for administrative costs associated with administering the Tahoe-Reno Industrial Center Tax Increment Area, and all appurtenances and incidentals necessary, useful or desirable, including real and other property therefor, which is more particularly described (with all segment lengths to be current approximations subject to minor adjustment) as set forth below:

This Undertaking consists of the acquisition and improvement of a water project consisting of an approximately 13 mile reclaimed water pipeline for reclaimed water of an approximate diameter of 24 inches to deliver at a minimum 4,000 acre-feet of treated wastewater effluent from the Truckee Meadows Water Reclamation Facility in Sparks, Nevada, to the boundary of the Tahoe-Reno Industrial Center, including facilities appertaining to said pipeline for the transmission of reclaimed water, including without limitation pumping plants and stations, valves, tanks, connections, water transmission mains, and pumps, meters, apparatus, tools, equipment, fixtures, structures, buildings, and all appurtenances and incidentals necessary, useful or desirable for the acquisition and transportation of reclaimed water (or any combination thereof), including real and other property therefor.

Section 2. The Board of County Commissioners hereby determines that:

(a) The expense of the Undertaking is expected to be paid with tax proceeds to be credited to the tax increment account and payable wholly or in part therefrom, as more fully provided in the Act, and no portion of the expense of the Undertaking shall be paid with the proceeds of securities issued by the County pursuant to NRS Chapter 278C; and

(b) The remaining portion of the expense of the Undertaking, if any, is expected to be paid by the Owners, among other entities.

Section 3. Farr West Engineering, the County's engineer for the Undertaking (the "Engineer") is hereby directed to prepare:

(a) Preliminary plans and a preliminary estimate of the cost of the Undertaking, including, without limitation, all estimated financing costs, if any, and all other estimated incidental costs relating to the Undertaking;

(b) A statement of the proposed tax increment area, the last finalized amount of the assessed valuation of the taxable property in the tax increment area, and the amount of taxes, including in such amount the sum of any unpaid taxes, whether or not delinquent, resulting from the last taxation of the property, based upon the records of the Storey County Assessor and the Storey County Treasurer;

(c) A statement of the total amount of taxes imposed on the sale or use of tangible personal property in the proposed tax increment area in the immediately preceding fiscal year, based upon the records of the State of Nevada Department of Taxation (the "Department of Taxation"), and the total amount of taxes imposed pursuant to NRS 363A.130 and 363B.110 on employers in the proposed tax increment area in the immediately preceding fiscal year, based upon the records of the Department of Taxation; and

(d) A statement of the estimated amount of the tax proceeds to be credited annually to the tax increment account during the duration of the proposed tax increment area.

Section 4. The tax increment area to be formed to pay the costs of the Undertaking shall include the property described in Exhibit I to this Resolution.

Section 5. The Engineer is hereby directed to file with the County Clerk of the County the preliminary plans, estimates of cost and statements discussed in Section 3 of this Resolution.

Section 6. The officers of the County are authorized and directed to take all action necessary to effectuate the provisions of this Resolution.

Section 7. All action, proceedings and matters previously taken, had and done by the County and the officers of the County (not inconsistent with the provisions of this Resolution) concerning the proposed tax increment area and the Undertaking, be, and the same hereby are, ratified, approved and confirmed.

Section 8. All bylaws, orders and resolutions, or parts thereof, in conflict with this Resolution, are repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, or resolution, or part thereof, previously repealed.

Section 9. Passage of this Resolution does not obligate the County to create the tax increment area, reimburse the payment of the costs of the Undertaking derived from the tax increment area, or give any land use or other approvals to any projects in the tax increment area or elsewhere.

Section 10. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 11. The Council has determined and does hereby declare that this resolution shall be in effect upon its passage in accordance with law.

PASSED, ADOPTED AND APPROVED this October 29, 2018.

(SEAL)

Attest:

Chairman
Board of County Commissioners

County Clerk

EXHIBIT I

(Attach list of parcels, legal description and map of tax increment area)

STATE OF NEVADA)
) ss.
COUNTY OF STOREY)

I am the duly appointed, qualified and acting County Clerk of Storey County (the "County"), Nevada, and in the performance of my duties as County Clerk and ex officio Clerk of its Board of County Commissioners (the "Board"), do hereby certify:

1. The foregoing pages are a true and correct copy of a resolution adopted at a regular meeting of the Board held on October 29, 2018.

2. The adoption of the Resolution was duly moved and seconded and the Resolution was adopted by an affirmative vote of a majority of the members of the Board as follows:

Those Voting Aye:

Those Voting Nay:

Those Absent:

Those Abstaining:

3. The members of the Board were present at such meeting and voted on the passage of such Resolution as set forth above.

4. The resolution was approved and authenticated by the signature of the Chairman of the Board, sealed with the County seal, attested by the Clerk and recorded in the minutes of the Board.

5. All members of the Board were given due and proper notice of the meeting. Public notice of the meeting was given and the meeting was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice of meeting was posted not later than 9:00 a.m. at least 3 working days in advance of the meeting at:

- (i) Virginia City Post Office
- (ii) Storey County Courthouse
- (iii) Virginia City Fire Station
- (iv) Virginia City Highlands Fire Station
- (v) Lockwood Fire Station

6. A copy of the notice was posted on the County's website and on the State of Nevada's official website no later than 9:00 a.m. on the third working day prior to the meeting.

7. A copy of the notice was given to each person, if any, who has requested notice of the meetings of the Board in the same manner in which notice is required to be given to a member of the Board. Such notice, if mailed, was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

8. Upon request, the Board provides at no charge, at least one copy of the agenda for its public meetings, any proposed Resolution which will be discussed at the public meeting, and any other supporting materials provided to the Board for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

9. A copy of the notice so given of the meeting of the Board held on October 29, 2018 is attached to this certificate as Exhibit A.

IN WITNESS WHEREOF, I have hereunto set my hand on October 29, 2018.

County Clerk

EXHIBIT A

(Attach copy of posted Agenda)



Storey County Board of County Commissioners Agenda Action Report

Meeting date: October 29, 2018

Estimate of time required: 45 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Consideration and possible approval of resolution 18-517 provisionally ordering an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes Chapter 278C; setting a time and place for a hearing on the undertaking; and providing other matters related thereto.

2. **Recommended motion:** I, Commissioner (name), move to approve resolution 18-517 provisionally ordering an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes Chapter 278C; setting a time and place for a hearing on the undertaking; and providing other matters related thereto.

3. **Prepared by:** Pat Whitten

Department: Commissioner's Office

Telephone: 847-0968

4. **Staff summary:** Please see Page 2

5. **Supporting materials:** Draft Resolution 18-517

6. **Fiscal impact:** Yes

Funds Available: Future Incremental State and County Revenue Fund: Various
____ Comptroller

7. **Legal review required:** Yes

____ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Commissioner's Office

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No.

7

4. **Staff Summary:** This step will only be required if the Commission approves Item #6.

Storey County Board of County Commissioners meeting

Special Meeting Agenda Notice

October 29, 2018

Agenda Item 7 – Resolution 18-517

Specific details on this agenda item are still being discussed and negotiated by the various parties. As such, the initial version posted may change between its posting and Monday, October 29th. Please periodically check our website for any updates which will clearly identify any changes thru providing redline versions.

Summary - A resolution provisionally ordering an undertaking concerning a tax increment area formed pursuant to Nevada Revised Statutes Chapter 278C.

RESOLUTION NO. 18-517

A RESOLUTION PROVISIONALLY ORDERING AN UNDERTAKING FOR A TAX INCREMENT AREA FORMED PURSUANT TO NEVADA REVISED STATUTES CHAPTER 278C; SETTING A TIME AND PLACE FOR A HEARING ON THE UNDERTAKING; AND PROVIDING OTHER MATTERS RELATED THERETO.

WHEREAS, the Board of County Commissioners (the "Board") of Storey County, Nevada (the "County") has received a request from Silver Slate LLC, Comstock TRIC Associates LLC, Supernap Reno LLC, Tesla, Inc. (f/k/a Tesla Motors, Inc.), 1200 USA Parkway, Emerald City Empire LLC (collectively, the "Owners") to order an undertaking pursuant to Nevada Revised Statutes ("NRS") Chapter 278C (the "Act") for a water project as defined in NRS 278C.140 (the "Undertaking") and to pay with tax increment revenues, in whole or in part, the costs of such an Undertaking, as more fully provided in the Act, specifically NRS 278C.150, 278C.157 and NRS 278C.250, including (i) payments under contracts with the Owners to reimburse the Owners for costs incurred by the Owners in connection with the Undertaking, and (ii) advances by the County for administrative costs associated with administering the Tahoe-Reno Industrial Center Tax Increment Area, and all appurtenances and incidentals necessary, useful or desirable, including real and other property therefor, which is more particularly described (with all segment lengths to be current approximations subject to minor adjustment); and

WHEREAS, the Undertaking constitutes a "natural resources project" pursuant to NRS 278C.075(4); and

WHEREAS, on September 5, 2018, the Interim Finance Committee approved the Undertaking in accordance with NRS 278C.157; and

WHEREAS, on the date hereof, the Board adopted a resolution ordering the County's engineer to prepare preliminary plans, cost estimates and related items to pay the costs of the Undertaking; and

WHEREAS, Farr West Engineering, as the County's engineer (the "Engineer"), has prepared such preliminary plans, cost estimates and related items to pay the costs of the Undertaking and they are on file with the County Clerk; and

WHEREAS, the Board has reviewed such preliminary plans, cost estimates and related items to pay the costs of the Undertaking; and

WHEREAS, the Board intends to enter into a contract with the Owners agreeing to pay certain tax increment revenues from the tax increment account created by NRS 278C.250 to the Owners for costs incurred by such Owners in connection with the Undertaking.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE STOREY COUNTY, NEVADA:

Section 1. The Board hereby approves the preliminary plans, cost estimates and related items to pay the costs of the Undertaking prepared by the County's Engineer.

Section 2. On November 19, 2018, at 9:00 a.m. at the Storey County Commission Chambers, 26 South B Street, Virginia City, Nevada (i.e., a time at least 20 days after the adoption of this Resolution), the Board will consider the ordering of the Undertaking and will hear all complaints, protests, and objections that may be made in writing, and filed as hereafter provided, or made verbally at the hearing (the "Hearing"), concerning the same, by the Federal Government, the State of Nevada, any public body, or any natural person who resides in the County or owns taxable personal or real property in the County, or any representative of any such natural person (each an "Interested Party" and collectively, the "Interested Parties"). Any

Interested Party may file a written complaint, protest, objection or other comment about the Undertaking, and may appear before the Board and be heard as to the propriety and advisability of ordering the Undertaking. Twenty (20) days' notice in writing of the time and place of the Hearing shall be provided by postage prepaid, first-class mail to the last known Interested Parties who reside within the proposed tax increment area (the "Tax Increment Area") and who own property within the proposed Tax Increment Area. The names and addresses of such Interested Parties shall be obtained from the records of the Storey County Assessor or from such other sources as the County Clerk or the County's engineer deem reliable. Notice of the Hearing shall also be given by posting in three public places at or near the site of the Undertaking at least twenty (20) days prior to the Hearing. Proof of such mailing and posting shall be made by the affidavit of the County Clerk, such proof to be filed with and retained by the County Clerk pursuant to NRS 278C.180 at least until all bonds and any other securities, if any, pertaining to the tax increment account for the proposed Tax Increment Area have been paid in full, or any claim is barred by a statute of limitations. Notice of the Hearing shall also be given by publication in the Comstock Chronicle, a daily newspaper published in Storey County and of general circulation in the County once each week for three (3) consecutive weekly publications, by three (3) weekly insertions, the first publication in such newspaper to be at least fifteen (15) days prior to the date of the Hearing. Not less than fourteen (14) days shall intervene between the first publication and the last publication in such newspaper. Proof of such mailing, posting and publication shall be made by the affidavit of the County Clerk, in the case of mailing and posting, and by the publisher in the case of publication, such proofs to be filed with and retained by the County Clerk pursuant to NRS 278C.180 at least until all bonds and any other securities, if any, pertaining to the tax increment account for the proposed Tax Increment Area have been

paid in full, or any claim is barred by a statute of limitations. The notice of the Hearing shall be in substantially the following form:

(Form of Notice)

**NOTICE OF HEARING ON
A PROPOSED UNDERTAKING CONCERNING A TAX
INCREMENT AREA FORMED PURSUANT TO NEVADA
REVISED STATUTES CHAPTER 278C**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of the Storey County, Nevada (the "Board" and the "County," respectively) will hold a public hearing on a proposed undertaking (the "Undertaking") concerning a tax increment area to be formed pursuant to Nevada Revised Statutes ("NRS") Chapter 278C (the "Tahoe-Reno Industrial Center Tax Increment Area") on November 19, 2018, at 9:00 a.m. at the Storey County Commission Chambers, 26 South B Street, Virginia City, Nevada. At such hearing, the Board will consider the ordering of the Undertaking and will hear all complaints, protests and objections that may be made in writing and filed as hereafter provided, or made verbally at the hearing, concerning the same by the Federal Government, the State of Nevada, any public body, or any natural person who resides in the County or owns taxable personal or real property in the County, or any representative of any such natural person.

The Undertaking consists of the acquisition, improvement and equipment of certain improvements for the Tahoe-Reno Industrial Center Tax Increment Area to include without limitation a water project as defined in NRS 278C.140 and to pay with tax increment revenues, in whole or in part, the costs of such an Undertaking, as more fully provided in the Act, specifically NRS 278C.150, 278C.157 and NRS 278C.250, including (i) payments under contracts with the Owners to reimburse the Owners for costs incurred by the Owners in connection with the Undertaking, and (ii) advances by the County for administrative costs associated with administering the Tahoe-Reno Industrial Center Tax Increment Area, and all appurtenances and incidentals necessary, useful or desirable, including real and other property therefor, which is more particularly described (with all segment lengths to be current approximations subject to minor adjustment) as set forth below:

This Undertaking consists of the acquisition and improvement of a water project consisting of an approximately 13 mile reclaimed water pipeline for reclaimed water of an approximate diameter of 24 inches to deliver at a minimum 4,000 acre-feet of treated wastewater effluent from the Truckee Meadows Water Reclamation Facility in Sparks, Nevada, to the boundary of the Tahoe-Reno

Industrial Center, including facilities appertaining to said pipeline for the transmission of reclaimed water, including without limitation pumping plants and stations, valves, tanks, connections, water transmission mains, and pumps, meters, apparatus, tools, equipment, fixtures, structures, buildings, and all appurtenances and incidentals necessary, useful or desirable for the acquisition and transportation of reclaimed water (or any combination thereof), including real and other property therefor.

The preliminary estimate of the cost of the Undertaking, as stated in the preliminary plans, estimate of costs and statements of the County's engineer filed with the County Clerk pursuant to Nevada Revised Statutes 278C.160 is \$28,369,679, plus incidental costs of the County in the estimated amount of \$400,000 to administer the Tahoe-Reno Industrial Center Tax Increment Area.

The boundaries of the proposed Tahoe-Reno Industrial Center Tax Increment Area pertaining to the Undertaking shall be described by the following assessor parcel numbers ("APNs"):

005-011-45	005-011-58	005-051-57
005-011-46	005-091-29	005-101-36
005-011-49	005-091-42	005-101-39
005-011-50	005-091-44	005-101-40
005-011-85	005-091-47	005-011-65
005-011-89	005-091-49	005-011-66
005-071-08	005-091-52	005-011-70
005-071-12	005-111-48	
005-071-57	005-051-29	
005-081-07	005-051-30	
005-081-10	005-051-53	

The last finalized amount of the assessed valuation of the taxable property in the proposed Tahoe-Reno Industrial Center Tax Increment Area was \$6,136,548. The amount of taxes, including any unpaid taxes, whether or not delinquent, resulting from the last taxation of the property in the proposed Tahoe-Reno Industrial Center Tax Increment Area, based upon the records of the Storey County Assessor and the Storey County Treasurer was \$212,368.

The total amount of taxes imposed on the sale or use of tangible personal property in the proposed Tahoe-Reno Industrial Center Tax Increment Area in the immediately preceding fiscal year was \$0, based upon the records of the State of Nevada Department of Taxation (the "Department of Taxation"). The total amount of taxes imposed pursuant to NRS 363A.130 and 363B.110 on employers in the proposed Tahoe-Reno Industrial Center Tax Increment Area in the immediately preceding fiscal year was \$0, based upon the records of the Department of Taxation.

No portion of the expense of the Undertaking will be paid with the proceeds of securities issued by the County pursuant to NRS Chapter 278C in anticipation of tax proceeds to be credited to the tax increment account related thereto and payable wholly or in part therefrom. The entire expense of the Undertaking is expected to be paid from certain tax increment revenues credited to the tax increment account. The remaining portion of the expense of the Undertaking, if any, is expected to be financed by property owners in the Tahoe-Reno Industrial Center Tax Increment Area, among other entities.

The estimated amount of the tax proceeds to be credited annually to the tax increment account pertaining to paying the costs of the Undertaking during the duration of the proposed Tahoe-Reno Industrial Center Tax Increment Area is anticipated to range from \$2,000 in 2020 to \$33,500,000 in 2039. It is not anticipated that any net revenues derived annually from the operation of the project or projects pertaining to the Undertaking will be pledged for the payment of the Undertaking.

The Board hereby finds, determines, and declares that the estimated tax proceeds to be credited to the tax increment account will be fully sufficient to pay costs incurred in connection with the Undertaking.

The Board requests that any interested person wishing to make a complaint, protest or objection in writing, make such complaint, protest or objection in writing at the office of the County Clerk of Storey County, at her office located at 26 S. B St. Drawer D, Virginia

City, Nevada, at least three (3) days before the time set for such hearing, i.e., on or before November 15, 2018.

By order of the Board of County Commissioners of Storey County, Nevada, and dated this October 29, 2018.

/s/ Vanessa Stephens
County Clerk

(End of Form of Notice)

Section 3. The officers of the County are authorized and directed to take all action necessary to effectuate the provisions of this Resolution.

Section 4. All action, proceedings and matters previously taken, had and done by the County and the officers of the County (not inconsistent with the provisions of this Resolution) concerning the proposed tax increment area and the Undertaking, be, and the same hereby are, ratified, approved and confirmed.

Section 5. All bylaws, orders and resolutions, or parts thereof, in conflict with this Resolution, are repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any bylaw, order, or resolution, or part thereof, previously repealed.

Section 6. Passage of this Resolution does not obligate the County to create the tax increment area, issue any securities, or to give any land use or other approvals to any projects in the tax increment area or elsewhere.

Section 7. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 8. The Board has determined and does hereby declare that this resolution shall be in effect upon its passage in accordance with law.

PASSED, ADOPTED AND APPROVED this October 29, 2018.

(SEAL)

Attest:

Chairman
Board of County Commissioners

County Clerk

STATE OF NEVADA)
) ss.
COUNTY OF STOREY)

I am the duly appointed, qualified and acting County Clerk of Storey County (the "County"), Nevada, and in the performance of my duties as County Clerk and ex officio Clerk of its Board of County Commissioners (the "Board"), do hereby certify:

1. The foregoing pages are a true and correct copy of a resolution adopted at a regular meeting of the Board held on October 29, 2018.

2. The adoption of the Resolution was duly moved and seconded and the Resolution was adopted by an affirmative vote of a majority of the members of the Board as follows:

Those Voting Aye:

Those Voting Nay:

Those Absent:

Those Abstaining:

3. The members of the Board were present at such meeting and voted on the passage of such Resolution as set forth above.

4. The resolution was approved and authenticated by the signature of the Chairman of the Board, sealed with the County seal, attested by the Clerk and recorded in the minutes of the Board.

5. All members of the Board were given due and proper notice of the meeting. Public notice of the meeting was given and the meeting was held and conducted in full compliance with the provisions of NRS 241.020. A copy of the notice of meeting was posted not later than 9:00 a.m. at least 3 working days in advance of the meeting at:

- (i) Virginia City Post Office
- (ii) Storey County Courthouse
- (iii) Virginia City Fire Station
- (iv) Virginia City Highlands Fire Station
- (v) Lockwood Fire Station

6. A copy of the notice was posted on the County's website and on the State of Nevada's official website no later than 9:00 a.m. on the third working day prior to the meeting.

7. A copy of the notice was given to each person, if any, who has requested notice of the meetings of the Board in the same manner in which notice is required to be given to a member of the Board. Such notice, if mailed, was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

8. Upon request, the Board provides at no charge, at least one copy of the agenda for its public meetings, any proposed Resolution which will be discussed at the public meeting, and any other supporting materials provided to the Board for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

9. A copy of the notice so given of the meeting of the Board held on October 29, 2018 is attached to this certificate as Exhibit A.

IN WITNESS WHEREOF, I have hereunto set my hand on October 29, 2018.

County Clerk

EXHIBIT A

(Attach copy of posted Agenda)



Storey County Board of County Commissioners Agenda Action Report

Meeting date: October 29, 2018

Estimate of time required: 10 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title: Discussion/For Possible Action:**

Discussion/Possible Action: Discussion and possible action on Bill 107, the first reading of Ordinance 18-284, an ordinance revising Chapter 17.84 of the Storey County Code addressing signs and billboards and amending other provisions of Title 17 Zoning Code of the Storey County Code relating to signs and billboards, and providing for other matters properly relating thereto. Additional information including, but not limited to, draft text may be obtained from the Planning Department at 775.847.1144 or planning@storeycounty.org, or viewed online at <http://storeycounty.org/517/Updates>. In addition to the provisions of the NRS, any person may complete and return to the Board a statement supporting or opposing the proposed amendments to the county code and/or zoning ordinance.

2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, I [county commissioner] motion to approve the First Reading of Bill 107, Ordinance No. 18-284 an ordinance revising Chapter 17.84 of the Storey County Code addressing signs and billboards and amending other provisions of Title 17 Zoning Code of the Storey County Code relating to signs and billboards, and providing for other matters properly relating thereto.

3. **Prepared by:** Kathy Canfield

4. **Department:** Planning

Telephone: 775.847.1144

5. **Staff summary:** An ordinance amending Storey County Code Title 17, Chapter 17.84 to adopt revised regulations for signs.

6. **Supporting materials:** Posted at <https://www.storeycounty.org/517/Updates>.

7. **Fiscal impact:** None on local government.

Funds Available: _____ Fund: _____ Comptroller

8. **Legal review required:**

_____ District Attorney

9. **Reviewed by:**

_____ Department Head

Department Name: _____

_____ County Manager

Other agency review: _____

10. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 8

Ordinance No. 18-284

Summary

An ordinance revising the Storey County Code regarding signs and billboards

Title

An ordinance revising Chapter 17.84 of the Storey County Code addressing signs and billboards and amending other provisions of Title 17 of the Storey County Code relating to signs and billboards, and providing for other matters properly relating thereto

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain:

SECTION I:

Section 17.10.030 dealing with definitions in the zoning title is hereby amended to read as follows:

17.10.030 Definitions

Abandoned. The term “abandoned” concerns a building or use that has not been developed or maintained for a period of time as stated in an ordinance.

Access Way. The term “Access Way” means a clear and unobstructed usable approach of at least 12 feet in width (residential), 15 feet in width (one-way commercial), and 24 feet in width (two-way) from a development upon land to a public travelled way located within a public right-of-way. An access may also be secured by means of an easement from the owner of a parcel or lot proposed to be built upon for the full length of the parcel or lot extending to a public right-of-way, or any other access way suitable or acceptable to the community and public works departments.

Accessory building, detached. The term “Accessory Building, Detached” refers to a building on the same lot as the principal building, but which is physically separated from the principal building, subordinate to the principal building, and devoted to a use incidental to that principal building. A detached accessory building is not designed, configured, or used for human habitation. The detached accessory building may be connected to water and wastewater systems subject to the recordation of a deed restriction prohibiting the use of the structure as a dwelling unit (see accessory dwelling unit). Installation of both a kitchen, and bathroom with bathtub or shower, changes the building to an accessory dwelling unit and, therefore, subject to the respective regulations. Typical uses include detached garages, outbuildings, storage buildings, barns, sheds, etc.

Accessory dwelling unit, attached. The term “Accessory Dwelling Unit, Attached” refers to a portion of a principal single-family dwelling or other principal building that is designed to be used as a separate and completely independent dwelling unit. An attached accessory dwelling unit includes, at a minimum, a permanent kitchen and a bathroom with bathtub or shower. It may also include habitable space for living, sleeping, and eating. The attached accessory dwelling is separated from the principal unit by walls, ceilings, or other permanent partitions, or by non-

habitable space such as a garage, and is accessed through a lockable door between the partitions, or by a separate entrance from the principal living space. Incidental and accessory features such as trellises, decks, patios, breezeways, tunnels, or bridges connecting the non-principal dwelling space to the principal structure, are not considered as establishing an attached dwelling unit. Typical uses include guesthouses, second units, granny-flats, mother-in-law quarters, etc.

Accessory dwelling unit, detached. The term "Accessory Dwelling, Detached" refers to a separate and completely independent dwelling unit on the same lot as the principal single-family dwelling or other principal building, but which is physically separated from the principal building. A detached accessory dwelling unit includes, at a minimum, a permanent kitchen and a bathroom with bathtub or shower. It may also include habitable space for living, sleeping, and eating. The accessory dwelling unit is considered detached regardless of whether it is connected to the principal single-family dwelling by trellises, decks, patios, breezeways, tunnels, or bridges. Typical uses include guesthouses, second units, granny flats, mother-in-law quarters, etc.

Accessory Use. The term "Accessory use" means customarily incidental and subordinate to the principal use of the land located on the same lot or parcel.

Active Permit. The term "Active Permit" means a permit issued by a federal, state, or county agency that is active, has not expired, has not been revoked or suspended, and otherwise remains in effect.

Adjacent. The term "Adjacent" for the purpose of determining setback requirements for adjacent uses means that a parcel is "adjacent" if it is contiguous with the principal parcel on any side or it is situated opposite the principal parcel across a public or private right-of-way or access easement. Where an adjacent parcel is located across a public or private right-of-way or access easement, setback requirements will be measured from the centerline of the right-of-way or access easement.

Administrative Offices. The term "Administrative Offices" refers to public or private offices, firms, or organizations that are primarily used for the provision of executive, management, or administrative services. Examples of these services include recordkeeping, secretarial service, telephone answering, photocopying and reproduction, and similar services customarily associated with the functions of administrative offices.

Adult Bookstore. The term "Adult Bookstore" means an establishment which merchandises printed material, movies, or videos depicting, describing, or otherwise featuring specific sexual activities and anatomical areas.

Adult Motion Picture Theatre. The term "Adult Motion Picture Theatre" means a motion picture theatre whose program, during the time of its operation, contains one or more motion pictures which are rated "X" by the Code Rating Administration of the Motion Picture Association of America, or are not rated, and whose program depicts, describes, or otherwise features specific sexual activities and anatomical areas.

Adult Retail. The term "Adult Retail" means an establishment which merchandises items and paraphernalia depicting, describing, or otherwise featuring specific sexual activities and anatomical areas.

Aggregate Facility. The term "Aggregate Facility" refers to an operation involved in the exploration and mining of rock quarries, gravel pits, and sand or earth borrow pits, as well as the excavation, extraction, and processing of sand, diatomite, gravel, and rock. The term does not apply to the excavation, extraction, beneficiation, and processing of locatable metallic minerals,

such as gold, silver, lead, copper, zinc, nickel, etc., nor to that of non-metallic minerals, such as fluorspar, mica, limestone and gypsum, titanium, heavy mineral placer form, and gemstones.

Agricultural, Animal Production. The term "Agricultural, Animal Production" use type refers to the raising of animals or production of animal products, such as eggs or dairy products, on an agricultural or commercial basis, but excluding commercial slaughtering. Typical uses include grazing, ranching, dairy farming, and poultry farming, but do not include intensive agricultural uses.

Agricultural, Entertainment and Commercial. The term "Agricultural Entertainment and Commercial" use refers to agriculturally-themed visitor-oriented services, sales, and attractions "with an agricultural theme" conducted in conjunction with on-site agricultural uses. The use includes but is not limited to retail and food sales, as well as the provision of tasting rooms, reception facilities, and outdoor entertainment areas.

Agricultural, General. The term "Agricultural General" refers to the use of land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the accessory uses of packing, treating, and storing of produce; provided that the operation of the accessory uses is secondary to that of the principal agriculture use. The term does not include agricultural industrial uses, laboratories or testing facilities involving the use of animals, recreation, hunting clubs, fishing clubs, and other similar uses types.

Agricultural, Industrial Use. The term "Agricultural, Industrial Use" refers to the following agriculturally related uses that are classified as industrial uses related to agriculture:

- A. **Agricultural, Intensive Use.** The term "Agricultural, Intensive Use" also known as "factory farms", means the process of raising large numbers of livestock and other animals in close confinement at high stocking density. Typical uses include, but are not limited to, dairies, hog farms, poultry production, slaughterhouses, shipping terminal holding pens, concentrated feeding or holding of large numbers of animals, and areas for storage or processing of manure, garbage, or spent compost materials. The term does not include animal husbandry.
- B. **Agricultural Packing and Processing.** The term "Agricultural Packing and Processing" refers to the washing, storing, crating, rendering, packing and other functional operations such as drying, field crushing, or other preparation of meats and other agricultural products, but not those which are incidental to the general agricultural use, custom animal processing, or butcher shops;
- C. **Slaughter House.** The term "Slaughter House" refers to any land, building, place, or establishment in which animals are slaughtered, eviscerated, or dressed and that is not incidental to general agricultural use or custom animal processing;
- D. **Stockyard and Livestock Auction Facilities.** The term "Stockyard and Livestock Auction Facilities" refers to any land, building, place, or establishment in which agricultural goods or livestock are sold by auction.

Agricultural, Research. The term "Agricultural Research" use refers to establishments conducting experimental research relating to the production of agricultural commodities. The research typically involves experimentation relating to landscaping techniques, seed choice, use of herbicides and pesticides, and other agricultural practices. Agricultural Research use does not include laboratories or testing facilities involving the use of animals for experimentation purposes.

Alley. The term "Alley" refers to a public way permanently reserved as a secondary means of access to abutting property and not intended for general traffic circulation.

Allowed Use. The term "Allowed Use" refers to a land use that is allowed under this title and does not require a special use permit.

Alter. The term "Alter" refers to change, make different, adjust, or modify in any way.

Amusement Park. The term "Amusement Park" refers to a permanent facility or park where amusement rides are available for use by the public. An amusement ride means a type of ride, including, without limitation, any mechanical or aquatic device that carries passengers over a fixed or restricted route primarily for the passengers' amusement. The term includes any ride propelled by its passengers or gravity if it is located in an amusement park. The term does not include temporary carnivals, circuses, or fairs that are transient (lasting no longer than 30 days in one year) in nature.

Animal Processing, Custom. The term "Animal Processing, Custom" refers to slaughtering, eviscerating, dressing, or processing an animal or processing meat products for the owner of the animal or of the meat products, if the meat products derived from the custom operation are returned to the owner of the animal.

Animal Processor, Custom. The term "Animal Processor, Custom" refers to a person who slaughters or processes non-inspected meat (not under continuous inspections by either the Nevada Department of Agriculture or the U.S. Department of Agriculture for slaughter house activities) for the owner of the animals, and returns the majority of the meat products derived from the slaughter or processing to the owner. "Custom processor" does not include a person who slaughters animals or processes meat for the owner of the animals on a farm or premises of the owner of the animals.

Apartment Building. The term "Apartment Building" refers to a building of multi-family dwelling units devoted to monthly rental, lease arrangements, and other long-term residential use.

Archery Range. The term "Archery Range" refers to an indoor or outdoor facility in which the art, skill, or sport of shooting with a bow and arrow or similar devices are conducted.

Assessment Work. The term "Assessment Work" refers to the minimum amount of work required annually by the Bureau of Land Management to keep an unpatented mining claim active.

Attached. The term "Attached" means joined in close association.

Auction Facilities. The term "Auction Facilities" refers to any land, building, place, or establishment in which goods are sold by auction.

Automotive, Repair. The term "Automotive Repair" use refers to the use of a location principally for the repair of automobiles and light-duty motor vehicles. The use includes the sale, installation, and servicing of automobile equipment and parts. Examples of Automotive Repair use include muffler and brake shops, automobile repair garages, automobile glass shops, and similar establishments.

Automotive, Sales and Rentals. The term "Automotive Sales and Rentals" use refers to on-site sales or rentals of automobiles, motorcycles, or similar light-duty motor vehicles. It also includes incidental repair, maintenance, washing, and detailing. Examples of this use include new and used car dealerships and rental agencies.

Automotive, Service Station. The term "Automotive, Service Station" refers to a place where automobiles or similar light-duty motor vehicles are fueled or serviced, including gasoline sales and service station, retail sales of petroleum products from the premises of the establishment and incidental sales of tires, batteries, replacement items, lubricating services, and minor repair services. An automotive service station may be combined with a convenience store, a retail establishment that is principally devoted to providing the public with a convenient location to

purchase consumable products quickly and in which the area open to the public is less than 5,000 square feet in area.

Automotive, Washing and Detailing. The term “Automotive, Washing and Detailing” use refers to the washing, detailing, waxing, or cleaning of automobiles or similar light-duty motor vehicles. Facilities may use manual washing methods (including coin operated) or production line conveyor mechanisms.

Auto wrecking and dismantling yard. The term “Auto Wrecking and Dismantling Yard” use refers to a facility where land is used for the salvage, dismantling or wrecking of motor vehicles and trailers required to be registered under the motor vehicle laws of the state of Nevada, including premises used in the storing, keeping, buying, selling, or dealing in salvaged, dismantled, wrecked, inoperative or disabled vehicles or integral parts of component materials thereof, and the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers, or parts thereof. Automobile dismantling does not include the incidental storage of inoperative or dismantled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop while waiting for repair. Uses must not be carried out within the required setback. A natural or artificial screen or buffer must be provided to obscure the subject use from the street and from any opposite or adjoining properties.

Banner. The term “Banner” refers to a long strip of flexible material that is suspended between two points for the purpose of decoration, advertising, or otherwise displaying a message.

Batch Plant (Concrete and Asphalt). The term “Batch Plant” refers to an industrial facility used for the production of concrete or asphalt or related products, used in building or construction, including facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process of finished products manufactured on the premises, and the storage and maintenance of required equipment but not including the retail sale of finished concrete or asphalt products. A facility operating for less than 1 year is considered a temporary batch plant; a facility operating for a period of 1 year or more is considered permanent.

Bed and Breakfast Inn. The term “Bed and Breakfast Inn” refers to a facility with sleeping rooms and dining accommodations, limited to stays of less than 30 days in a one year period, designed to serve paying guests within a single-family residential dwelling, with required parking to be located off-street.

Billboard. The term “Billboard” refers to a device, display, sign, or structure, or part thereof with a sign face measuring more than 128 square feet in area, that is a freestanding sign with a single pedestal support, that is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location; or to express a point of view, by any means, including words, letters, figures, design, symbols, fixtures, colors, illuminations.

Board. The term “Board” refers to the Storey County Board of County Commissioners.

Brew Pub. The term “Brew Pub” also known as a “micro-brewery” refers to an establishment that is 10,000 square-feet or less in area that manufactures malt beverages and sells those malt beverages for on-site consumption, off-site consumption, and retail sale.

Brewery. The Term “Brewery” refers to an establishment exceeding 10,000 square-feet in area that manufactures malt beverages, but does not sell those malt beverages for on-site consumption.

Building. The term “Building” refers to any structure having a single or common roof supported by columns or walls. The following definitions also relate to buildings:

- A. **Building Height.** The term "Building height" means the vertical distance from the average grade level to the highest point of the structure.
- B. **Building Line.** The term "Building line" means a line between any street right-of-way, either existing or future, and any building, or parts of a building or structures which may be erected or altered on a lot, parcel or tract of land.
- C. **Public Building.** The term "Public building" means a building owned and operated, or owned and intended to be operated, by a public agency of the United States of America, of the State of Nevada, the county, or any political subdivision thereof.
- D. **Building Site.** The term "Building site" means the ground area of a building or buildings, together with all open spaces which are required.

Building Department. The term "Building Department" refers to the department designated by the board to administrate building codes and other county functions, and enforce and administrate the county regulations of those functions.

Building Face. The term "Building Face" refers to all window and solid wall area of a building in one place or elevation.

Building Permit. The term "Building Permit" refers to a written approval issued by the county building official pursuant to the latest edition of the adopted building code by the county that authorizes construction of any building or structure.

Butcher Shop. The term "Butcher Shop" refers to a custom retail meat cutting operation. This definition does not include slaughter houses but does include other accessory uses such as frozen food lockers.

Casino. The term "Casino" refers to any place where gaming is operated or maintained, except that "casino" may not be construed to include any place devoted to 15 or less slot machines or video gaming devices.

Cemetery. The term "Cemetery" refers to land used for burial of the dead, including columbariums, mausoleums, and mortuaries.

Changeable Copy Sign. The term "Changeable Copy Sign" refers to any sign in which the portrayed message or image can be changed without manually replacing the sign's face.

Childcare Facility. The term "Childcare Facility" refers to child daycare use and refers to the use of a building or a portion of the building for the care (day or night) of individuals less than 18 years of age. The use includes nursery schools, preschools, daycare centers, and similar uses, including those provided in a private dwelling but excluding those classified as "education facilities." For the purposes of this title, child daycare refers to services providing non-medical care to any number of children in need of personal services or supervision on less than a 24-hour basis.

Children's Camp. The term "Children's Camp" as used in NRS 444 means any land with permanent buildings, tents or other structures established or maintained as living quarters where both food and lodging or the facilities are provided for minors, operated continuously on a 24-hour basis for a period of 5 days or more each year for religious, recreational or vacation purposes, either free of charge or for a fee, but does not mean any camps owned or leased for individual or family use, penal or correctional purposes, or places operated for the education, care or treatment of children.

Civic Holiday. The term "Civic Holiday" refers to any seasonal holiday officially recognized by the United States of America, the State of Nevada, or Storey County.

Coffee House. The term "Coffee House" (also includes "coffee shop") refers to a business establishment with the principal business of preparing and selling coffee, lattes, mochas, tea,

or other non-alcoholic beverages for on-site and off-site consumption. The use may also include facilities for the purchase and consumption of light meals.

Columbarium. The term "Columbarium" refers to a room or building with niches in which funeral urns are stored.

Commercial, Convenience Store. The term "Commercial, Convenience Store" refers to a retail establishment that is principally devoted to providing the public with a convenient location to purchase consumable products quickly and in which the area open to the public is less than 5,000 square feet.

Commercial, Neighborhood Store or Shopping Center. The term "Commercial, Neighborhood Store or Shopping Center" refers to a commercial establishment or group of commercial establishments that: measures between 30,000 and 100,000 square feet in gross area; provides for the commercial sale of convenience goods (food, drugs, sundries, etc.) and personal services (laundry and personal dry cleaning, barbering, shoe repair, etc.) for the day-to-day living needs of the immediate area; and has a supermarket as the principal tenant. A typical example is a principal grocery supermarket grouped with or attached to secondary stores.

Commercial, Principal Grocery Store. The term "Commercial, Principal Grocery Store" refers to a commercial retail establishment that: measures between 5,000 and 30,000 square feet in gross area; is principally devoted to the sale of food for human consumption off the premises; and derives a substantial amount of its gross revenue from such sales, regardless of whether the store also derives revenue from the sale of non-food items.

Commercial, Regional Store or Shopping Center. The Term "Commercial, Regional Store or Shopping Center" refers to a commercial establishment or group of commercial establishments that: measures between 100,000 and 250,000 square feet in gross area; provides for the commercial sale of convenience goods (food, drugs, sundries, etc.) and personal services (laundry and dry cleaning, barbering, shoe repair, etc.) for the day-to-day living needs of the immediate area; and has a supermarket as the principal tenant. Typical examples include department stores, warehouse shopping clubs, "Big Box" retail stores (which may be grouped with or attached to secondary stores and non-retail services such as automobile service and fueling, as permitted in the zone).

Commercial, Shopping Center. The term "Commercial, Shopping Center" refers to a building or group of buildings housing two or more commercial businesses on a unified tract as opposed to a lease lot or parcel subdivided out of the original larger shopping center parcel. Businesses within the shopping center are typically arranged as in-line tenants, operating under one banner as a pedestrian oriented environment or having common ingress and egress points. Its occupants provide or are intended to provide for the retail sale of goods and services to the public, including postal services, etc.

Commercial, Store. The term "Commercial, Store" refers to a freestanding commercial retail establishment that is not included as part of a shopping center.

Commercial, Super Regional Store or Shopping Center. The term "Commercial, Super Regional Store or Shopping Center" refers to a commercial establishment or group of commercial establishments that measures between 250,000 and 1,000,000 or more square feet in gross area and provides an extensive variety of general merchandise. These centers typically include one or more "anchor" department stores as principal tenants that generally have individual square footage of 100,000 square feet each.

Common Area. The term "Common Area" refers to a parcel or parcels of land or area of water or a combination of land and water with the site designated for a planned unit development that is designed and intended for the general use or enjoyment of the residents of

residential developments and land occupants in commercial or industrial developments. Common area may contain complementary structures and improvements (clubhouses or social halls) necessary and appropriate for the benefit and enjoyment of the residents. Perimeter setbacks may be included in common area.

Community Center. The term "Community Center" refers to a public or quasi-public building designed for and used as a social, recreational, and cultural center. As part of such recreation centers, there may be included craft rooms, music rooms, game rooms, meeting rooms, and auditoriums, swimming pools, and kitchen facilities. Kitchen facilities and dining areas may be used for special events only.

Community Garden. The term "Community Garden" refers to the growing or production of vegetables, fruit, and other produce not for profit and through collaborative community effort on private or public land. Accessory structures incidental to gardens such as protective fences, greenhouses, and other buildings below 200 square feet in area are also considered elements of community gardens.

Comstock Historic District. The term "Comstock Historic District" refers to the area within the boundaries set forth by NRS 384 and regulated pursuant to both that chapter and section 17.12.049 of the county code.

Condominium. The term "Condominium" refers to an estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with: (a) a separate interest in space in a residential, industrial, or commercial building or industrial or commercial building on such real property, such as, but not restricted to, an apartment, office or store; and (b) a separate interest in air space only, without any building or structure, to be used for a mobile home. A condominium may include in addition to a separate interest in other portions of such real property. The estate may, with respect to the duration of its enjoyment, be either an estate or inheritance or perpetual estate, and estate for life, or an estate for years.

Construction Sales and Services. The term "Construction Sales and Services" use refers to establishments or places of business primarily engaged in construction activities and incidental storage, but that are also engaged in the retail or wholesale sale from the premises of materials used in construction. This use does not include retail sales of paint, fixtures, and hardware, nor does it include other uses classified as automotive and equipment use. The use does not refer to actual construction sites. Examples of Construction Sales and Services use include businesses that sell or rent tools and equipment, as well as building material stores.

Corrections Facility. The term "Corrections Facility" refers to a community correctional center, conservation camp, minimum security prison facility, or other place for the confinement, care, and training of persons convicted of crimes. The term does not include Corrections Institutions.

Corrections Facility, Private. The term "Corrections Facility, Private" refers to a Corrections Facility operated by a private organization.

Corrections Institution. The term "Corrections Institution" refers to a medium or maximum security prison facility designed for the confinement and care for persons convicted of crimes within a secure perimeter.

Corrections Institution, Private. The term "Corrections Institution, Private" refers to a Corrections Institution operated by a private organization.

Crematorium. The term "Crematorium" refers to a facility where a furnace is used to incinerate human or animal remains and reduce them to ashes.

Crisis Care Facility, Permanent. The term "Crisis Care Facility, Permanent" refers to a building or part of a building used principally (for more than 7 days in a 30-day period) to

provide crisis intervention shelter for children and adults who are immediate victims of crime, abuse, or neglect. The term does not include homeless shelters.

Crisis Care Use, Temporary. The term “Crisis Care Use, Temporary” refers to a building or part of a building used temporarily (7 or less days in a 30-day period) to provide crisis intervention shelter for children and adults who are immediate victims of crime, abuse, or neglect. The term does not include homeless shelters. The use may include a private residence or other building used in accordance with this definition and the applicable zones.

Cultural and Library Services. The term “Cultural and Library Services” use refers to non-profit, museum-like preservation and exhibition of objects of permanent interest in any of the arts and sciences. Examples of such use include gallery exhibitions of artwork and library collections of books, manuscripts, etc., for study and reading.

Cupola. The term “Cupola” refers to an ornamental structure placed on the top of a larger roof or dome.

Dairy Farm. The term “Dairy Farm” refers to a type of indoor or outdoor commercial farm specializing in the raising of dairy cows for milk and dairy production.

Designee. The term “Designee” refers to a department, official, or employee of the county authorized by the Storey County Board of Commissioners to administer and enforce established certain county codes and regulations.

Development Agreement. The term “Development Agreement” refers to an agreement between a governing body and a party that has a legal or equitable interest in land largely or completely undeveloped that is entered into upon the application of the party wishing to develop the land. The purpose of such an agreement is to enable the governing body to distribute equitably the cost of developing infrastructure for the land. This cost distribution will be based on an analysis of the need for infrastructure prepared pursuant to NRS 278.

Development permits. The term “development permits” refers to permits classified as zoning permits, land division permits or building permits.

A. Zoning permits include approval of any of the following types of development applications:

1. Master plan map amendment.
2. Master plan text amendment.
3. Zoning map amendment, including applications for overlay district.
4. Zoning text amendment.
5. Special use permit.
6. Variance.
7. Modification (major or minor) to an approved permit.
8. Planned unit development.
9. Temporary use permit (special event permit).

B. Land division permits include approval of any of the following types of development applications:

1. Tentative or final subdivision map.
2. Tentative or final parcel map.
3. Tentative or final land division map.
4. Variances or exceptions to such maps.
5. Modifications (major and minor) to such maps.
6. Boundary line adjustment.

7. Lot consolidation.
8. Reversions to acreage.
9. Amended map filings.
10. Small operations mining permit.

C. Building permits include approval of any of the following types of development applications:

1. Building permit.
2. Site improvement permit.
3. Encroachment permit.
4. Grading permit.

Directional Sign. The term "Directional Sign" refers to a directional sign which displays a type of service that is provided away from the local arterial or collector roadways and when the traveler must change direction from one public right-of-way to another to reach a business, event, or attraction. With exception of traffic regulatory devices installed by a governmental agency, directional signs may only be located where the traveler must change direction from one public right-of-way to another to reach the attraction for which the sign represents.

Director. The term "Director" refers to the director of the planning, building, or other department as designated by the Board of County Commissioners.

Docent. The term "Docent" refers to a casual teacher or lecturer who leads guided tours or shares popular knowledge and history with an open audience.

Dog Park. The term "Dog Park" refers to a public or private park where dogs may run off-leash within an area completely surrounded by a fence.

Dry Cleaning, Personal. The term "Dry Cleaning, Personal" refers to a facility of less than 5,000 square feet where customers drop off and pick up clothing or other textile articles for dry cleaning, dry dyeing, cleaning and spotting, and stain removing.

Dry Cleaning, Plant. The term "Dry Cleaning, Plant" refers to establishments primarily engaged in the provision of large-scale (5,000 square feet or more) dry cleaning, dry dyeing, and cleaning of clothing and other textile article.

Dwelling Unit. The term "Dwelling Unit" refers to any building or portion of a building used exclusively by one or more persons for permanent (thirty days or more) residential purposes. A dwelling unit must have, at a minimum, a permanent kitchen, and a bathroom with a bathtub or shower. A dwelling unit may also include habitable space for living, sleeping, and eating. The term does not include hotels, motels, boarding or rooming houses, transient lodging, corrections facilities and institutions, or health care institutions and facilities.

Easement. The term "Easement" refers to an interest in real property that entitles the easement holder to use the land of another in a specified manner. A negative easement is an interest in real property that entitles the easement holder to prevent another from using land in a specified manner.

Exploration. The term "Exploration" means any activity which involves disturbance of the existing environment, including core drilling, construction of access roads, excavation, blasting, seismic testing or similar activities conducted while in search of mineral deposits, precious metals, gemstones, sand, gravel, stone or any other material to be mined or extracted.

Factory Built Building. The term "Dwelling, Factory Building" means a single-family dwelling built in accordance with NRS 461 and in compliance with the standards for single-family residential dwellings of the building code most recently adopted by the International Conference of Building Officials. Factory-built housing is defined at NRS 461.080 as a residential building, dwelling unit or habitable room that is either wholly manufactured or is

in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with regulations adopted by the division, but does not include a mobile home or recreational vehicle park trailer.

Fairground. The term "Fairground" refers to land devoted to entertainment on a seasonal or temporary basis, including grandstands, barns, and other accessory buildings normally associated with such use.

Family. The term "Family" means a group of individuals, not necessarily related by blood, marriage, adoption, or guardianship, living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship proving organization and stability.

Farmer's Market. The term "Farmer's Market" refers to an indoor or outdoor area providing retail sales booths for numerous merchants of produce and plant life. Arts and crafts booths may be permitted as accessory to a produce or plant life booth. A flea market or open-air-market may not be considered a farmer's market.

Feed Store. The term "Feed Store" means a retail establishment that is principally devoted to the sale of food for domestic animal consumption off the premises and that derives a substantial amount of its gross revenue from such sales, regardless of whether the store is also devoted to or derives revenue from the sale of non-food items such as tack supplies.

Filming Activity. The term "Filming Activity" refers to the taking or making of any motion picture or still photograph, but not including the filming or photographing for news media purposes or filming or photography that is not for distribution or sale for commercial purposes. The term does not include filming or photography related to adult uses, adult themes, or other pornographic themes.

Final Map. The term "Final Map" refers to a map prepared in compliance with NRS 278 and the county code and placed on record in the office of the county recorder.

Flag Pole. The term "Flag Pole" refers to a pole on which a flag is raised; also called a flagstaff.

Flashing Light. The term "Flashing Light" refers to a rhythmic and arrhythmic light in which the total duration of light in each period is clearly shorter than the total duration of the dark.

Flea Market. The term "Flea Market" refers to a building or outdoor area where secondhand goods, articles, and antiques are temporarily or intermittently offered for barter, trade, or retail sale to the general public. The term does not include garage or yard sales, or any other retail establishment otherwise defined or classified in this chapter.

Florescent Lighting. The term "Florescent Lighting" refers to a gas-charged source of light, sometimes in the form of a Compact Florescent Light (CFL), in which electricity is used to excite mercury vapors. The excited mercury atoms produce short-wave ultraviolet light that then causes a phosphor to fluoresce, producing visible light. Neon lighting (See definition for Neon Lighting.) will not be considered as florescent lighting for the purposes of the title.

Fortune Teller. The term "Fortune Teller" refers to any person who practices, teaches, or professes to practice the business of astrology, hypnotism, or the psychic arts and sciences for a fee, gift, donation, or other compensation. Psychic arts and sciences include but are not limited to palmistry, phrenology, life reading, fortune telling, cartomancy, clairvoyance, clairaudience, crystal gazing, mediumship, prophecy, augury, divination, magic and necromancy.

Fossil Fuels. The term "Fossil Fuels" includes non-renewable sources of energy, such as oil, coal, natural gas, and other naturally-occurring substances created from dead carbon-based

organic material that has been deposited, compressed, decomposed, and fossilized over very long periods of time.

Fraternal Organization. The term "Fraternal Organization" also known as a "fraternity" refers to a group of people formally organized for a common interest, usually one based in culture, religion, or entertainment. Such organizations typically hold regular meetings, observe rituals, and establish formal written membership requirements.

Funeral Parlor. The term "Funeral Parlor" refers to a place of business devoted exclusively to activities related to the preparing and arranging for the funeral, transportation, and burial or other disposition of human deceased remains.

Game Farm. The term "Game Farm" refers to boarding or breeding of exotic animals generally considered wild or not normally domesticated.

Gaming. The term "Gaming" refers to all games of chance played for money or for checks or tokens redeemable in money, including those played on electric or mechanical devices such as slot machines.

Gaming Establishment. The term "Gaming Establishment" refers to any place where gaming is operated and maintained. "Gaming" or "gambling" means all games of chance played for money or for checks or tokens redeemable in money, including those played on electric or mechanical devices such as slot machines.

Gaming, Limited. The term "Gaming, Limited" refers to an establishment that contains no more than fifteen slot or video gaming machines (and no other games or gaming devices), where the operation of the slot or video machine is incidental to the primary business of the establishment.

Gaming, Non-Restricted. The term "Gaming, Non-Restricted" refers to an establishment that is used or is intended to be used for the conducting of gaming activities for which a non-restricted gaming license is required. For example, the term includes any establishment whose gaming operations consist of 16 or more slot machines, or any number of slot machines together with any other game, gaming device, race book, or sports pool establishment.

General Improvement District (GID). The term "General Improvement District (GID)" refers to a political subdivision organized or proposed to be organized pursuant to NRS 318.

Golf Course. The term "Golf Course" refers to a tract of land laid out for playing at least 9 holes of the game of golf and improved with trees, greens, fairways, and obstacle hazards. A golf course may include a clubhouse, driving range, and necessary and incidental structures.

Golf Course, Miniature. The term "Golf Course, Miniature" known as "miniature golf" refers to an area of land or a building, structure, or premises or any part, operated for profit or gain as a commercial place of amusement in which facilities are provided to simulate the game of golf or any aspect of it on a small scale. The term does not include a golf driving range.

Government Agency: The term "Government Agency" refers to an administrative unit of federal, state, or local government.

Government Services. The term "Government Services" use refers to all types of uses by federal, state, or local governments (including municipal corporations, general improvement districts, and other political subdivisions of federal, state or local governments). Typical uses include offices, courts, jails, maintenance yards, equipment or materials storage, and legislative facilities, but not those uses that are classified as major public facilities, safety services, or utility services.

Grade. The term "Grade" (ground level) is the average of the finished ground level at the center of all walls of a building.

Groundwater Recharge. The term "Groundwater Recharge" refers to the process by which water is transmitted underground to an aquifer.

Gun Repair. The term "Gun Repair" refers to the repair of firearms.

Gun Shooting Range. The term "Gun Shooting Range" refers to a facility for the sport of shooting at stationary or moving targets, including skeet shooting, to test skill and accuracy in rifle, pistol, or shotgun shooting. These facilities may be owned or operated by corporations, associations, or individuals.

Gun Show. The term "Gun Show" refers to a temporary (less than one week) indoor event at which ammunition and firearms, ranging from small handheld pistols to large pieces of artillery, are displayed, exhibited, and sold to the general public.

Gun Store. The term "Gun Store" refers to a retail establishment where ammunition and firearms, ranging from small handheld pistols to large pieces of artillery, are displayed, exhibited, and sold to the general public.

Gunsmith. The term "Gunsmith" refers to a person who repairs or builds firearms. Gunsmith does not include industrial or large-scale manufacturing of firearms.

Guyed Tower. The term "Guyed Tower" refers to a monopole or lattice tower that is tied to the ground or other surface by diagonal cables known as guy wires.

Halfway House. The term "Halfway House" refers to a facility providing supervision or detention, or both, for residents making the transition from institutional to community living, or a facility for recovering alcohol and drug abusers as described by NRS 449.008. This classification includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders, and shelters for the homeless.

Hazardous Material. The term "Hazardous Material" refers to any substance or material that, by reason of its toxic, caustic, corrosive, abrasive, or otherwise injurious properties, or is listed in the U.S. Department of Transportation Emergency Response Guidebook, Pipeline and Hazardous Materials Safety Administration guidebook, or may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance.

Hazardous Waste. The term "Hazardous Waste" refers to a byproduct or remnant of an operation or process that is dangerous or potentially harmful to the health of humans, animals, or the environment. Hazardous wastes can be liquids, solids, gasses, or sludge.

Health Care Facilities. The term "Health Care Facilities" refers to a use type or establishment primarily engaged in the provision of health and medical services ranging from prevention, diagnosis, and treatment. Uses are categorized as follows:

A. **Civic Convalescent and Group Care Service.** The term "Civic Convalescent and Group Care Service" refers to a use type allowing uses listed under Convalescent Services and Group Care but also allowing the in-patient and out-patient treatment and rehabilitation for alcohol, drug, and substance abuse addiction;

B. **Continuum of Care Facilities for Seniors.** The term "Continuum of Care Facilities for Seniors" refers to establishments that provide range housing, activities, and health services to allow for adults to age in place. Facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory buildings for staff, and medical facilities and services for residents;

C. **Convalescent Services.** The term "Convalescent Services" refers to a use type referring to a provision of bed care and in-patient services for persons requiring regular medical attention, but excludes a facility providing surgical or emergency medical services and a facility providing care for alcohol, drug, and substance addiction.

D. Group Care Services. The term "Group Care Services" refers to care services provided in facilities that accommodate eleven or more persons who are not defined as a family, excluding caregivers and their family, halfway-houses for recovering alcohol, drug, and substance abusers, and those uses classified under hospital services. Typical uses include intermediate care facilities or senior citizen board and care homes.

E. Hospital Services. The term "Hospital Services" refers to medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, including ancillary facilities for out-patient and emergency medical services, diagnostic services, training, research, administration, and services to patients, employees, and visitors.

F. Medical Services. The term "Medical Services" refers to establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis, and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis services. Typical uses include medical and primary care offices, dentist laboratories, health maintenance organizations, immediate care facilities, sports medicine facilities, acupuncture services, chiropractic services, and physical therapy.

Health Club. The term "Health Club" refers to a facility in which recreational athletic activities are performed, including but not limited to bodybuilding and exercise classes. A club may also provide associated facilities like saunas, solariums, and swimming pools.

Hedge. The term "Hedge" refers to a sight-obscuring fence-like boundary (of approximately 75 to 100 percent sight-obscuring density) formed by a dense row of shrubs or low growing mature trees.

Heliport. The term "Heliport" refers to areas used by helicopters or other steep-gradient aircraft for takeoff and landing, maintenance, and storage. A heliport may include passenger and cargo facilities, maintenance and overhaul facilities, fueling services, storage space, tie-down space, hangars and other accessory buildings, and open space. This use is subject to applicable state and federal flight path and air space regulations and restrictions.

High Technology Industry. The term "High Technology Industry" use refers to research, development, and controlled production of high-technology electronic, industrial, or scientific products. Examples of this use include biotechnology firms and computer component manufacturers.

Historic, Archaeological and Cultural Sites. The term "Historic, Archaeological and Cultural Sites" refers to an area of land associated with history, tradition, archaeological findings, or the cultural heritage of the county as determined by the Nevada State Office of Historic Preservation.

Hog Farm. The term "Hog Farm" refers to a type of indoor and outdoor intensive agricultural use specializing in the raising of domestic pigs and hogs for breeding or slaughter.

Holiday: The term "Holiday" refers to official or unofficial observances of religious, national, or cultural significance, often accompanied by celebration or festivities.

Home Enterprise: The term "Home Enterprise" means a business within a principal residence or accessory structure to the principal residence that does not change the residential nature of the property or abutting residential uses. The use is incidental to the primary residential purpose, thus the residential character of the property is not changed.

Homeless. The term "Homeless" refers to an individual who lacks a fixed, regular, and adequate nighttime residence; an individual whose primary nighttime residence is a supervised publically or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for

the mentally ill and other persons); or a public or private place not designed for, or originally used as, a regular sleeping accommodation for human beings.

Homeowners Association. The term "Homeowner's Association" refers to a corporation responsible for the operation of a community or a mobile home subdivision in which the voting membership is made up of parcel owners or their agents, or a combination of both; membership is a mandatory condition of parcel ownership; and the corporation is authorized to impose assessments that, if unpaid, may become a lien on the parcel. The term does not include a general improvement district or other similar special taxing district created pursuant to NRS 318.

Hotel. The term "Hotel" refers to any transient lodging use having two or more units providing for dwelling, living, or sleeping, as well as on-site parking for each unit. These units are intended primarily for transient use and may or may not provide cooking facilities.

Human Sign. The term "Human Sign" refers to any person who holds or wears a sign for the purpose of displaying a message or attracting attention to a business or service. Human signs are also known in the advertising industry or colloquially as sign walkers or sign twirlers. Frequently, the sign holder will spin, dance, or otherwise exhibit movement with the promotional sign in order to attract attention.

Inactive Permit. The term "Inactive Permit" means a permit issued by a federal, state, or county agency that expires, is not renewed, is revoked or suspended, or otherwise becomes null and void.

Indirect Illumination. The term "Indirect Illumination" refers to lighting or illumination of a place, structure, or object that employs the use of a concealed light source that is not visible when viewed upon at a horizontal plane.

Inflatable Sign. The term "Inflatable Sign" refers to a sign that is either expanded to its full dimension or supported by gasses contained within the sign, or sign parts, at pressure greater than atmospheric pressure.

Intersection. The term "Intersection" refers to a junction where two or more roads meet or cross at-grade, i.e. at the same level. A junction may also be called a "crossroads."

Interstate Highway. The term "Interstate Highway" refers to a roadway included in the Interstate Highway System, a network of limited-access highways (also called freeways or expressways) connecting the 48 contiguous states of the United States of America.

Jail. The term "Jail" refers to a facility owned and operated by Storey County, including the county jail and branch county jails, for the detention of prisoners in accordance with NRS 211.

Junk. The term "Junk" refers to any scrap, waste, reclaimable material, or debris, whether or not stored, for sale, or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed, or other use or disposition.

Kennel, Commercial. The term "Kennel, Commercial" refers to dog breeding with four or more dogs, boarding kennels and other kennel services, doggie day-care, pet motels, dog training centers, and dog shelters with four or more dogs exceeding 12 weeks in age.

Laboratories and Testing Services. The term "Laboratories and Testing Services" use refers to electronic, mechanical, biological, or other scientific or analytical testing, including the housing of animals, raising of plants, and other similar activities used in the testing process that do not fall under agricultural research use. Experimentation on any animals may only be conducted in the I-S Special Industrial Zone within adequately secured facilities.

Laundry Services. The term "Laundry Services" refers to establishments primarily engaged in the provision of large-scale (15,000 square feet or more) laundering, dry cleaning (see Dry

Cleaning Plants), or drying services other than those classified as personal services. Examples of this use include laundry agencies, diaper services, and linen supply services.

Light Emitting Diode (LED). The term "Light Emitting Diode (LED)" refers to a semiconductor diode that emits light when voltage is applied.

Light Rail Infrastructure. The term "Light Rail Infrastructure" refers to facilities directly related and incidental to light rail transportation.

Lighted & Illuminated Signs. The term "Lighted & Illuminated Signs" refers to any sign that is directly or indirectly lighted by a source or sources of light.

Livestock Auction Facility. The term "Livestock Auction Facility" refers to a type of industrial agricultural use establishment primarily used for the sale of livestock by public auction, including the incidental temporary storage of livestock in conjunction with their sale.

Loading Area. The term "Loading Area" refers to a designated area or recessed driveway for delivery or pick-up of goods or people.

Lot. The term "Lot" refers to a parcel of land occupied or to be occupied by a building or group of buildings, together with yards, open spaces, lot width and lot area as required by this title, having frontage upon a street or private easement. A lot may be land recorded on a plat of record, or considered as a unit of property and described by metes and bounds, and which may include parts of or a combination of lots, when adjacent to one another, providing the grounds are used for one improvement. All lots must front or have ingress or egress by means of officially approved public right-of-way. The following definitions also apply to lots:

- A. **Lot Area.** The term "Lot area" means the total horizontal area within the lot.
- B. **Lot, Corner.** The term "Corner lot" means a lot abutting two intersecting streets, where the interior angle of intersection does not exceed one hundred thirty-five degrees.
- C. **Lot, Interior.** The term "Interior lot" means a lot other than a corner lot.
- D. **Lot, Through.** The term "Through lot" means a lot having frontage on two parallel or approximately parallel streets.
- E. **Lot Line, Front.** The term "Front lot line" means the property line dividing a lot from a street. On a corner lot only 1 street line may be considered as a front line and the shorter street frontage will be considered the front lot line.
- F. **Lot Line, Rear.** The term "Rear lot line" means the property line opposite the front lot line.
- G. **Lot Line, Side.** "Side lot line" means any lot boundary not a front line or a rear lot line.
- H. **Lot, Width of.** The term "Width of lot" means the horizontal distance between the side lot lines measured at right angles to the depth at the front yard setback line. The street frontage of a lot may be at least 80 percent of the required width.

Lumen. The term "Lumen" refers to the lumen (symbol: lm) which is the SI unit of luminous flux, a measure of the perceived power of light. Luminous flux differs from radiant flux, the measure of the total power of light emitted, in that luminous flux is adjusted to reflect the varying sensitivity of the human eye to different wavelengths of light. The lumen is defined in relation to the candela by $1 \text{ lm} = 1 \text{ cd} \cdot \text{sr}$.

Manufactured/Mobile Home Park. The term "Manufactured/Mobile Home Parks" refers to areas permitted only in approved zoning for mobile home parks (MHP) and must comply with all requirements of the county code. Manufactured/mobile home parks may also be called a "land lease community."

Manufactured Home. The term "Manufactured Home" means a single-family dwelling defined by NRS 489.113 as a structure that is: built on a permanent chassis; designed to be

used with or without a permanent foundation as a dwelling when connected to utilities; transportable in 1 or more sections; and is 8 feet or more in body width or 40 feet or more in body length when transported or 320 square-feet or more when erected on site. The term includes the plumbing, heating, air-conditioning, and electrical systems of the structure. The term also includes any structure built in compliance with the requirements of NRS 461, as well as any structure built in compliance with the requirements of NRS 489.113 and certified by the manufacturer to meet the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq., as required by the Secretary of Housing and Urban Development. The term does not include a recreational vehicle or trailer.

“Marijuana” means all parts of any plant of the genus *Cannabis*, whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin.

“Marijuana” does not include:

(a) The mature stems of the plant, fiber produced from the stems, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stems (except the resin extracted therefrom), fiber, oil, or cake, the sterilized seed of the plant which is incapable of germination; or

(b) The weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other products.

“Marijuana establishment”: means: (1) a marijuana cultivation facility, (2) a marijuana testing facility, (3) a marijuana product manufacturing facility, (4) a marijuana distributor, (5) a retail marijuana store, and (6) a facility or organization from which a person may obtain marijuana and marijuana related products. The facility or establishments identified in subparts 1, 2, 3, 4, and 5 above are further defined in NRS 453D.030, the Regulation and Taxation of Marijuana Act, which definitions are hereby incorporated.

“Marijuana paraphernalia” means any equipment, products, and materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, preparing, testing, analyzing, packaging, repacking, storing, or containing marijuana, or for ingesting, inhaling, or otherwise introducing marijuana into the human body.

“Medical marijuana establishment” means: (1) an independent testing laboratory to test marijuana or marijuana products, (2) a cultivation facility for marijuana, (3) a facility for the production of edible marijuana products or marijuana-infused products, (4) a medical marijuana dispensary, (5) a facility or organization otherwise from which a person may obtain medical marijuana and medical marijuana related products, or (6) a business or organization conducting any combination of the above. The facilities or establishments identified in subparts 1, 2, 3 and 4, above are further defined in NRS Chapter 453A which definitions are incorporated herein.

Massage Establishments. The term “Massage Establishments” use refers to fixed places of business where massage is administered for compensation or from which a massage business or service for compensation is operated. A Massage Establishment does not include establishments where massage is administered incidentally with any of the following:

- A. The practice of a medical doctor, chiropractor, dentist, osteopath, physical therapist, or registered nurse;
- B. A state-approved massage school;
- C. An athletic club; or
- D. A barber or beauty salon.

For the above establishments listed in "A" thru "D," the term "incidental" is defined as not being more than 15 percent of net floor space used for massage activity, and not more than 15 percent of gross revenue derived from massage activity. No adult entertainment, escort services, or adult book, materials, or video sales, rentals, or uses are allowed in a massage establishment.

Micro-Brewery. The term "Micro-Brewery" also known as a "Brew Pub" refers to an establishment that is 10,000 square-feet or less in area that manufactures malt beverages and sells those malt beverages for on-site consumption, off-site consumption, and retail sale.

Micro-Distillery. The term "Micro-Distillery" refers to an establishment that is 10,000 square-feet or less in area that manufactures distilled alcoholic spirits and sells those distilled alcoholic spirits for on-site consumption, off-site consumption, and retail sale.

Micro-Winery. The term "Micro-Winery" refers to an establishment that is 10,000 square-feet or less in area that manufactures wine and sells that wine for on-site consumption, off-site consumption, and retail sale. This term applies whether the wine is manufactured from grapes or other substances originating on-site or off-site, and whether on-site consumption is for tastings or general consumption.

Mining or Extraction Operation. The term "Mining or Extraction Operation" refers to the extraction of minerals, precious metals, whether by underground or surface methods. Materials extracted may or may not require milling or finishing on or in the proximity of the extraction site. The term does not include "aggregate facilities" as defined in this chapter.

Mixed Use. The term "Mixed Use" refers to a land use pattern in which residential uses and/or non-residential uses are intermixed or integrated. This land use pattern may be vertical by which different uses are combined in the same building, horizontal by which single-use buildings are located on distinct parcels in a range of land uses within a block or area, or fully integrated by which vertical and horizontal land uses are intermixed in an infinite number of configurations.

Mobile Home. The term "Mobile Home" refers to a vehicular structure, built before 1976, constructed on a chassis or frame, which is designed to be used with or without a permanent foundation and, in its initial configuration, is designed to be capable in whole or part of being drawn by a motor vehicle. It may be used as a dwelling when connected to utilities or may be used permanently or temporarily for the advertising, sales, display, or promotion of merchandise or services. The size is eight feet or more in body width or forty feet or more in body length when transported, or when erected on site, and contains 320 square feet in area or more. The term includes the plumbing, heating, air-conditioning and electrical systems of the structure. The term does not include a manufactured building, manufactured home, or a travel trailer.

Mobile Sign. The term "Mobile Sign" refers to advertising devices that are affixed to a frame or chassis having wheels and capable of being carried, or otherwise portable and designed to stand free from a building or other structure and fulfill the purpose of advertising. Mere removal of wheels or temporary securing of the mobile sign to the surface of real estate does not change the device to free-standing sign. Mere identification of a business or service on an associated utility vehicle will not be considered a mobile sign.

Motel. The term "Motel" refers to any transient lodging use having 2 or more units providing for dwelling, living or sleeping therein, with or without cooking facilities, primarily intended for transient use, and having individual on-site parking areas allocated to each unit.

Motor Vehicle. An automobile, automobile truck, automobile wagon, motorcycle, or any other self-propelled vehicle designed for running on land but not on rails.

Multi-Family Complex. The term “Multi-Family Complex” refers to more than one multi-family dwelling building on a parcel of land and designed or used to house multiple families living independently of each other. The term includes duplexes, triplexes, or fourplexes, but does not include row houses or town houses.

Multi-Family Dwelling. The term “Multi-Family Dwelling” refers to a building designed or used to house multiple families living independently of each other. The term includes duplexes, triplexes, or fourplexes, but does not include row houses, townhouses, or apartment hotels. Refer to Multi-Family Complex for more than one building on a parcel of land and fulfilling this purpose.

Multi-Modal Transit Hub. The term “Multi-Modal Transit Hub” refers to a centralized area or facility in which 2 or more converging modes of ground transportation, including trains, light rail, bus, taxi service, automobiles, etc., arrive and depart. Ancillary uses may include passenger and freight loading and unloading, parking areas, luggage claim and handling, passenger waiting area, and restrooms.

Multi-Tenant Shopping Center. The term “Multi-Tenant Shopping Center” refers to stores and businesses that face a system of enclosed walkways and are located on a single parcel or piece of land.

Mural. The term “Mural” refers to non-commercial images such as paintings or enlarged photographs applied directly onto walls and ceilings. They are usually but not always large in size. Murals typically exhibit few or no words and are not intended to advertise or otherwise bring attention to any attraction. Non-commercial images oftentimes are intended to enhance an area’s beauty, highlight the community’s social or historical character, or otherwise depict a message or theme that is common to the immediate community in which they are displayed.

Museum. The term “Museum” refers to a building that has public significance by reason of its architecture, its former use or occupancy, or its use as a repository for a collection of natural, scientific, literary, or artistic curiosities or objects of interest and that is arranged, intended, and designed for public viewing, with or without an admission charge. A museum may also engage in, as an accessory use, the sale of museum-related goods to the public, such as in a museum gift shop.

NAC. The term “NAC” refers to the Nevada Administrative Code.

Neon Lighting. The term “Neon Lighting” refers to any sign that employs the use of a small electrical current (AC or DC) that is allowed through a tube, causing it to glow. Neon lighting also includes devices that use Argon, Helium, Krypton, Xenon, or any other substance or periodic element that produces a similar illumination effect. Florescent lighting (See definition for Florescent Lighting.) is not considered as neon lighting for the purposes of the title.

Net Metering. The term “Net Metering” as regulated by NRS 704, is a practice in which electricity generated by a customer-generator through the use of renewable energy generating systems may be fed back to a public utility in order to offset the customer’s use of electricity supplied by the utility during an applicable billing period.

Nightclub. The term “Nightclub” refers to a commercial establishment dispensing alcoholic beverages for consumption on the premises, typically requiring an entrance fee or cover charge, and where dancing and musical entertainment are provided on a regular basis.

Nit. The term “nit” refers to a unit of luminance equal to one candela per square meter, measured perpendicular to the rays of the source.

Nonconforming Building or Structure. The term “Nonconforming Building or Structure” refers to a building or structure or portion thereof, lawfully existing at the time of adoption of

this title and which does not conform to all the current height, area, yard, or other regulations prescribed in the zone in which it is located.

Nonconforming Use. The term “Nonconforming Use” means any use of land which was lawfully established prior to the adoption of this title or amendments thereto, or lot which was created on or after July 1, 1999 which would not be permitted under the current provisions of this title. This includes any use which was lawfully established without a discretionary review, and would require that review under the current provisions of this title.

Non-Renewable Energy. The term “Non-Renewable Energy” refers to energy that is derived from non-renewable resources such as coal, gas, petroleum, and fossil fuels.

Noxious Weeds. The term “Noxious Weeds” refers to plant species identified by NRS 555 as being “noxious” or “invasive.”

NRS. The term “NRS” refers to the Nevada Revised Statutes.

Nursery Sales - Retail. The term “Nursery Sales – Retail” refers to the retail sale of plants, flowers, and related nursery items. Examples of this use include retail nurseries and home garden stores.

Nursery Sales. Wholesale. The term “Nursery Sales – Wholesale” refers to the wholesaling of plants and flowers, with incidental retail sales. A wholesale nursery is an example of this use.

Office Building. The term “Office Building” refers to a building used primarily for conducting the affairs of a business, profession, service, industry, or government and that may include ancillary services for office workers, such as restaurants, newsstands, or other minor commercial establishments.

Off-Site. The term “Off-Site” in the context of land use refers to areas or activities located at a site other than the specific site where the particular use is permitted.

On-Site. The term “On-Site” in the context of land use refers to areas or activities located at the same site where the particular use is permitted.

Open Air Market. The term “Open Air Market” use refers to an outdoor area where secondhand goods, articles, or antiques are temporarily or intermittently offered for barter, trade, or retail sale to the general public. This use includes the display or sale of merchandise from, or in connection with, a truck, trailer, or movable building of any type, but does not include garage or yards sales, or any other retail establishment otherwise defined or classified in this chapter.

Open Storage. The term “Open Storage” refers to a portion of a lot exceeding 20 percent of the lot that will be used for the long-term retention (more than 72 hours) of materials, machinery, trailers, inoperable or unregistered vehicles, or equipment outside of a permanent building, regardless of whether the items are to be bought, sold, repaired, stored, incinerated, or discarded. The term does not include new or used motor vehicle sales and rental display; accessory and incidental parking of operable registered vehicles for residents, guests, customers, or employees in connection with a permitted principal use; or the storage of firewood not for sale and which will be used to heat the permitted principal building on the lot.

Operator. The term “Operator” refers to any person or organization responsible for and having the legal right to operate, control or supervise a mining or extraction operation.

Outdoor Advertisement. The term “Outdoor Advertisement” refers to any form of advertisement or display, whether temporary or permanent, that takes place on or within the exterior of a building or an outdoor area.

Overlay Zone. The term “Overlay Zone” refers to a zoning district that is imposed on one or more underlying base zoning districts and that provides additional requirements, limitations, or allowances beyond those of the underlying zoning district.

Paper Sign. The term “Paper Sign” refers to a sign made from any kind of paper stock including, but not limited to, construction paper and cardboard.

Permanent Cosmetics. The term “Permanent Cosmetics” means the application of pigments to or under the skin of a person, using ink or other substances that result in permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin. This term includes, but is not limited to, eyebrows, eyeliner, and lip color.

Permit. The term “Permit” refers to a legal document, certification, or license giving permission to do something (e.g., building or grading permit, or business license).

Pet Cemetery. The term “Pet Cemetery” use refers to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds.

Pharmacy. The term “Pharmacy” refers to a store or shop licensed by the Nevada State Board of Pharmacy where drugs, controlled substances, poisons, medicines, or chemicals (not including marijuana and related products) are stored, displayed, possessed, compounded, dispensed, or sold at retail. The term does not include an institutional pharmacy as defined by NRS 639. The storage, possession, dispensing, or display for sale or retail of “medicinal marijuana” or any other substance found to be illegal by the State of Nevada or United States of America is not considered a pharmaceutical use and is prohibited.

Planned Unit Development. The term “Planned Unit Development” means an area of land controlled by 1 landowner, that is developed as a single entity for 1 or more planned unit residential developments, 1 or more public, quasi-public, commercial, or industrial developments, or both.

Planned Unit Development, Commercial. The term “Planned Unit Development, Commercial” means a planned unit development in which 75 percent or more of the developable area is devoted to commercial uses.

Planned Unit Development, Industrial. The term “Planned Unit Development, Industrial” means a planned unit development in which at least 90 percent of the developable area is devoted to industrial uses.

Planned Unit Development, Residential. The term “Planned Unit Development, Residential” means a planned unit development in which 75 percent or more of the developable area is devoted to residential uses.

Planning Department. The term “Planning Department” refers to the department designated by the board to administrate this title and other land use planning codes and other county functions, and enforce and administrate the county regulations of those functions.

Political Sign. ~~The term “Political Sign” refers to a sign, display, or device that expresses the support for or opposition to a candidate, political party, or ballot question, or otherwise relates to a political campaign or election (NRS 405.030).~~

Postal Services. The term “Postal Services” use refers to mailing services such as those provided by the United States Postal Service, including branch post offices and public and private facilities. The term does not include major postal service processing facilities.

Pot-Belly Pig. The term “Pot-Belly Pig” refers to a domesticated Vietnamese, Chinese, or Asian pot-bellied or pot-belly pygmy pig or mini-pig that stands no higher than 20 inches at the shoulder and weighs no more than 50 pounds.

Premises. The term “Premises” refers to the contiguous land in the same ownership or control that is not divided by a street.

Primitive Area. The term “Primitive Area” refers to an area of undisturbed natural environment which may be considered as wilderness area with limited recreational use.

Principal Building. The term “Principal Building” means the main or primary building or the main buildings on a lot, or a building or one of the main buildings housing a principal use upon a lot.

Dwelling, Principal. The term “Principal Dwelling” means the main or primary residential dwelling on the lot which is not accessory to any other use.

Principal Residence. The term “Principal Residence” means the main or primary residential use on the lot which is not accessory to any other use.

Professional Building. The term “Professional Building” refers to a structure used for rendering professional services to individuals and businesses on a fee or contract basis. Examples of this use include banks, financial institutions, stock brokerages, advertising agencies, employment services, and title companies.

Prohibited Use. The term “Prohibited Use” refers to a use that is not permitted by any means in a particular zoning district.

Project Area. The term “Project Area” refers to a single tract of land, mining claim, or group of mining claims upon which an operator is, or will be, conducting operations.

Projection Sign. The term “Projection Sign” refers to any sign that employs the use of a device (e.g., LCD Projector) that projects a lighted image or animation onto an outdoor wall or other surface. A projection that is associated with a permitted outdoor theater (i.e., drive-in movie theater) or permitted temporary outdoor theater event is not be considered a Projection Sign for the purposes of this Ordinance.

Public Place. The term “Public Place” refers to an area or place that is open and accessible to all citizens, regardless of gender, race, ethnicity, age, etc. Examples include, but are not limited to, public right-of-ways, parks, government buildings, schools, libraries, and other buildings and structures providing service to persons of the public.

Public Right-of-Way. The term “Public Right-of-Way” refers to a strip of land or easement acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by public traveled ways, highways, sidewalks, boardwalks, bicycle lanes, equestrian and pedestrian trails, or other transportation related improvements.

Public Travelled Way. The term “Public Travelled Way” refers to the entire width between the boundary line of every way (measured from the curbs or edges of paved or graveled roadways) maintained by a public authority and that is open to public use for the purpose of vehicular or other mechanized transit traffic.

Public Use. The term “Public Use” refers to a publicly owned structure or parcel of land or a recognized 501(c)3 non-profit organization that is permitted to take place within a publicly owned structure or parcel of land.

Public Utility. The term “Public Utility” refers to any business or utility that the Public Utilities Commission of the State of Nevada is authorized to regulate pursuant to NRS 704.

Public Utility Right-of-Way. The term “Public Utility Right-of-Way” refers to a strip of land or easement acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by public utilities such as waterlines, sanitary sewers, communication infrastructures, electricity transmission lines, but not including transportation related facilities applicable to the Public Right-of-Way.

Radio Controlled (RC) Vehicles. The term “Radio Controlled (RC) Vehicles” refers to an unmanned recreational hobby device controlled remotely, including radio-controlled cars and trucks, aircraft, and watercraft, but not including unmanned drones, reconnaissance craft, or other non-recreational devices.

Railroad or Railway. The term “Railroad or Railway” refers to any track on which the wheels of a vehicle may run; transport via locomotive; to convey by train.

Real-Estate For-Sale Sign. The term “Real-Estate For-Sale Sign” refers to a sign indicating that a property or any portion on which the sign is located is available for inspection, sale, lease, or rent. A commercial advertisement sign indicating the presence of a real-estate office or service is not to be considered a real estate sign.

Real-Estate Office. The term “Real-Estate Office” refers to a permanent or temporary administrative office space in which private real-estate firms or organizations conduct real-estate business.

Recreational Vehicle. The term “Recreational Vehicle” refers to a vehicular-type structure without permanent foundation that can be towed, hauled, or driven and primarily designed as a temporary living accommodation for recreation, camping, and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

Recreational Vehicle Park. The term “Recreational Vehicle Park” refers to any lot or parcel of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

Religious Institution. The term “Religious Institution” refers to any building used for religious worship services, religious education and fellowship activities, or programs of a religious organization. The term includes the use of the building and premises for activities such as childcare, formal educational programs, preschool classes, and recreational activities; provided that these activities must be ancillary to the religious use and a special use permit is required as provided in this title. The term does not include general child care facilities, general education classrooms or facilities, thrift shops, homeless shelters, or buildings used for commercial activities.

Renewable Energy. The term “Renewable Energy” refers to energy that is derived from renewable resources such as geothermal, hydrological, solar, and wind.

Resort. The term “Resort” refers to a group or groups of buildings containing more than five dwelling units or guest rooms and providing outdoor recreational activities that may include golf, horseback riding, swimming, shuffleboard, tennis, and similar activities. A resort may furnish services customarily furnished by a hotel, including a restaurant, cocktail lounge, and convention facilities. At least 15 percent of its land area must be devoted to usable open space in addition to required landscaping.

Rest Area. The term “Rest Area” refers to a designated paved or unpaved area beside a main road where cars and other vehicles can stop temporarily.

Restaurant, Fast Food. The term “Restaurant, Fast Food” refers to an establishment that offers quick food and non-alcoholic drink service, accomplished through a limited menu of items that are readymade, or quickly prepared, fried, griddled, or heated in a device such as a microwave oven. Orders are generally taken and dispensed at a counter, parking stall, or drive-through window rather than at a table.

Re-Vegetation. The term “Re-Vegetation” refers to the stabilization of disturbed or graded soils and land by replanting with indigenous or non-invasive plant species.

Right-of-Way. The term “Right-of Way” refers to areas of land legally designated and used for a road or sidewalk, including the side of the roadway or sidewalks.

Roadside Parks and Rest Areas. The term “Roadside Parks and Rest Areas” refers to a public facility located next to a large thoroughfare such as a highway, expressway, or freeway at which drivers and passengers can rest, eat, or refuel without exiting onto secondary roads.

Rodeo Arenas. The term “Rodeo Arena” refers to any activity involving the exhibition or competition of the traditional skills of cowboys, such as riding of rough stock, roping, and timed events, as well as equestrian events including training, exercise, handling, competition, and exhibition of horses.

Rowhouse. The term “Rowhouse” refers to a series of three or more dwelling units placed side-by-side, with no side yards between them. Each dwelling unit has a separate entry and is located on a separate building lot with fee-simple ownership with little or no common interest land ownership. Row houses usually have a common wall separating them (that is, a solid wall that is a shared structural part of the adjacent houses). In some instances, each dwelling unit has its own two side walls, and there may be approximately 1 inch of airspace or insulation between the dwellings.

Salvage and Reclamation. The term “Salvage and Reclamation” refers to a facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment that is not considered as another use under this title. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, bottles, inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment, and appliances.

Sandwich Board Sign. The term “Sandwich Board Sign” refers to a portable sign typically consisting of large boards bearing placards, hinged at the top by straps or other flexible mechanisms.

Scenic Resource. The term “Scenic Resource” refers to a natural setting in combination with certain undisturbed physical qualities such as streams, rivers, rock outcroppings, vegetation, or outstanding scenic features.

Schools and Educational Uses. The term “Schools and Educational Use” includes—whether public, private, or parochial—elementary, middle, and high schools and academies (K-12), colleges and higher education institutions, technical and vocational schools, and apprentice training, including:

- A. K-12 schools in which children and teenagers (usually up to 17 years of age) are provided academic education;
- B. Colleges, universities, and educational institutions for higher learning, including undergraduate colleges and graduate schools in various disciplines such as medical, law, and other professional specialties;
- C. Trade schools for instruction and training in trades or crafts such as auto repair, welding, bricklaying, machine operating, or other similar trade or craft that requires the use of large equipment, outdoor training activities, or both;
- D. Vocational schools and institutions that specialize in teaching a specific skill, especially a practical vocation, including, but not limited to, business, dance, music, martial arts, trade, or driving. The term includes a school where student classes are relayed to a remote location, with limited student time spent at the physical location of the school or institution.

Screening. The term “Screening” refers to a permanent method of visually screening or obscuring a structure or use from the view of any abutting property, sidewalk, or roadway.

Seasonal Holiday Sales and Use. The term “Seasonal Holiday Sales and Use” (less than 60 days in a 1-year period) refers to a piece of land for activities associated with the holidays, including corn mazes, haunted houses, skating rinks, Santa Clause visits, nativity displays, caroling, etc. This use also includes the retail sale of seasonal holiday celebratory symbols such as Halloween pumpkins, Christmas trees, Hanukkah bushes, etc.

Setback. The term “Setback” refers to the required separation between a building or structure and the lot line and/or right-of-way or easement line. The following define specifically front, rear, and side setbacks:

- A. **Setback, Front.** The term “Setback, Front” refers to the required setback separation distance extending between the front exterior wall, front of a bay window, or front of a covered porch, or other similar projections of the building, whichever is nearest the lot line, and the front lot line, and extending across the full width of the lot.
- B. **Setback, Rear.** The term “Setback, Rear” refers to the required setback separation distance extending between the rear exterior wall, front of a bay window, or the front of a covered porch, or other similar projects of the building, and the rear lot line, and extending across the full width of the lot.
- C. **Setback, Side.** The term “Setback, Side” refers to the required setback separation distance extending between the side exterior wall, front of a bay window, or the front of a covered porch, or other similar projections of the building, whichever is nearest the lot line, and the side lot line, and extending across the full length of the lot.

Sign. The term “Sign” refers to any writing (including letter, word, or numeral); pictorial representation (including illustration or decoration); emblem (including device, symbol, or trademark); flag (including banner, streamer, or pennant); or lights or any combination that is designed, intended, or used to advertise, attract special attention, or otherwise inform when any part of the advertising or information content is visible from an outdoor area.

Searchlight. The term “Searchlight” refers to a light source with reflectors that projects a beam of light in a particular direction or many directions.

Secretary of Transportation (23 U.S.C. Section 131). The term “Secretary of Transportation” refers to the person who holds the Secretaryship of the United States Department of Transportation.

Shipping Container. The term “Shipping Container” means a fully enclosed unit, excluding semi-truck trailers, originally designed to withstand shipment, storage, and handling of goods in transport. The units range from large reusable steel boxes used for intermodal shipment to the ubiquitous corrugated boxes.

Similar Use. Where a specific use is cited, the term “Similar Use” is any use that has the same characteristics as the cited use in terms of trip generation and type of traffic, parking, and circulation, utility demands, environmental impacts, physical space needs and clientele, and other land use impacts, as determined by the board with action by the planning commission to be consistent with the allowed uses within the zone.

Single-Family Dwelling. The term “Single-Family Dwelling” refers to a building used to house not more than 1 family or a group of not more than 4 unrelated persons living together and sharing a noncommercial single dwelling unit with common housekeeping facilities. The term includes factory built homes and manufactured home in compliance with NRS 278, 461, and 489.

Single-Family Dwelling, Attached. The term “Single-Family Dwelling, Attached” refers to a single-family dwelling intended for occupancy by 1 family. This term includes “rowhouses”, “townhouses”, “twinhomes”, and “condominiums”, but does not include “duplexes”, “triplexes”, “fourplexes”, “apartment buildings”, “rooming houses”, and other multi-family dwellings.

Single-Family Dwelling, Detached. The term “Single-Family Dwelling, Detached” refers to a free-standing structure intended for occupancy by 1 family, and constructed on a

separate building lot, that is owned in fee simple. Each building has a front yard, a rear yard, and two side yards.

Skateboard Park. The term "Skateboard Park" refers to a park or part of a park with paths, slopes, structures, jumps, and other areas open to the public that are designated for use with a skateboard, roller skates, a bicycle, or a scooter.

Skating Rink. The term "Skating Rink" refers to an indoor or outdoor facility, open to the public, where roller skating, rollerblading, or ice skating or uses associated therewith and may be conducted. The term does not include skateboard parks or associated uses.

Solid Waste. The term "Solid Waste" refers to all putrescible and non-putrescible refuse in solid or semisolid form, including, but not limited to, garbage, rubbish, junk vehicles (not including "junkyards"), ashes, incinerator residue, street refuse, dead animals, demolition waste, construction waste, and solid or semisolid commercial and industrial waste. The term does not include hazardous waste managed pursuant to NRS 459.

Solid Waste Collection Center. The term "Solid Waste Collection Center" refers to a facility used for the collection and temporary storage of municipal solid wastes within enclosed bins or storage containers. The term does not include solid waste transfer stations, solid waste landfills, or facilities involving infectious or hazardous wastes.

Solid Waste Landfill. The term "Solid Waste Landfill" refers to any place, including municipal and regional facilities, where solid waste is permanently dumped, abandoned, accepted, or disposed of by incineration, land filling, composting, or any other method in accordance with NRS 444.

Solid Waste Recycling Center. The term "Solid Waste Recycling Center" refers to a facility designed and operated to receive, store, process, or transfer recyclable material that has been separated at the source from other solid waste.

Solid Waste Recycling Collection Center. The term "Solid Waste Recycling Collection Center" refers to a totally enclosed structure or container where plastic, aluminum, glass, paper, clothing, or other recoverable resources are collected and stored for later pick up and recycling.

Solid Waste Transfer Stations. The term "Solid Waste Transfer Station" refers to a fixed facility where solid wastes from collection vehicles are consolidated and temporarily stored outside of containers but within an enclosed facility for subsequent transport to a permanent disposal site. This use does not include facilities involving infectious or hazardous wastes.

Special Event. The term "Special Event" refers to any activity listed in and regulated by chapter 8.28 of the county code.

Special Use Permit. The term "Special Use Permit" refers to a specific discretionary approval for a use that has been determined to have unique circumstances, be more intense, or to have a potentially greater impact than an allowed use within the same zoning district.

Stockyards. The term "Stockyards" refers to establishments primarily used for the keeping, sale, and display of livestock for public auction, including the incidental temporary storage of livestock in conjunction with livestock auction facilities.

Streamer. The term "Streamer" refers to a long narrow strip of material used for ornament, decoration, or to attract attention to a particular place, business, event, or object.

Street. The term "Street" refers to a thoroughfare that has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare that has been made public by right of use and that affords the principal means of access to abutting property.

Supplementary Restraint System. The term “Supplementary Restraint System” refers to an automobile safety device, also known as an “air bag,” consisting of a bag designed to inflate automatically during a vehicular collision.

Surety. The term “Surety” refers to a corporation authorized to transact surety business in the State of Nevada pursuant to NRS 679 that is included in the United States Department of the Treasury’s Listing of Approved Sureties and issues a surety bond pursuant to NRS 108 that does not exceed the underwriting limitations established for that surety by the United States Department of the Treasury.

Surety Bond. The term “Surety Bond” refers to a bond issued by a surety for the release of a prospective or existing lien pursuant to NRS 108.

Tattoo Facility. The term “Tattoo Facility” (also known as a “Tattoo Parlor”) refers to an establishment that places permanent designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin, including permanent cosmetics, by means of the use of needles or other instruments designed to contact or puncture the skin.

Tavern. The term “Tavern” refers to an establishment serving alcoholic beverages for consumption on the premises.

Temporary. The term “Temporary” refers to impermanent; not permanent; not lasting.

Temporary Batch Plant. The term “Temporary Batch Plant” refers to a temporary (lasting less than 1 year) facility for mixing asphalt or concrete.

Temporary Sign or Banner. The term “Temporary Sign or Banner” refers to any sign or banner governed by the provisions of chapter 17.84 that is displayed for a period of time not exceeding 30 consecutive or non-consecutive days in a 12-month period of time.

Tentative Map. The term “Tentative Map” refers to a map made to show the design of a proposed subdivision and the existing conditions around it as pursuant to NRS 278.

Theater. The term “Theater” refers to a building or part of a building devoted to showing motion pictures or dramatic, dance, musical, or other live performances.

Theme Park. The term “Theme Park” refers to an entertainment or amusement park built around one or more themes and typically including amusement rides.

Tower. The term “Tower” refers to a structure or mast that is exceptionally high in proportion to its width and length and is free-standing, guyed, or fixed to a roof, side of a building, or a structure other than a building, and is generally intended to support devices including, but not limited to, antennas, transmitters, relay wireless communications, wind energy turbines, sensors, water tanks, sound or light emitting devices, etc.

Tower, Lattice. The term “Lattice Tower” refers to a structure, mast, or tower that consists of an open network of braces forming a support structure that is usually but not always triangular or square in cross section and is free-standing, guyed, or fixed to a roof, side of a building, or a structure other than a building.

Tower, Monopole. The term “Monopole Tower” refers to a structure, mast, or tower that consists of a vertical pole that is freestanding, guyed, or fixed to a roof, side of a building, or a structure other than a building.

Townhouse. The term “Townhouse” refers to a form of row housing that may utilize a combination of fee-simple and condominium land ownership. Unlike the “row house”, the townhouse has fee-simple ownership on land in which the building is situated (i.e., the “footprint” of the building), plus a small amount of land for a private patio or yard. The remainder of the land surrounding the structures is used for attractively landscaped areas and recreational facilities. The land that surrounds the private buildings sits is jointly owned by the

owners of all the buildings, usually in condominium ownership. It is maintained by a homeowners' association with funds from dues assessed to the property owners.

Trailer. The term "Trailer" refers to an individual mobile but not self-motive structure or facility so constructed and designed as to permit occupancy for dwelling or sleeping purposes for short or long periods of time. They are usually intended for more mobile use than a mobile home.

Transient Lodging. The term "Transient Lodging" refers to the use of a unit, for remuneration, as a hostel, hotel, inn, motel, resort, vacation rental, or other form of transient lodging for a term of occupancy, possession, or use of the unit or dwelling of less than 28 consecutive calendar days, except for Extended Stay Hotels as defined in this chapter.

Travel Trailer. The term "Travel Trailer" refers to a portable vehicle built on a chassis designed to be used as a temporary dwelling for travel, recreational and vacation uses. When factory equipped for the road, it must have a body width of not more than 8 feet and a body length of not more than 45 feet.

Truck and Equipment, Repair. The term "Truck and Equipment, Repair" refers to an establishment devoted principally to the repair of large trucks, recreational vehicles, tractors, and equipment together with the sale, installation, and servicing of associated equipment and parts. Examples of this use include muffler shops, repair garages, glass shops, and similar establishments.

Truck and Equipment, Sales and Rentals. The term "Truck and Equipment, Sales and Rentals" refers to an establishment engaged in the on-site sales or rentals of large trucks, recreational vehicles, tractors, and equipment together with incidental repair, maintenance, washing, and detailing. Examples of this use include dealerships and rental agencies.

Truck and Equipment, Service Station. The term "Truck and Equipment, Service Station", also known as a "truck stop," refers to an establishment where large trucks, recreational vehicles, tractors, and equipment are fueled or serviced. Examples of this use include the sale of gasoline and petroleum products, service station work, and incidental sales of tires, batteries, replacement items, lubricating services, and minor repair services. A truck and equipment service station may be combined with a convenience store or other commercial uses permitted in the zone. A convenience store located within a truck stop may include retail area open to the public that is less than 5,000 square feet in area.

Truck and Equipment, Washing and Detailing. The term "Truck and Equipment, Washing and Detailing" refers to washing, detailing, waxing, or cleaning of large trucks, recreational vehicles, tractors, and equipment. Facilities may use manual washing methods (including coin-operated) or conveyor mechanisms.

Truck and Railroad Terminals. The term "Truck and Railroad Terminals" use refers to freight terminals for goods transported by truck or rail, with associated facilities for the loading and transfer of goods.

Truck Stop. The term "Truck Stop" refers to a place where large trucks, recreational vehicles, tractors, and equipment are fueled or serviced, including: on-site retail sales of gasoline and petroleum products; service station work such as lubrication and minor repair; washing and detailing; and incidental sales of tires, batteries, and replacement items. A truck stop is typically combined with a convenience store, restaurant, gaming uses, Laundromat, showering and personal hygiene facilities, sleeping accommodations, areas for medium-term (up to 24 hours) truck staging areas, and other commercial uses as permitted in the zone in accordance with this title.

Twinhome. The term "Twinhome" refers to two residential dwelling units placed side-by-side with no side yards between them. Each dwelling unit has a separate entry and is located

on a separate building lot. Twinhomes usually have a common wall separating them (that is, a solid shared structural part of the adjacent house). In some instances, each dwelling unit has its own side wall which abuts the neighboring side wall with nominal (e.g., one inch or less) distance, airspace, or insulation between them.

UAV. The term “UAV” (Unmanned Aerial Vehicle) or “drone” refers to powered aerial vehicles sustained in flight by aerodynamic lift over most of their flight path and guided without an onboard person or crew. They may be expendable or recoverable and can fly autonomously or piloted remotely.

Uniformity. The term “Uniformity” refers to a condition in which two or more similar things (e.g., signs) are precisely the same, regular, and unvarying.

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

Use, Principal. The term “Use, Principal”, means the main or primary use of a premises which is not accessory to any other use on the premises. Unless the use customarily occurs indoors, or the definition of the use explicitly mentions that it occurs outdoors, a principal use occurs indoors. See also “principal building” definition in this chapter.

Utility Substation. The term “Utility Substation” refers to an assembly of electrical, telephone, gas, or other utility company equipment used to provide distribution of services.

Vacation Rental. The term “Vacation Rental” refers to any transient lodging providing for dwelling, living, or sleeping within a single-family or multi-family residential dwelling for a period of less than 30 days in a 1-year period.

Variable Image Sign. The term “Variable Image Sign” refers to any lighted sign on which the portrayed message or image changes periodically or continuously (i.e., reader board).

Variance. The term “Variance” excuses a particular parcel from full compliance with the provisions of a zoning ordinance where requiring full compliance would result in hardship to the interested party. Variances, however, may not be granted for failure to comply with use restrictions. The grant of a variance does not change the zoning ordinance or underlying zoning of the parcel and may only be granted upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district. The hardship may be demonstrated where, due to special circumstances applicable to the property, strict application of the development code’s standards or requirements would deprive the property of privileges enjoyed by others in the vicinity. A self-imposed hardship is not a legitimate ground or reason for a variance approval.

Vending Machine. The term “Vending Machine” refers to a mechanical device that dispenses merchandise.

Veterinary Services, Large Animals. The term “Veterinary Services, Large Animals” specializes in the care and medical treatment of large animals or livestock. Veterinary services for small animals including pet clinics and small animal hospitals may be included to provide full veterinary services. An example of this use is a large animal hospital providing veterinary services for livestock, including stables and pens associated with care and feeding.

Veterinary Services, Small Animals. The term “Veterinary Services, Small Animals” specializes in the care and medical treatment of small animals and pets. Examples of this use include pet clinics and small animal hospitals.

Video Sales and Rental. The term “Video Sales and Rental” refers to an establishment primarily engaged in the retail rental or lease of video tapes, films, CD-ROMs, laser disks, electronic games, cassettes, or other electronic media.

Vision Clearance Triangle. The term “Vision Clearance Triangle” is formed by establishing a set distance from the point of intersection of a street or driveway in both directions and by a straight line connecting those two points.

Visitor. The term “Visitor” refers to a guest or tourist who pays a visit or otherwise stays locally for a short period of time.

Wall. The term “Wall” refers to an architectural partition with a height and length greater than its thickness which is used to divide or enclose an area or to support another structure.

Warehousing, Storage and Distribution. The term “Warehousing, Storage, and Distribution” refers to establishments or places of business primarily engaged in warehousing, storage, and wholesale distribution, including, but not limited to, handling of material, goods and equipment.

Wastewater Treatment Facility. The term “Wastewater Treatment Facility” refers to a facility or group of units used for the treatment of industrial or domestic wastewater from sewer systems and for the reduction and handling of solids and gases removed from these wastes.

Watchman’s Dwelling. The term “Watchman’s Dwelling” also called “watchman’s quarters” refers to a single-family dwelling unit that is accessory to a permitted principal use and for the occupancy by the owner, operator, or an employee of the permitted principal use acting as caretaker, custodian, or security personnel, together with his or her immediate family, if applicable. The use may not be rented or leased.

Water Storage Facility. The term “Water Storage Facility” refers to a system for collecting, storing, and distributing potable water from a source of supply to users.

Water Towers. The term “Water Towers” refers to an elevated storage container and support structure intended to hold a water supply at a height sufficient to pressurize a water distribution system.

Watershed. The term “Watershed” refers to an area of land separated from other land by a ridge or high land and serving as a drainage area by a stream or river.

Wild Animal. The term “Wild Animal” refers to any animal wild by nature and not customarily domesticated, including but not limited to mammals, fowl, fish or reptiles.

Wind Energy Turbine. The term “Wind Energy Turbine” refers to a system consisting of a wind turbine, support tower, and associated control or conversion electronics that generates electrical power for a lawful principal use.

Winery. The term “Winery” refers to a facility engaged in the production of wine, including storage, bottling, distribution, and related administrative functions such as office management and on-site tasting. Incidental production of olive oils, non-alcoholic grape juices, and similar products is also permitted.

Wireless Communications Facilities. The term “Wireless Communications Facilities” refers to all equipment, buildings, and structures that receive and broadcast communication services over radio-frequency waves. The term includes any of the following:

- A. **Amateur Radio Communication Facility.** The term “Amateur Radio Communication Facility” refers to a non-commercial radio service involving amateur radio operators communicating locally and worldwide using store-bought or homemade radios, computers, satellites, and the internet, and including above-ground antenna support structures.
- B. **Antenna.** The term “Antenna” refers to a whip (omni-directional antenna), panel (directional antenna), disk (parabolic antenna), or similar device used for transmission or reception of radio or electromagnetic waves and signals.

- C. **Antenna Array.** The term "Antenna Array" refers to more than one whip, panel, disk, or similar device used on the same antenna support structure.
- D. **Antenna Support Structure.** The term "Antenna Support Structure" refers to a structure, mast, tower, framework, or monopole that is designed to support devices including, but not limited to, antennas, transmitters, relay wireless communications, and related devices. These structures include free-standing, guyed, or mounted to a roof, side of a building, ground, or a structure other than a building. The overall height, regardless of its mounting position, is measured from ground grade level to the uppermost portion of the antenna support structure.
- E. **Commercial Communication Facility.** The term "Commercial Communication Facility" refers to a communication system that uses a network of short-range transmitters in overlapping zones and a central station to connect to telephone lines and oftentimes including antenna support structures.
- F. **Repeater.** The term "Repeater" refers to a receiver or relay transmitter designed to provide service to areas that are not able to receive adequate coverage from the primary sending and receiving site in a wireless communications network;
- G. **Satellite Dish Antenna.** The term "Satellite Dish Antenna" refers to any parabolic or dish-shaped (and related equipment) designed to receive communications from orbiting satellites or other communication source.
- H. **Wireless Communication Services.** The term "Wireless Communication Services" refers to commercial mobile radio services, unlicensed wireless services, and common carrier wireless exchange access services as defined in the Telecommunications Act.
- I. **Wireless Communication Service Provider.** The term "Wireless Communication Service Provider" refers to an entity licensed by the Federal Communication Commission (FCC) to provide wireless communication services to individuals, businesses or institutions.

Whiteboard. The term "Whiteboard" refers to a smooth, hard, light-colored panel or surface for writing on with an erasable marker or pen.

Window. The term "Window" refers to any opening within the exterior of a building or structure that is intended to provide natural light into the building, or any framework that contains a glass or glasslike windowpane and is built into a wall or roof to admit light or air.

Yard, Rummage, Estate, or Garage Sale. The term "Yard, Rummage, Estate, or Garage Sale" refers to a sale of used household belongings typically held outdoors at the primary residence of the seller limited to 2 days in a 12-month period.

Youth Recreation Facility. The term "Youth Recreation Facility" refers to an indoor or outdoor facility designed and equipped for the performance of sports activities, leisure activities, and other customary and usual youth recreation activities. The operators of these facilities often design arts, sports, fitness, and recreation programs for the youth, as well as other more specialized programs on topics such as leadership, education and career guidance, and health and life skills.

Zoo. The term "Zoo" refers to a park where wild animals are kept in enclosures for public viewing, and where they may be bred and observed for research. The term does not include laboratory or experimental animal research.

Proposed on _____, 2018.

by Commissioner _____

Passed on _____, 2018.

SECTION 2

Section 17.12.023 dealing with general zoning provisions is hereby amended to provide as follows

17.12.023 Home Enterprises

- A. This section applies to any home enterprise.
- B. In zones where a home enterprise is allowed, the home enterprise must comply with the provisions of Title 5 Business Licenses, and a special use permit may be required pursuant to subsection (C) below.
- C. A special use permit approved by the board with action by the planning commission is required if the home enterprise may:
 - 1. Involve entry into the residential building or accessory building by customers, patrons, or other such persons not permanently residing on the property;
 - 2. Involve seven or more motor vehicle visits per week, or two or more on any given day, to the subject property;
 - 3. Involve the storage or use of flammable or hazardous substances, storage of products being sold that would increase fire loading to a level over the above standard for residential properties, or involve activities that may be potentially harmful or hazardous (e.g., welding, automotive painting, etc.) to surrounding residences and uses;
 - 4. Involve outdoor storage; or
 - 5. Produce noise, odor, dust, smoke, light, vehicular traffic, or other disturbances that would adversely affect the health, safety, or general welfare of surrounding residences, or the residential character of the surrounding area, without proper mitigation.
- D. The following minimum standards apply to any home enterprise, regardless if a special use permit is or is not required:
 - 1. The home enterprise must be operated entirely within the interior portions of the principal residential building or accessory building on the lot by a person or persons residing in the principal dwelling unit;
 - 2. The home enterprise use must be clearly a subservient uses to the dwelling for residential purposes. The home enterprise must not change the residential character of the dwelling unit or the residential property;
 - 3. No more than one vehicle with commercial advertising displayed may be parked on the premises except within an entirely enclosed building. Such vehicle stored

outside of the enclosed building must not exceed 10,000 pounds gross vehicle weight rating (GVWR).

4. There may be no manufacturing, processing, or similar activities on the premises which generate noise, odor, dust, vibration, fumes, smoke, electrical interference, vehicle traffic exceeding the number stated in this section, storage of items which increase fire load, or other adverse impacts to adjacent properties.
5. The home enterprise may not be operated by a resident-tenant without the written consent of the owner of the real property.
6. No employees of the business may report for duty at or near the residence.
7. The home enterprise must comply with the provisions of Title 5 Business Licenses of the county code.
8. ~~One non-lighted advertising sign of four square feet may be allowed on the property. The~~ Any sign must comply with chapter 17.84 Signs and Billboards.
9. Home pet and plant sales. In any CR, R, E, or SPR zone, a person may keep or cultivate pets or raise fowl, bushes, trees, berries, or crops, or sell pets, fowl, eggs, or crops from the premises, providing that no stores or stands are constructed for the purpose, the operation is not conducted as a regular commercial enterprise, and the activity is not in violation of this chapter or any other ordinance.

SECTION 3

Section 17.24.020 addressing allowed uses in the Agricultural zone is hereby amended to read as follows:

17.24.020 Allowed uses

The following uses are allowed in the A agricultural zone:

- A. One single-family detached dwelling of a permanent nature in a permanent location.
- B. General agricultural uses.
- C. Agricultural animal production.
- D. Custom animal processing.
- E. Agricultural entertainment and commercial uses.
- F. The growing or production of trees, shrubs, bushes, sod, and other plants for nursery stock, off-site milling and processing, off-site commercial sale, and other uses.
- G. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.
- H. Seasonal holiday sales and uses.
- I. Harvesting, curing, processing, packaging and storage incidental to the principal permitted uses on the premises and shipping of agricultural products produced on the premises.
- J. The keeping of bees for agricultural purposes when beehives are setback at minimum of 200 feet from CR, E, R, and SPR zones and occupied residential uses within the premises, and 50 feet from any shared access easement or public right-of-way.

- K. Veterinary service and shelters for large and small animal.
- L. Equestrian establishments, including stables and riding academies, rodeos and equestrian events.
- M. Farm machinery equipment and services incidental to the permitted agriculture use.
- N. Childcare of 4 or less children.
- O. Home enterprises are regulated pursuant to chapter 17.12 General provisions.
- P. ~~Two signs of 32 square feet each used only to advertise the agricultural products produced or sold on the premises or identifying the premises or the occupants. Signs shall be conform to chapter 17.84 Signs and Billboards.~~
- Q. The use of up to one shipping container per gross acre of land as an accessory building. Review and approval by the director of planning for conformance with section 17.12.045 is required if the use exceeds 90 days or the period of an active building permit for the principal use on the premises. Additional shipping containers may be used incidentally for shipping agricultural products to and from the permitted principal agriculture use when the containers remain on the premises for no longer than 90 days.
- R. Accessory use, buildings, and structures incidental to allowed agriculture uses, placed upon the same lot or parcel with the allowed agriculture uses, and compliant with section 17.12.045-046. A special use permit is required for accessory dwellings. Accessory dwellings may include those listed in section 17.12.046, and may include those used to house or provide boarding accommodations to laborers and other persons directly associated with the permitted agricultural use. A principal building is not required for accessory structures incidental to allowed agriculture uses on the premises; however, a principal single-family residential dwelling is required for an accessory dwelling to be approved. The following uses are found to be customary to the allowed agriculture uses.
 1. Uses accessory to the principal residence, including private garages, garden houses, playhouses, greenhouses, enclosed swimming pools, tool sheds, storage sheds, well houses, hobby shops, and similar buildings.
 2. Uses accessory to the general agricultural use including barns, grain silos, water towers, and storage facilities for products, machinery and equipment directly related to the agricultural uses taking place on the premises.
 3. Buildings used for the confinement or protection of animals, animal feed, and agricultural commodities.
 4. Private equestrian riding arenas and stables.
 5. Temporary stands for selling goods and products produced on-site, provided that the stands are temporary, 200 square feet or less, located on the premises in which the products sold were raised or grown, no less than 20 feet from a public right-of-way, and are placed with the premises no more than 30 days within a 1 year period.

SECTION 4

Section 17. Addressing special use permits in the heavy industrial zone is amended to provide as follows:

17.35.030 Uses Subject to Special Use Permit

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

- A. Industrial agricultural uses including intensive agricultural uses, slaughter houses, agricultural packing and processing, stockyards and livestock auction facilities.
Industrial agricultural uses must be located no closer than 500 feet to any CR, E, or R zone and 50 feet from a parcel or lot boundary.
- B. Manufacturing of paint, shellac, turpentine, varnishes, and similar materials.
- C. Manufacturing, reclaiming, and refining of liquid petroleum products.
- D. Storage and distribution of liquid petroleum products, except from within a warehouse facility.
- F. Manufacturing, reclaiming, refining, storage, distribution, and use of hazardous material.
- G. Temporary (less than 1 year) concrete and asphalt batch plants when not incidental to an on-site construction project or when located within 2,500 feet from a CR, E, R, or SPR zone, and 1,000 feet of an IC zone.
- H. Permanent (1 year or more) concrete and asphalt batch plants.
- I. Junk, salvage, reclamation, or auto wrecking and dismantling yards.
- J. Brick, tile or terra cotta products manufacturing.
- K. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
- L. Congregational establishments, including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
- M. Uses involving the outdoor discharge of firearms.
- N. Race tracks and arenas involving the use of automobiles, trucks, motorcycles (e.g., motocross), tractors, and other motorized vehicles.
- O. Radio-controlled (RC) cars, vehicles, watercraft, and aircraft facilities and uses.
- P. Facilities and uses that include outdoor sets and props for the development and production of movies, film, television, and similar visual media.
- Q. Mining and extraction as regulated by chapter 17.92 Exploration, mining, and extraction, and aggregate facilities.
- R. Milling and processing related to mining and extraction.
- S. Dry cleaning plants and laundry services.
- T. Natural resources river restoration regulated under section 17.12.100.
- U. Paper manufacturing.
- V. Hunting, fishing, and skiing facilities and lodges, wildlife refuges, and game farms.
- W. Saw mills.
- X. Temporary real-estate tract offices not located within a permanent structure

- Y. Manufacturing, reclaiming, refining, storage, distribution, and use of explosives or propellants.
- Z. Waste to energy type production and generation facilities involving use, recovery or residue of petroleum and petroleum related wastes, biomass wastes, bio-hazardous wastes, solid wastes, and other non-hazardous wastes and waste products.
- AA. Facilities and recycling facilities involving use, recovery, or residue of hazardous materials and/or wastes.
- BB. The keeping of 5 or more dogs or 3 or more potbelly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- CC. Commercial kennel. A minimum of 10 acres is required.
- DD. Recycling facilities and operations involving use, recovery or residue of hazardous materials and/or wastes.
- EE. Sewage treatment plants and facilities and other sewage or sludge processing, treatment, or storage.
- FF. Blast furnaces and incinerators, of any type and used for any purpose.
- GG. Crisis care facility, permanent.
- HH. Watchman's dwelling, permanent or temporary as regulated by section 17.12.046.
- II. Commercial energy production from coal, petroleum, natural gas, propane, other fossil fuels, and other non-renewable energy generation.
- JJ. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems.
- KK. Education facilities which include student residential and boarding accommodations.
- LL. Open storage not directly associated with an active construction project on the premises.
- MM. The use of two or more shipping containers as accessory buildings exceeding 90 days or the period of an active building permit for the principal use on the premises.
- NN. Auction facilities involving open storage.
- OO. Healthcare facilities including hospital services.
- PP. Tattoo, permanent cosmetics, and invasive body piercing facilities. These uses are only allowable within the boundaries of the Tahoe-Reno Industrial Center which is zoned I2 Heavy Industrial. They are prohibited within 1,500 feet of a public or private school or religious institution, and another permitted tattoo, permanent cosmetics, and invasive piercing facility.
- QQ. Billboards as regulated by chapter 17.68 84 Signs and Bbillboards.

SECTION 5

Chapter 17.84 addressing signs and billboards is amended to provide as follows:

17.84.010 Purpose and Findings.

The purpose of these regulations is to promote the wellbeing of the community by establishing standards that assure the provision of signs adequate to meet essential communication needs while safeguarding First Amendment rights and providing for a safe, healthy, and visually attractive and appropriate environment. Within this overall framework, it is the intent of these regulations to:

- A. Protect the right to the use and display of signs for the identification of activities and any related products, services, and events;
- B. Protect the right of individuals to privacy and freedom from nuisances;
- C. Protect the value of property and improvements thereon;
- D. Permit signs that are appropriate for their surroundings;
- E. Assure that signs are constructed and maintained in a safe condition;
- F. Assure that signs conform to applicable county, state, and federal codes and regulations;
- G. Prevent signs from interfering with traffic regulatory devices or otherwise obstructing motorists or pedestrian vision;
- H. Reduce traffic hazards and eliminate obsolete signs; and
- I. Provide an efficient and effective means of administration and enforcement.

17.84.020 Applicability.

~~All signs shall comply with the applicable standards outlined in this chapter. This chapter does not apply to the owner or occupant of any land who may place or erect on the land or on the outbuildings thereon any sign or notice or advertisement, where otherwise permitted by this title, intended to benefit the land or improvements thereon and advertise the business conducted in the building on the land, or advertise or identify the project in which the land is located.~~ This chapter applies to outdoor temporary and permanent signs including, but not limited to: writing or text (including letter, word, or numeral); pictorial representations (including illustration or decoration); emblem (including device, symbol, or trademark); flag (including banner, streamer, or pennant), and lights and other things or combination thereof that are designed, intended, or used to advertise, attract special attention to, or otherwise inform when any part of the advertising or information content is visible from any public place within an outdoor area.

It is recognized that these standards are neither exclusive, nor exhaustive. In instances where a health or safety concern is identified with regard to any proposed sign, billboard, or advertising device, additional or more restrictive conditions may be imposed. If any part of this chapter is in conflict with regulations of any federal, state, or county agency, other political subdivision (e.g., homeowner's association) the more stringent limitation or requirement will prevail to the extent of the conflict.

17.84.040 Comstock Historic District Applicability.

In addition to the requirements set forth by this chapter, all signs located within the Comstock Historic District must comply with the regulations set forth by section 17.12.049 of this title and NRS Chapter 384; the regulations set forth supersede this chapter in the event of a conflict. All signs shall be reviewed and approved by the Comstock Historic District Commission and/or their designee.

17.84.070 Sign Validity.

~~The sign may remain in place until it no longer complies with the provisions set forth by this chapter or the business or attraction for which the sign represents changes physical location, no longer operates, or fails to maintain a valid Storey County Business License. All signs must be immediately removed at the time the business or attraction is no longer operating or when the sign's license or permit is no longer valid. Notice, violation, abatement, and hearing must follow the applicable provisions of this chapter.~~

- A. All new signs shall conform to the requirements of this chapter.
- B. All signs located within the Comstock Historic District, and are not consistent with Comstock Historic District regulations, shall be brought into conformance with this chapter prior to March 31, 2019.
- C. Existing signs conforming to this sign ordinance may remain whether or not the business associated with the sign maintains operations at the site.
- D. Existing signs which are not conforming to this sign ordinance shall be brought into conformance with the sign ordinance prior to December 31, 2021. This may require removal and/or retrofitting of non-conforming signs and/or obtaining a Special Use Permit for certain signs as identified by this chapter.
- E. Existing signs which were installed prior to December 31, 1999, which are not consistent with this sign ordinance, may remain, with the exception of signs not consistent with the Comstock Historic District, if applicable. Any changes to the sign shape, size, location, or other similar modification which is not considered ordinary maintenance and repair, shall require the signs to come into conformance with the sign ordinance.
- F. If a sign has been identified by the Comstock Historic District Commission as having historical significance, the provision for removing and/or retrofitting the sign may be administratively waived by the Director of Planning.

17.84.080 General Requirements.

All signs, whether temporary or permanent, located in any regulatory zone are regulated as follows:

- ~~A. **Non-conforming sign.** Non-conforming signs and their supporting structures are regulated by the applicable provisions set forth by chapter 17.12 General provisions. When a business license is transferred to new ownership, the new business owner must bring all existing on-site and off-site advertising devices into compliance with the provisions of this chapter and NRS 384, when applicable, at the time of application for the business license. Before the new business license may be granted, the applicant must furnish proof that all signs have been removed or brought into compliance with the provisions of this chapter.~~
- ~~B. **Number and addition of signs.**~~
 - ~~1. No more than 4 signs permitted per business license, excluding secondary signs as defined and regulated by subsection 17.84.090(G)(3) and window signs that are painted directly to their interior surface. No more than 8 signs permitted per building, regardless of the number of associated business licenses.~~
 - ~~When the building in which a business is located abuts a public street to both its front and rear (i.e., a building that runs the full distance from "C" Street to "D" Street,~~

excluding required setbacks), an additional sign (in addition to the allowed 4 or 8 per business license and building, respectively) may be placed directly upon the building facing the rear abutting street. The rear facing sign must conform to the design and placement regulations for other building signs.

The addition of signs to buildings and businesses that already have signs not conforming to the county code in any zone will not be permitted unless all existing on-site and off-site signs are brought into compliance with the standards set forth by this chapter and NRS 384, when applicable.

CA. Maintenance. All signs must be maintained so that they remain free of graffiti and cracking, separation, splitting, ripping, chipping, and fading of exposed surfaces including, but not limited to, faces, lettering, and all structural supports (See examples in Figure 8.1). Signs must be maintained so that they remain safe, fully upright and level, and firmly secured to their place of attachment. Guy wires, tie-downs, and lean-to support apparatuses are prohibited unless it can be demonstrated to the satisfaction of the director that the supports are crucial to the structural integrity of the advertising device and that design alternatives are impracticable.



Figure 8.1: The free standing signs retain their upright position with neat and professional designs. The tether at the bottom right sign prevents sign face swinging due to wind forces; this device exhibits an appropriate and attractive method of mitigating this effect. The signs are maintained appropriately in order to preserve their structural integrity and visual appearance.

DB. Historic design. Signs located within the Comstock Historic District must comply with applicable provisions under this chapter, section 17.12.049 and NRS 384.

EC. Lighted and illuminated signs. Signs and billboards which are lighted, illuminated, or otherwise employ the use of direct or indirect lighting, lights, or other forms of illumination, must comply with applicable regulations set forth by this chapter, chapter 8.02 Dark skies, and NRS 384, when applicable. Lighted or illuminated signs located in or within 2,000 feet of the Comstock Historic District or a CR, E, or R zone must be Compact Florescent Lighting (CFL), or Light Emitting Diode (LED) type lighting. CFL and LED light emitting devices which are made to look like incandescent light “bulbs” are permitted to be plainly visible. No neon (see Section 17.84.090(H)-(C)) or blinking, flashing, chasing, or motion lighting is permitted.

FD. Changeable copy or variable image signs. These types of signs (as defined in Chapter 17.10) are prohibited within 2,000 feet of CR, E, and R zones and the Comstock Historic District. A special use permit is required in other zones. A special use permit is not required for changeable copy or variable image signs displaying only the time and temperature when located beyond 2,000 feet of CR, E, and R zones and the Comstock Historic District.

G. ~~Off Site Location. Signs and billboards located off site are only allowed where permitted by section 17.84.140 Billboards, or by the allowable provisions for a variance under chapter 17.03 Administrative provisions.~~

HE. Murals. A special use permit is required for the application or placement of a mural. Murals proposed within the Comstock Historic District must also comply with NRS 384, this chapter, and section 17.12.049 and approval from the Comstock Historic District is required. The definition and intent of murals is provided for in Figure 8.2 below.



Figure 8.2: Murals are non-commercial images such as paintings or enlarged photographs applied directly to walls, ceilings, or other exterior surfaces. They are typically large in size. Murals typically exhibit few or no words and are not intended to advertise or otherwise bring attention to any attraction. Non-commercial images, such as those illustrated above, are intended to enhance the beauty, highlight the social or historical character, or otherwise depict a message or theme that is common to the immediate community in which the mural is displayed. The themes depicted above, for example, are as follows: (top left) Ely, Nevada - diversity and unity of the ever-changing mining community; (bottom left) Carson City, Nevada - celebration of the history of the Virginia and Truckee Railroad; (right) Virginia City, Nevada - painted wall intended to continue the historic storefront façade to the side of a normally unattractive stucco and brick wall.

HF. Outdoor advertising adjacent to interstate/primary highways. As regulated pursuant to NRS 410.320, outdoor advertising may not be erected or maintained within 660 feet from the nearest edge of the right-of-way of the interstate and primary highway systems which is visible and placed with the purpose of having its message read from the main-traveled way of the interstate and primary highway systems, except the following: unless the exemptions outlined in the Nevada Revised Statutes can be made.

1. ~~Directional, warning, landmark, informational and other official signs and notices including, but not limited to, signs and notices pertaining to natural wonders, scenic, and historic attractions. Only signs which are required or authorized by law or by federal, state or Storey County authority, and which conform to national standards~~

~~promulgated by the U.S. Secretary of Transportation pursuant to 23 U.S.C. § 131, are permitted;~~

- ~~2. Signs, displays, and devices which advertise the sale or lease of the property upon which they are located;~~
- ~~3. Signs, displays, and devices which advertise the activities conducted or services rendered or the goods produced or sold upon the property upon which the advertising sign, display, or device is erected;~~
- ~~4. Signs, displays, and devices located in zoned commercial or industrial areas, when located within 660 feet of the nearest edge of the right-of-way and visible from the main traveled way of the interstate and primary highway systems. This exemption shall not apply in the CR zone;~~
- ~~5. Nonconforming signs in defined hardship areas which provide directional information about goods and services in the interest of the traveling public and are approved by the Secretary of Transportation pursuant to 23 U.S.C. § 131(e) and the board.~~

JG. Right-of-way visibility. Signs located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in Figure 8.3. Any sign, with exception of traffic regulatory signs installed by a government agency, located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 2 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:

1. C, CR, E, and R zones – 7 foot clearance setback;
2. All other zones – 25 foot clearance setback.

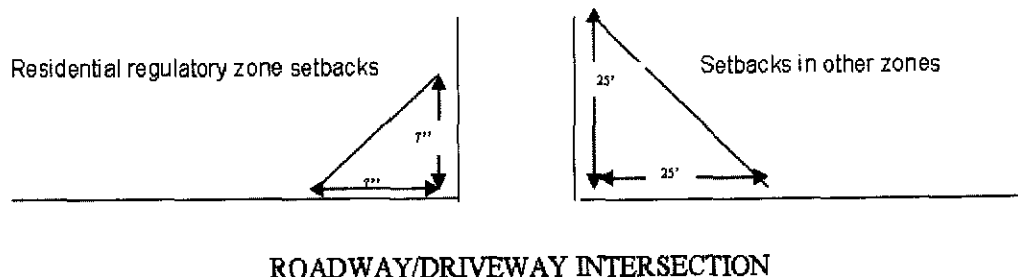


Figure 8.3: Setback requirements for devices installed within the Vision Clearance Triangle maintain clear visibility for vehicular and pedestrian traffic. In some instances more restrictive requirements may be necessary to maintain a safe travel environment. Regulations pertaining to the Vision Clearance Triangle are also found in section 17.12.050.

KH. Directional signs general. Directional signs may only be placed at the location where the traveler must change direction from one public right-of-way to another in order to reach the destination. The sign must display a directional element, such as an arrow, pointing to the associated attraction. Directional signs located on private property shall be included in the calculation of the allowable sign area for the parcel on which the sign is located. Signs located in the right-of-way must be consistent with the requirements for signs in rights-of-way adopted by the entity which owns the right-of-way. Directional signs shall meet all other requirements outlined in this Chapter. Directional signs display a type of service or attraction which is located

away from local arterial or collector roadways as defined in the Functional Classifications of the U.S. Department of Transportation Federal Highway Administration.

- ~~1. With exception of traffic regulatory devices installed by a government agency, directional signs may only be placed at the location where the traveler must change direction from one public right of way to another in order to reach the destination. The sign must display a directional element, such as an arrow, pointing to the associated attraction.~~
 - ~~2. Directional signs located within 100 feet of CR, E, or R zones must not exceed 2 square feet in area and those located in other zones must not exceed 32 square feet in area.~~
 - ~~3. Directional signs are determined for approval by the director, subject to review by the board with action by the planning commission.~~
 - ~~4. A special use permit is required for sandwich board directional signs.~~
 - ~~5. The director may issue a sign permit if it is determined that there is a need to guide the traveling public, to avoid confusion, or to reduce or eliminate a safety risk. The permit is subject to approval by the board with action by the planning commission.~~
 - ~~6. If the director determines that there is no need or that a safety or traffic hazard may be created, the sign permit application may be denied. The denial may be appealed to the board pursuant to chapter 17.03 Administrative provisions.~~
- ~~L. Directional signs in Virginia City by resolution. It is recognized that Virginia City tourism based businesses and attractions located away from the "C" Street corridor may benefit from centrally placed and consolidated directional signage installed in and around primary pedestrian corridors. Implementing a consolidated community wide design for directional signage in this area may better communicate key attractions in the area and contribute to the enhancement of a pedestrian oriented downtown environment.~~
- ~~1. The designated boundaries of this area and the design and placement of directional signs therein will be regulated as defined and established by resolution approved by the board with action by the planning commission.~~
 - ~~2. The boundaries applicable to this section include Gold Hill and Virginia City.~~
 - ~~3. The regulations established by section 17.84.080(K) apply in the absence of an approved resolution and completed consolidated directional sign devices associated therewith.~~
 - ~~4. Approval of the resolution and completion of all consolidated directional sign devices may as provided for in the resolution to nullify the regulations under section 17.84.080(K) within the established geographic boundaries thereof.~~
 - ~~5. Directional signs existing within the established boundaries under resolution are considered non conforming and must be removed within 12 months of completion of all consolidated directional sign devices.~~
- I. Sign area shall be calculated by enclosing the extreme limits of all framing, emblem, logo, representation, writing or other display within a single continuous perimeter composed of squares, ovals or rectangles.

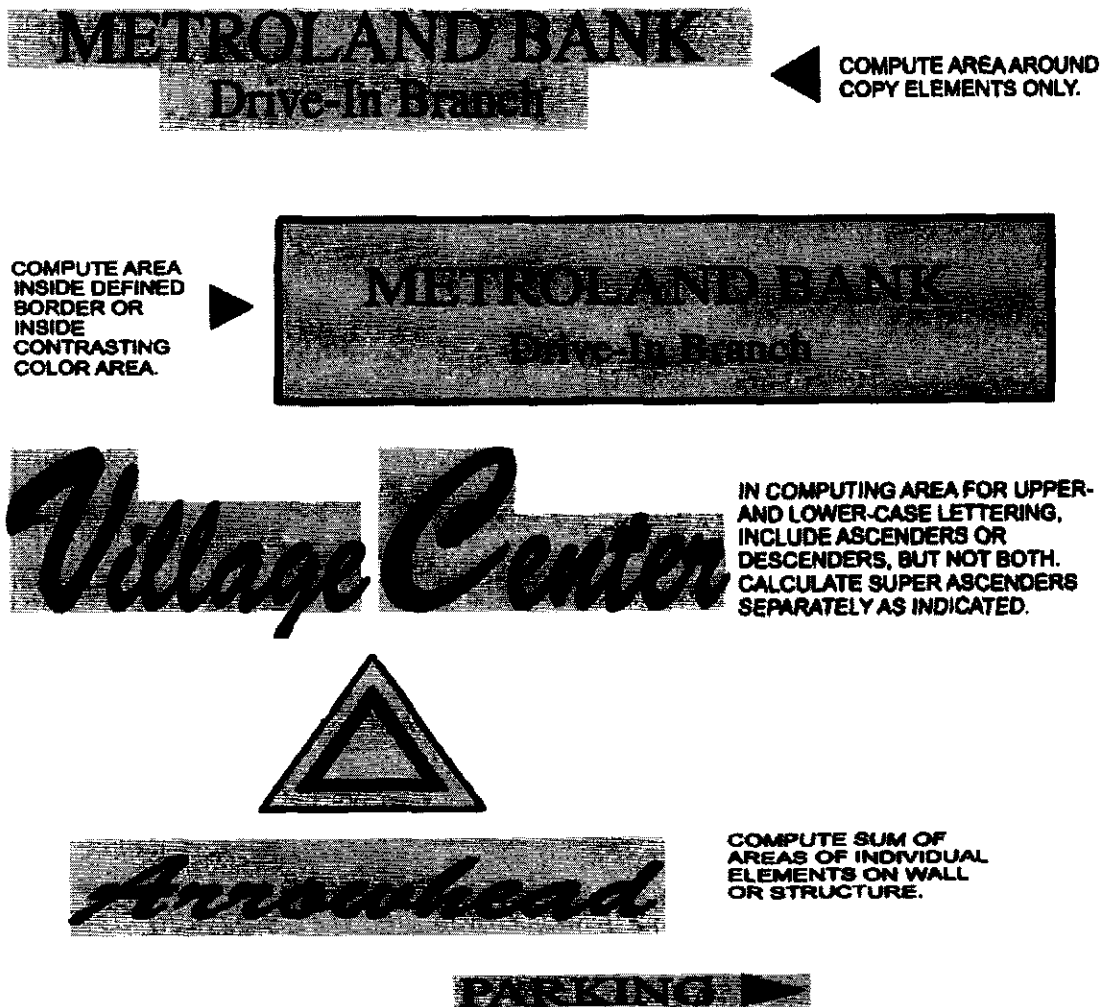


Figure 8.4. Source: 2015 International Zoning Code.

- M. In addition to the regulations of this chapter, signs located in C (not including CR), E, or R zones are limited to the following:
1. All home occupations are subject to a special use permit, and no sign larger than 2 square feet in connection is allowed therewith.
 2. Signs are limited to the place of business.
 3. Only 1 sign is allowed except for an opposing face of exactly the same color, shape, size, and configuration applied thereto in order to convey its message to opposing pedestrian or vehicular traffic.
 4. No billboards, bulletin boards, blackboards, whiteboards, or banners are permitted, except for on-site exempt signs and banners pursuant to section 17.84.100.
 5. A variance is required for any lighting or illumination of signs. No neon, blinking, flashing, chasing, or lighting which is otherwise in motion, reader boards and variable image displays, including those which display time and date, or translucent lighted signs are permitted.
- N. Signs located in A, F, I, P, and SPR zones, and where allowable by the applicable provisions of this chapter, are limited to the following sizes and measurements:

- ~~1. Signs located in the F zone may not exceed 32 square feet in size and 6 feet above grade level.~~
- ~~2. Sign faces which are 32 square feet or less in total area may not exceed 6 feet above grade level.~~
- ~~3. Sign faces between 32 square feet and 128 square feet in total area may not exceed 10 feet in total height with a base no higher than 2 feet above grade level.~~
- ~~4. Sign faces from 128 square feet but less than 288 square feet in total area are limited to 18 feet in total height with a base no higher than 2 feet above grade level. A special use permit is required.~~
- ~~5. A special use permit is required for sign faces at or exceeding 288 square feet in total area.~~

17.84.090 Comstock Historic District Sign Requirements.

Visible materials for signs and supporting structures within the Comstock Historic District must be or appear to be of substance that can be shown to have existed for advertising purposes up to and including the year 1942, and must be appropriate in design for that time period. A Certificate of Historical Appropriateness from the Comstock Historic District Commission is required. ~~must be submitted to the director prior to approval of any sign within the Comstock Historic District.~~ The following standards apply exclusively to all signs located within the Comstock Historic District on buildings as established pursuant to the terms of NRS 384. Location, size, and number of signs in C and CR zones are as follows:

~~A. Signs are not permitted on sides or rear of buildings unless there is direct public access from an abutting legal public right of way. If such public access exists, signs must conform to regulations for building fronts.~~

~~BA. Signs are not permitted to extend from buildings or from porches over streets with any overhang over streets, curbs, or shoulders without a Special Use Permit.~~

~~C. Signs are not permitted on porch posts or other porch supporting apparatus unless the signs are traffic or informational signs installed by a government agency.~~

~~D. Signs are not permitted when installed on a building where any window, door, or opening has been altered, blocked, or removed for the purpose of installing or displaying the sign, with exception of an advertisement or other display which is painted or otherwise applied directly to the interior surface of a window pane.~~

~~E. Signs placed upon buildings and porches are regulated as follows:~~

~~1. Signs above ground floor windows must comply with the following limitations:~~

- ~~a. One sign permitted between floors;~~
- ~~b. Signs may have a maximum dimension of 15 inches in height times the length of the building when installed on the face of a porch. Signs may be 36 inches in height times the length of the building when installed on the face of the building.~~
- ~~c. Signs must be of rectangular shape. Signs may be placed either on the building face or the face of the porch;~~
- ~~d. Any number of business activities may be advertised on a sign;~~
- ~~e. The base of a sign must be at least 8 feet above sidewalk/boardwalk.~~

~~2. Signs between ground floor windows and doors are regulated as follows:~~

- ~~a. Signs may be of any shape;~~
- ~~b. The cumulative area of all signs must not exceed 5 square feet per business license.~~

~~3B. Building titles, names, dates, and other messages, including advertisements that were painted directly to the exterior walls, parapet walls, and between the windows of the~~

upper floors of the building at or prior to the year 1942 may be reapplied ~~thereto~~
~~exactly~~ as they existed at that time. Photographic proof of messages existing at that
time must be submitted to the director with a Certificate of Historical Appropriateness
from the Comstock Historic District Commission before the sign may be reapplied.
These applications do not count toward the maximum allowed signs ~~per business area~~
identified in section 17.84.100 of this chapter.

~~F. Signs on ends of porches are prohibited.~~

~~G. Signs perpendicular to building face on building with or without porches are regulated
as follows:~~

- ~~1. Maximum size of 12 inches times the width of sidewalk, or equivalent in square feet;~~
- ~~2. Minimum height of lower edge of sign must be no lower than 8 feet above sidewalk
or boardwalk;~~
- ~~3. A secondary sign which is securely attached to or suspended from the base of a
primary hanging sign (together known as a double hanging sign) is allowed when
the secondary sign is equal in length to the primary sign and is no more than 6 inches
in total in width as illustrated in Figure 9.2 below. The space between the primary
and secondary sign may not exceed 2 inches. Secondary signs as defined in this
chapter are considered part of the primary sign and do not count toward maximum
allowed signs per business license. Only 1 secondary sign for each primary sign
applicable to this subsection is permitted.~~
- ~~4. One sign is allowed for every 25 feet of sidewalk or boardwalk.~~

~~HC. Neon signs. Neon signs are prohibited outside of buildings or within windows or
openings visible from a public place. This limitation includes lighted signs that appear
similar to neon signs, such as those which employ light emitting diodes (LED) that are
configured so that they appear as continuous streams of light. (See examples in Figure
9.4 8.5.). Neon signs are permitted within enclosed buildings when the neon sign is
located no closer than 6 feet to the building windows, or if the placement of the sign is
not visible from the public right-of-way, boardwalk, or other public access location.~~

~~I. No more than 3 signs per business license are allowed, excluding secondary signs as
defined by this chapter and described above and window signs in accordance with
subsection D.~~

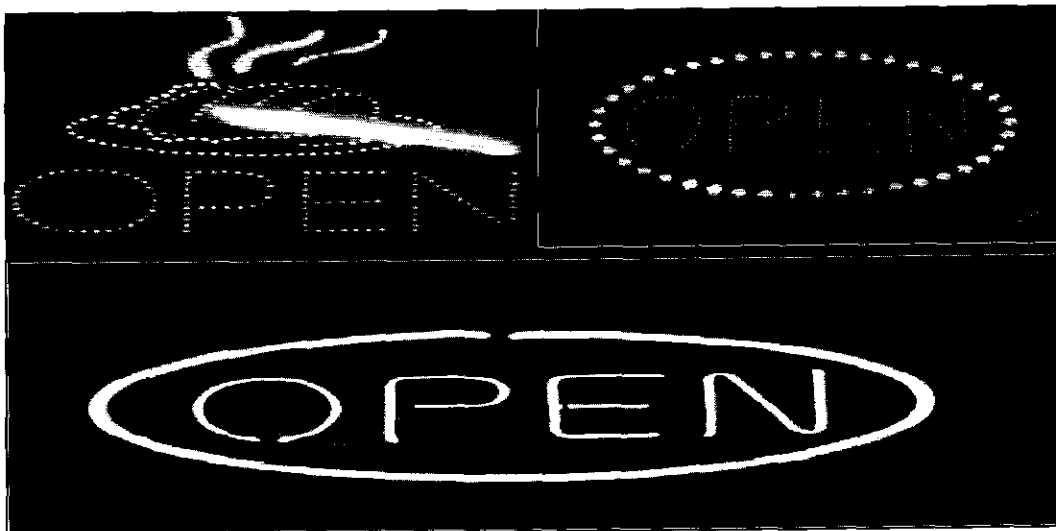


Figure 8.5: The top two light emitting diode (LED) signs appear similar in character to the bottom neon sign.

17.84.100 Sign allowances per zoning district. The following identifies the calculations for the amount of sign area allowed per building/parcel. All signs must conform to all other requirements of this chapter. Any proposed individual sign 128 square feet in area or greater shall require a Special Use Permit. Any individual freestanding sign 128 square feet in area or greater and is supported by a single monopole structure is also defined as a billboard and must meet the requirements identified in this chapter for billboards.

A. CR and C zoning districts. The following standards apply to **commercial** land uses:

1. Building signs. Three square feet multiplied by the linear building frontage shall be allowed. The total area of all signs (not including boardwalk hanging signs, some window signs or other signs identified as exempt in this chapter) for the building frontage shall not exceed this square footage. Signs included in the building sign area calculations are:
 - a. Signs attached or applied to the building or porch (roof and/or fascia).
 - b. Signs painted directly on the building or projecting from the building. Projecting signs shall have each side equal in size. Only one side of the sign shall count towards the building sign calculation.
 - c. Freestanding signs. Each side of the freestanding sign shall be equal in size and only one side shall count towards the overall square footage calculation.
 - d. Signs attached to accessory structures or features.
 - e. Signs painted on or attached to porch posts. Signs attached to porch posts that exceed the width of the post shall be mounted higher than 7-feet to allow for pedestrian clearance.
 - f. Exterior-applied window signs. Signs applied to the interior of the window are not a part of the building sign calculation, see A.2, below.
2. Window signs. Window signs shall be painted or permanently applied to the interior surface of a window. Signs which are attached or applied over the exterior of the window are not considered window signs and count toward the total allowable sign area for the building.
3. Boardwalk Porch Hanging Signs. One porch hanging sign is allowable for each doorway along C Street which provides public access to the business. The sign may extend from the building face to the porch support posts and must be a minimum of 7 feet in height to allow for pedestrian clearance underneath the sign. Signs may have advertising copy on both sides of the sign. Secondary signs may be attached to the primary porch sign, but must meet the 7 foot pedestrian clearance requirement. This area of signage does not contribute to the building sign calculations.

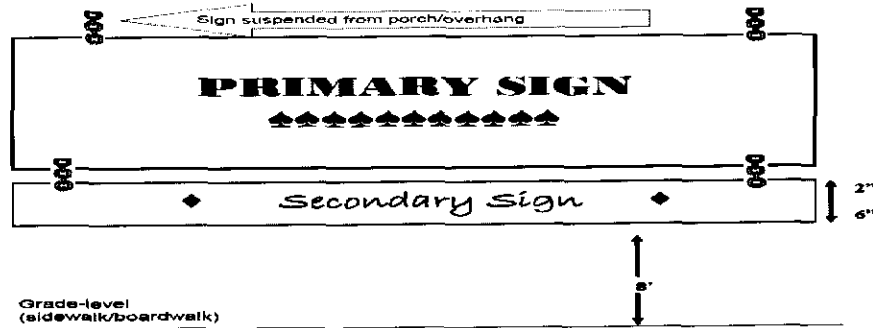


Figure 9.2 8.6: The above diagram illustrates the manner in which two signs may be suspended over the sidewalk or boardwalk within the Comstock Historic District. All signs **must** be secured taut.

4. Sandwich Board signs. One sandwich board sign is allowed per principle building. The sign shall only be displayed during business hours and shall not exceed 6 square feet on each side. The signs shall be located so as not to impede pedestrian traffic and shall not be located within the street right-of-way. Signs in the Comstock Historic District shall be constructed of approved materials for the District. This area of signage does not contribute toward the building sign allowance calculations.
 5. Outdoor Operations. For commercial businesses which do not operate within building, or have a small office building (500 square feet or less) associated with an outdoor operation, the maximum amount of all signage for the site shall be three square feet multiplied by the linear parcel frontage, but shall be less than 128 square feet. Additional sign area may be permitted with a Special Use Permit associated with the use on the parcel.
 6. Freestanding signs shall not exceed 10-feet in height above grade level and must be designed so as not to impede traffic and pedestrian visibility. Additional height may be permitted with a Special Use Permit. Signs must also conform to the right-of-way visibility requirements identified in Section 17.84.080.G.
 7. Onsite directional signs (e.g. truck entrance, one way driveway, employee entrance) shall be considered in the calculations for the overall allowable building signs and shall meet the design requirements outlined for building signs.
 8. If a permitted principal use has not been established on the parcel, a Special Use Permit is required for any sign or signs proposed, with the exception of Real-Estate For-Sale signs and political election signs.
- B. CR, R, E zoning districts.** The following standards apply for signs associated with residential uses within CR, R and E. All signs must conform to all other requirements of this chapter.
1. One sign, no larger than 6 square feet, is permitted. An opposing face of exactly the same color, shape, size, and configuration to convey its message to opposing pedestrian or vehicular traffic is permissible. Only one side of the sign shall count towards the overall calculation of sign area. The sign may be attached to the

residence, be a freestanding sign or a sandwich board sign. The sign may only be located so as not to impede pedestrian traffic and shall not be located within the street right-of-way.

2. A Special Use Permit is required for any lighting or illumination of signs. No neon, blinking, flashing, chasing, or lighting which is otherwise in motion, reader boards and variable image displays, including those which display time and date, or translucent lighted signs are permitted.
3. If a permitted principal use has not been established on the parcel, a Special Use Permit is required for any sign or signs proposed, with the exception of Real-Estate For-Sale signs and political election signs.

C. I, P and A zoning Districts. The following standards apply to industrial, public and agriculture uses:

1. For parcels one acre or less in size, three square feet multiplied by the linear building frontage shall be allowed. The total area of all signs on the frontage shall not exceed this square footage. Signs include those attached to the building or porch, signs painted directly on the building or projecting from the building, onsite directional signs, exterior-applied window signs and freestanding signs. Signs projecting perpendicular to the building frontage and freestanding signs shall only count one side towards the overall square footage calculation, and each side shall be equal in size. Signs attached to accessory structures or features shall count towards the building sign calculation for the closest business frontage.
2. For parcels over one acre in size, one square foot multiplied by the property line frontage shall be allowed. The total area of all signs on the frontage shall not exceed this square footage. Signs include those attached to the building or porch, signs painted directly on the building or projecting from the building, onsite directional signs, some window sides and freestanding signs. Signs projecting perpendicular to the building frontage and freestanding signs shall only count one side towards the overall square footage calculation and each side shall be equal in size. Signs attached to accessory structures or features shall count towards the building sign calculation for the closest business frontage.
3. Sandwich Board signs. One sandwich board sign is allowed per principle building. The sign shall only be displayed during business hours and shall not exceed 6 square feet on each side. Signs shall be located so as not to impede pedestrian traffic and shall not be located within the street right-of-way. Signs in the Comstock Historic District shall be constructed of approved materials for the District. This area of signage does not contribute to the building sign calculations.
4. Outdoor Operations. For industrial and agricultural businesses and public uses which do not operate within building, or have a small office building (500 square feet or less) associated with an outdoor operation, the maximum amount of all signage for the site shall be less than 128 square feet. Additional sign area may be permitted with a Special Use Permit.

5. Freestanding signs shall not exceed 10-feet in height above grade level and be designed so as not to impede traffic and pedestrian visibility. Additional height may be permitted with a Special Use Permit.
6. Onsite directional signs (e.g. truck entrance, one way driveway, employee entrance) shall be considered in the calculations for the overall allowable building signs and shall meet the design requirements outlined for building signs.
7. Window signs. Window signs shall be painted or permanently applied to the interior surface of a window. Signs which are attached or applied over the exterior of the window are not considered window signs and count toward the total allowable sign area for the building.
8. If a permitted principal use has not been established on the parcel, a Special Use Permit is required for any sign or signs proposed, with the exception of Real-Estate For-Sale signs and political election signs.

D. F, NR and SPR zoning districts. The following standards apply to forestry, natural resources and SPR uses:

1. Total sign area for all signs shall be less than 128 square feet and freestanding signs shall not exceed 10 feet above grade level.
2. Additional sign area and height may be permitted with a Special Use Permit.
3. If a permitted principal use has not been established on the parcel, a Special Use Permit is required for any sign, with the exception of Real-Estate For-Sale signs and political election signs.

E. Signs located within a Planned Unit Development (PUD). All signs shall conform to the sign regulations outlined in the County PUD approval.

17.84.110 Exempt Signs.

The following signs and devices are exempt from the provision of this chapter ~~and required sign fees~~. The regulations under chapter 17.12 General provisions apply to exempt signs. Exempt signs do not count toward the maximum allowed signs identified in section 17.84.100 of this chapter. ~~per business license~~. All signs located within the Comstock Historic District must comply with the regulations under this chapter and NRS 384. The provisions set forth supersede this section in the event of a conflict. Any display or types of signs not listed in this section and not in conflict with the provisions of this chapter are subject to approval of the director.

- A. ~~Two signs with a maximum area of 32 square feet each, located within an A-zone, used only to advertise the agricultural products produced or sold on the premises or identifying the premises or its occupants.~~ Signs that are displayed for public safety (e.g. fire extinguishers, exit, call 911, AED and signs necessary for safe and orderly traffic control) are considered exempt.
- B. Customary holiday decorations and signs in the nature of decorations which are seasonal, clearly incidental, and customarily associated with any national, local, or

religious holiday and removed within 30 days of the official recognized date of the associated holiday. Such decorations/signs must be located so as not to impede pedestrian or vehicular access.

- C. Religious symbols located on a building or otherwise on-site which are used for organized religious worship and related services.
- D. Scoreboards related to and located within established athletic fields and arenas.
- E. Commercial and non-commercial advertisement and sponsor signs which are attached to the interior portion of fencing which surrounds a designated athletic field or arena. Signs must not be plainly visible from any public place outside of the premises.
- F. "Vacancy," "no vacancy," "open," "closed," "yes," "no," "full," "sorry," and similar type signs associated with commercial uses provided that the area of the sign does not exceed 2.5 square feet in area. Neon is not permitted in the Comstock Historic District. This sign area shall not be included in the overall sign calculations.
- G. Motor vehicle for-sale signs provided that:
 - 1. The message of each sign is directly related to the sale of the motor vehicle on or in which it is located;
 - 2. There are no more than 3 signs per vehicle, including posters, stickers, and other advertising devices allowed by this chapter;
 - 3. The sign is attached to or located within the vehicle. Stickers may be placed directly onto the exterior surfaces of the vehicle or its windows;
 - 4. The sign or combination thereof does not exceed 3 square-feet in total area;
 - 5. The vehicle is located in either an approved sales lot or on private property with the owner's consent; and
 - 6. The sale of the vehicle or vehicles and location and placement thereof is not in violation of any federal, state, or county regulations.
- H. Advertising on vending machines, such as that shown in the illustration to the right, which depicts the product contained therein.
- I. Exempt flags shall be 18 square feet or less, be rectangular in shape and have a width to length ratio between approximately 1:1.5 to 1:2. The official flag of a government, governmental agency, nation, public institution, religious corporation or similar entity, or flags flown on a temporary basis for the purpose of honoring declared national or civic holidays.
- J. House and property addresses, familial name signs, and devices that are similar in nature and clearly do not facilitate the purpose of advertising a commercial or non-commercial business, service, or attraction.
- K. Traffic and pedestrian control and information signs which are installed by a government agency.
- ~~L. Traffic and pedestrian control and information signs which are installed by a private property owner in A, C, and I zones when the sign is located on the property at which the associated business, service, or attraction is located. The signs are limited to 15 square feet in total area and shall not conflict with a vision clearance triangle as regulated by subsection 17.84.080(J).~~
- L. M. Temporary or permanent signs erected to warn of danger or hazardous conditions so long as the hazards may exist, including signs indicating the presence of underground cables, gas lines, and other potentially dangerous conditions.
- N. ~~Political signs and posters not exceeding 2 square feet in the CR, E, or R zones and 32 square feet in all other zones. Signs may not be displayed before 60 days of the primary election or caucus or for more than 30 days following the election. Unsuccessful~~



~~primary candidates must remove, or cause to be removed, their signs or posters no later than 10 days after the primary election. Political signs may not be affixed or placed on the public domain. The public domain placement restriction does not apply to political signs placed on the county-owned property located at the north and south intersections of "B" and "C" Streets in Virginia City as shown in Appendices A and B. The sign owner is responsible for knowing or contacting the community development department about the location of the abutting state right of way and for complying with state regulations therein. The county is not responsible for state right of way non-compliance or penalties imposed against the sign owner for violation of those regulations.~~

M. Signs associated with the national, state or local election processes shall be consistent with the following:

1. Signs, posters and banners shall not be displayed prior to the first day allowed for the filing of candidacies for election.
2. Signs, posters and banners may not be placed on private property without the private property owner's permission.
3. Unsuccessful primary candidates must remove, or cause to be removed, their signs or posters no later than 30 days after the primary election.
4. All signs, posters and banners associated with national, state or local elections shall be removed no later than 30 days after the general election.
5. ~~Political~~ Signs, posters and banners may not be affixed or placed on the public domain. The public domain placement restriction does not apply to ~~political~~ signs placed on the county-owned property located as shown in Appendix A. Signs located in these public areas shown in Appendix A shall be permissible up to 32 square feet regardless of the zoning district.
6. Sign, posters, and banners shall not exceed 6 square feet in area for the R and E zoning districts with the exception of the E-40 zone and 32 square feet in all other zones including the E-40 zone. Signs, posters and/or banners may have copy on both sides. Only one side is counted toward the overall allowable sign area.
7. The sign owner is responsible for knowing the location of the abutting state and county right-of-way and for complying with state and federal regulations.
8. The county is not responsible for state right-of-way non-compliance or penalties imposed against the sign owner for violation of those regulations.
9. There is no limit on the number of ~~election~~ signs or posters that may be placed on a parcel.
10. Lighting installed specifically for ~~election~~ signs, posters and banners is not allowed.
11. Signs, posters and banners located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in section 17.84.080.G. Any sign located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 2 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:
 - a. C, CR, E, and R zones - 7 foot clearance setback;
 - b. All other zones – 25 foot clearance setback.

N.O. ~~Real-estate for sale~~ Real-Estate For-Sale and open-house signs not exceeding ~~5~~ 6 square-feet in CR, E, R, and SPR zones and 32 square-feet in all other zones. Signs must be removed within 14 days following the sale of the property for which the sign represents. Commercial advertisement signs indicating the presence or existence of a real estate office, business, or service are not considered *real estate for-sale* signs and are not exempt signs pursuant to this section.

O.P. Yard, rummage, and garage sale signs not exceeding 6 square-feet in area that are removed within 12 hours after the sale and not displayed in public view before 12 hours of the sale and are in public view for no more than 2 consecutive or non-consecutive days within a 12 month period.

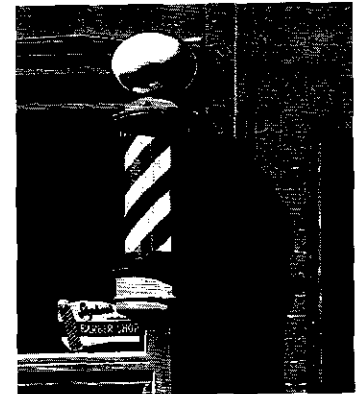
P.Q. On-site temporary signs and banners displaying a non-commercial message related to household or familial celebrations (e.g., "birthday," "newborn baby," "anniversary," "welcome back," etc.).

Q.R. "No trespassing," "no hunting," "no fishing," "no loitering," and like signs not exceeding ~~2~~ 6 square-feet in C, CR, E, and R zones and ~~46~~ 32 square-feet in all other zones.

R.S. Signs such as building contractor signs not exceeding ~~4~~ 6 square-feet in total area within C, CR, E, and R zones and 32 square-feet in total area in all other zones and which are placed upon the property at which the associated project is located. These signs must be removed within 14 days after the associated project has been completed.

S.T. Commemorative or historical non-advertisement plaques and tablets installed by a government or non-profit entity.

T.U. One on-site barber pole of traditional design (i.e., red, white, and/or blue rotating swirl absent of text), such as that illustrated to the right, not exceeding 12 inches in width and 48 inches in length and directly attached to the associated building in which the barber service is provided. The device may rotate during the hours that the associated barber is open for business. Lighting placed on or within the device is permitted when in accordance with the applicable provisions of this chapter and chapter 8.02 Dark skies.



U.V. Displays of string lights outside of a seasonal and/or customary nature, local, or religious holiday, provided that:

1. They are not placed on the public domain;
2. They are decorative displays which only outline or highlight landscaping or architectural features of a building;
3. They are steady burning, ~~clear/white~~, and do not blink, flash, or exhibit intermittent changes in intensity, animation, or rotating characteristics;
4. They comply with the regulations of chapter 8.02 Dark skies;
5. They are no greater in intensity than 5 watts for each bulb, or equivalent to the lumen intensity produced by a 5 watt incandescent bulb (approximately 73 lumens);
6. They are not placed on or used to outline any type of sign, billboard, or advertising device or their support structures unless otherwise allowed by the provisions of this chapter and chapter 8.02 Dark skies;
7. They are not assembled or arranged to convey messages, words, commercial advertisements, slogans, and/or logos;

8. They are commercial grade UL Listed for long-term outdoor use and do not otherwise create a safety hazard with respect to placement and connection to power supply as determined by applicable codes and regulations. The power supply must be a dedicated weather-protected and GFCI protected receptacle. The use of extension cords shall not be permitted;
9. They are maintained and repaired so that no individual light bulb is inoperative for more than a period of 30 consecutive days. In the event that the bulbs are not maintained or repaired for a period exceeding 30 days, the string lights must be removed.
10. Lighting located with the Comstock Historic District shall be consistent with the Historic District requirements.

V.W. Points of entry and public interest signs. In addition to the regulations of this chapter, non-commercial point of entry and public interest signs (See examples in Figure 8.7.) that are owned, leased, or otherwise managed by any federal, state, or county agency, or a political subdivision thereof (e.g., homeowner's association or general improvement district), are permitted provided that they comply with the regulations below and the provisions under sections 17.84.040, ~~17.84.050~~, ~~17.84.060~~, and 17.84.080. Changeable copy and variable image signs are prohibited. Point of entry signs installed at the entrance(s) of a planned unit development or subdivision; multi-family dwelling complex; industrial, shopping, or other commercial center; education facility or campus; or other building complex are permitted when they are managed and maintained by a federal, state, or county agency, or a political subdivision thereof, or the management of the property. All signs under this subsection are subject to approval of the director and comply with the following regulations:

1. The sign must conform to the purpose and intent of this chapter and NRS 384, where applicable;
2. The owner or political subdivision is responsible for sign placement, maintenance, and compliance with all applicable regulations;
3. Encroachment permits must be obtained, where applicable;
4. The sign must have proper access and maintenance easements;
5. No more than 1 sign may be erected at any given location, with exception of 1 similar sign that may be placed at both sides of a point of entry. The maximum sign face area, excluding supporting structures, may not exceed 32 square-feet;
6. The sign and all parts thereof must be non-commercial and relate directly to the point of entry or public interest.



Figure 10-1 8.7: The point of entry signs (left and bottom) and place of interest sign (top right) are owned and managed by public entities and their message is non-commercial. The message in each device relates directly to the point of entry or public interest for the viewer.

17.84.110120 Temporary Signs and Banners.

Any sign or banner, except those listed in sections 17.84.100, 17.84.110 and 17.84.120 displayed for a period of time not exceeding 30 consecutive or non-consecutive days in a 12 month period of time is considered a temporary sign or banner.

~~A. The following are considered temporary signs:~~

- ~~1. Banners, posters, pennants, sandwich board signs; fliers; blackboards and whiteboards; signs attached to temporary structures directly associated with operating special events, fairs, carnivals, and concessions; and devices which are supported, worn, or otherwise displayed on and by human or animal subjects (otherwise known as "human signs") and flags beyond that listed in 17.84.110.1 are considered temporary signs.~~

~~B. The following are not considered a temporary signs or banners:~~

- ~~1. Tethered balloons, streamers, inflatable devices, and similar devices.~~
- ~~2. Any sign which is in any way attached, painted to, or otherwise attached to a vehicle, trailer, or other mobile device, as defined in section 17.84.120(C).~~

EA. In addition to all other applicable provisions of this chapter, all temporary signs and banners must comply with the following regulations:

1. They must be professionally painted or printed. Those which become tattered, torn, or otherwise fall into disrepair must be immediately removed or replaced with a similar size and type sign.
2. They may not exceed 12 square-feet in total area. ~~with exception of banners which may not exceed the allowable limitations set forth by subsection (D);~~

EB. Banners that are mounted to a wall or canopy must be secured taut ~~and not placed over any permanent sign.~~ A temporary banner mounted in such a manner that it becomes suspended between two points (e.g., between buildings, poles, trees, etc.) must ~~comply with the following regulations: not impede pedestrian or vehicular traffic.~~

- ~~1. They may not exceed 2 feet in height;~~
- ~~2. They may not be closer than 5 feet to the objects from which it is suspended, and;~~
- ~~3. They must be mounted no less than 18 feet over a public right-of-way.~~

EC. No more than 1 banner may be attached to any two points.

ED. Any banner which is suspended over a right-of-way is subject to approval of the director.

EE. A second sign or banner of exactly the same color, shape, size, and configuration may be applied to the opposite side of the sign in order to convey its message to opposing pedestrian or vehicular traffic.

EF. Temporary signs and banners may not be publically displayed more than 30 consecutive or non-consecutive days in a 12 month period.

EG. ~~Sandwich board directional signs may be displayed for extended periods with a special use permit. These directional signs must comply with the regulations under subsections 17.84.080(K) and 17.84.080(L). The time in each twenty-four hour period that the directional sandwich board sign must be removed and not displayed must be stipulated in the approved special use permit. No sign may be placed on the public domain.~~

EH. No more than 4 temporary signs or banners may be displayed for any 1 household, business, firm, or non-governmental entity within a 12 month period.

EI. Only 1 temporary sign or banner may be displayed at any given time per business. In a multi-tenant shopping center, two temporary signs or banners may be displayed.

EJ. A Special Use Permit may be granted to allow for exceptions to the regulations in Section 17.84.120.

17.84.120130 Prohibited Signs.

The following signs and advertising devices are prohibited in any zone:

- A. Within, attached to, or hanging over a public right-of-way or on the public domain, with exception of permitted signs regulated pursuant to sections 17.84.090, 17.84.100, and temporary banners.
- B. Located on private property without the expressed permission of the property owner.
- C. Mobile signs that are affixed to a frame or chassis having wheels and capable of being carried, or otherwise portable and designed to stand free from a building or other structure and fulfill the purpose of advertising. Mere removal of wheels or temporary securing of the mobile sign to the surface of real estate does not classify it as a free-standing sign. Ordinary identification of a business or service on an associated utility vehicle (e.g., construction contractor's vehicle or equipment such as those illustrated in Figure 8.8 below) is not considered a mobile sign and is thus exempt from the

restrictions of this subsection. When uncertainty exists regarding the provisions of this subsection, the advertising device will be subject to the review and approval of the board with action by the planning commission.



Figure 20.1 8.8: The images shown on the top two vehicles (allowable) contrast with those below (prohibited) in that they clearly relate to the service provided in association with the vehicle. The bottom vehicles depicted are examples of mobile signs which facilitate off-site advertising.

- D. Inflatable signs, including those which are made of Mylar, vinyl, plastic, rubber, or any other material which is supported by gasses contained therewith, or its parts, at pressure which is equal to or greater than the surrounding natural atmospheric pressure.
- E. Paper signs and fliers displayed on the exterior of buildings, trees, and other structures lasting more than 12 hours in a one year period.
- ~~F. Bulletin boards, including blackboards and whiteboards, where other signs of similar size or structure are prohibited.~~
- ~~GE.~~ Portraying sexual, sexually-related, or other "adult" material in a provocative or otherwise obscene manner within or in view of a public place.
- ~~HG.~~ Located in such a place that they negatively impact visual corridors and view sheds from public places, or obscure a view of the road, or other vehicular and pedestrian right-of-ways ahead, or curves, grades, or interstate highways or railways. The integrity of location, setting, feeling, and association of properties to their surrounding environment and view sheds (The Comstock Historic District and natural and largely undisturbed environment surrounding many rural properties county-wide are considered sensitive for the purposes herein and should be protected against visual impacts caused by signs and billboards).
- ~~H.~~ Emit noise, flames, smoke, steam, or other matter.
- ~~HL.~~ Employ movement including, but not limited to, pennants, flags of non-national origin, banners (except those that may be allowed as stated in Section 17.84.110 of this chapter), streamers, balloons, disks, searchlights, and lasers.
- ~~KJ.~~ Employ direct, indirect, internal flashing, or other illumination with light source or reflectivity of such brightness that it constitutes a hazard to ground or air traffic or a nuisance as determined by the Designee or any federal or Nevada State agency.
- ~~LK.~~ Obstruct or impair the display of any permanent regulatory or advisory traffic sign or parking sign or traffic signal.
- ~~ML.~~ Obstruct, obscure, or impair the safe passage of pedestrians, cyclists, or persons with disabilities.

- NM.** Placed on the roof of buildings unless a special use permit is granted. In determining the Special Use Permit application, Section 17.84.120.G shall be a consideration. Signs may be placed on the roof of porches if a building story is the backdrop for the sign.
- ON.** Painted or attached to trees, fences, utility poles, rocks when located in their current natural place or state, or similar natural and man-made structures and objects.
- P.** ~~Installed on a building such that any window, door, or opening will be altered, blocked, or removed for the purpose of installing or displaying the sign. An advertisement or other display which is painted directly onto the interior surface of a window is permitted.~~
- Q.** ~~Placed on a wall of a building exceeding an area equal to 25 percent of the wall area. (See figure 20.2 below.)~~
- R.** ~~Placed on a wall so as to extend beyond the outer edge of any wall of the building on which it is located. (The sign must remain entirely within the visual profile of the building. See figure 20.2 below).~~
- S.** ~~Placed more than 6 inches and less than 10 feet parallel to the face of any building or structure to which it is attached. (See figure 20.2 below.)~~
- TO.** Attached or placed adjacent to any utility pole, traffic sign post, traffic signal, historical marker or any other official traffic control device.

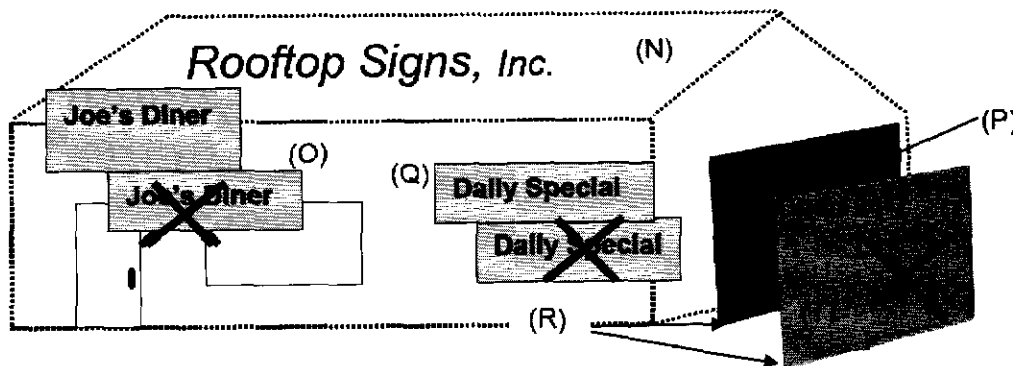


Figure 20.2: The mark “X” in the above diagram demonstrates a sign that is out of compliance with one or more provisions of this section. Signs absent of said mark indicate compliance with the applicable regulations as follows: (O) sign covers or otherwise alters a door, window, or opening; (Q) sign extends beyond the outer edge of the wall of the building; (R) sign is more than 6 inches and less than 6 feet from the building wall; (P) sign exceeds 25 percent of the wall; (N) sign is painted directly onto the roof unless a special use permit is granted.

17.84.140 Billboards

Any sign face measuring 128 square feet or more in total area and is a freestanding sign supported by a single monopole structure is classified as a billboard and must comply with federal, state, and county regulations, including this chapter. ~~section and section 17.84.080.~~

- A. Special use permit required. The regulations of this section and title are considered the minimum requirements for billboards. A special use permit is required before erecting or displaying a billboard. The special use permit may impose conditions as deemed appropriate by the board with action by the planning commission. Billboards must be listed as an allowed use or allowed with a special use permit land use in the

corresponding zoning district for the property where the billboard will be located. The size of the billboard shall be determined on the allowable sign area associated with the parcel the billboard will be located on and the associated zoning district.

- B. Other permits & requirements. No billboard or its supporting devices may be erected until plans developed by a licensed engineer for the proposed project have been reviewed by the fire and community development departments and a building permit has been issued. A building permit may not be issued until the special use permit has been granted and all requirements of the county have been satisfied. The issuance of a building permit or any other authorizations prior to approval of the special use permit must not be construed as an approval to commence construction of a billboard.
- C. Transfer of entitlement. The owner(s) of a billboard may not sell, transfer, ground lease, or assign a billboard or property on which a billboard is located in whole or in part to any person, partnership, joint venture, firm, company, or corporation without a minimum of 90 days notification to the director prior to closing. The new owner of the billboard shall accept the conditions of approval for the billboard, or the billboard and associated features shall be removed.
- D. Best management practices. Preparation and construction within a billboard site including, but not limited to, the development, operation, and reclamation of all roads, access corridors, foundation pads, equipment storage and staging areas, and all related facilities must conform to grading and slope stability requirements, fire codes, and all Nevada Division of Environmental Protection (NDEP) best management practices.
- E. Distances limitations. No billboard may be permitted or otherwise erected or displayed:
 - 1. Less than 660 feet from federal aid right-of-ways and primary highway systems (e.g., Interstate 80).
 - 2. Within 2,000 feet of:
 - a. ~~Roadway intersections and interchanges, interstate highway rest areas, or on any public right-of-way where there will be a line of sight obstruction to a roadway corner, bend, interchange, or intersection, including vehicular, pedestrian, or railroad crossing;~~
 - b. ~~Another billboard;~~
 - c. ~~Any public or private school, church, hospital, health care facility, residential care facility, public park, or government office building;~~
 - d. a. Any CR, E, P, or R zone, the Comstock Historic District, and within 1,000 feet of the following public right-of-ways: Six Mile Canyon Road, Seven Mile Canyon Road, State Route 341, and State Route 342. for billboards exceeding 128 square feet. Billboards measuring 128 square feet or less which are owned and managed by the county or an entity thereof may be allowed with a special use permit adjacent to State Route 341 and 342 in the Comstock Historic District when they are located in a C, CR, I, or P zone and no closer than 200 feet of any occupied structure, unless the owner of that structure provides written consent to the county.
 - 3. ~~Within 200 feet of any occupied structure.~~
 - 4. 3. With more than 1 display face, with exception of a second billboard face of the exact same shape, size, and configuration which is applied to the billboard's opposite side as to convey the device's message to opposing pedestrian and/or vehicular traffic, and not more than 20 inches apart.
 - 5. ~~When 1 or more signs or billboards already exist on the wall of a building.~~

- F. Support structures. Structures supporting billboards must conform to the local building code and be unobtrusive and recessive in their appearance. Billboards must be supported by a single monopole structure ~~unless they are painted directly onto a permitted building, wall, or other permitted structure not specifically intended to support the billboard.~~
- G. Billboard support structures must be coated with a non-reflective beige or gray-colored finish. Other colors and finishes may be permitted or required as part of the special use permit.
- H. Lighting. All direct and indirect lighting of a billboard must conform to the regulations under section 17.84.080(EC) and chapter 8.02 Dark skies. If any proposed billboard will employ use or display of variable images or changeable copies, will be placed within 2,000 feet of any traffic signals or traffic signs, or will be located within a road boundary, the billboard owner must provide the county a traffic engineering report created by a licensed traffic engineer. The report must confirm that the advertising device and its placement will be safe for vehicular and pedestrian traffic. The report must consider all factors relevant to traffic safety including applicable criteria contained in this title. The report will be completed at the cost of the applicant. The county may require an independent review of the report by a qualified person at the expense of the applicant. For changeable copy or variable images, no sign shall exceed 1,500 nits between sunset and sunrise and shall exceed 5,000 nits between sunrise and sunset. Signs shall automatically adjust/dim due to changes in ambient light, such as inclement weather. No animation is permissible.
- I. Facility closure. Any billboard not meeting the standards of this chapter and the applicable federal, state, and county regulations will be considered closed. The process of removing the billboard and its supporting structures and reclaiming the site to the condition existing prior to its development must commence immediately and must be completed within 180 days of closure. Further specifications pertaining to site reclamation will be determined by the conditions of the special use permit.
- J. Reclamation extension. If necessary, such as during times of Force Majeure, a request for a reasonable extension of the completion of removal and reclamation may be submitted to the director for approval. The application for extension must include all applicable documentation necessary to demonstrate that final removal and reclamation will take longer than the time allowed under the provisions of this chapter and that reasonable steps have been taken by the owner to conform to the requirements set forth by this chapter.
- K. Reclamation surety bond. A surety bond must be posted by the applicant of any billboard ~~of or exceeding 288 square feet in area.~~ The surety bond assures that a closed billboard and the land in which it is located is restored to a condition existing prior to installation of the billboard. The surety bond must be posted prior to disturbance of the land. The amount of the surety bond necessary to remove the structure and reclaim the land will be determined by a qualified licensed engineer or environmental manager at the expense of the applicant and will be subject to third-party review as determined appropriate by the county. Additionally, the following requirements will apply:
1. The applicant must submit to the director proof that a cash deposit, certified check, irrevocable bank letter of credit, or surety bond has been deposited to ensure completion of reclamation work that is consistent with the requirements for reclamation under the special use permit, including estimated costs associated with

removal of each billboard and all associated equipment and accessory structures and restoration of the site to a natural state.

2. The surety bond will be released after the county has determined that the land has been returned to a state existing prior the facility's existence.
 3. The required certification must include all applicable documentation necessary for certification of closure.
 4. Before the bond is released, the county will reserve the right to retain the service of an independent, qualified person, at the expense of the permit holder to verify that final reclamation has been completed in a manner which is determined by the director to be satisfactory.
- L. Liability insurance and indemnification. The permit holder and his or her assigns, heirs, or successors:
1. Must provide proof of liability insurance to the county and maintain satisfactory insurance for all aspects of the facility in the amount of at least one million dollars (\$1,000,000). The county may require additional liability insurance coverage as needed. "Storey County" must be named as the "additional insured".
 2. Must agree to the extent not prohibited by law, to indemnify, defend, and hold harmless Storey County from any costs, damages, claims, causes for action, penalties, fines, liabilities, and judgments of any kind or nature to the extent such liability arises from or in connection with the permit holder's and operator's negligent use, operation, management, or maintenance of the premises.

~~17.84.150 — Variances.~~

- ~~A. Applications for a variance may be made pursuant to this chapter and chapter 17.03 Administrative provisions, and may be allowed where, in the opinion of the board with action by the planning commission, the same is necessary and is not in violation of the letter and spirit of the standards set forth in this title.~~
- ~~B. A variance may not be granted where a violation of the provisions set forth by NRS 384 or any provision of this chapter applicable to the Comstock Historic District would take place.~~
- ~~C. Variances may include application for signs installed off-site where it can be shown that failure to allow such signs will work a hardship on the respective business or attraction, and is necessary to the conduct thereof.~~

~~17.84.160 — Violation Report.~~

- ~~— All sheriff, public works, fire, community development, and community services department employees must report any violation of this chapter to the director.~~

17.84.170 Complaint by State Personnel.

Should the State Highway Engineer file a complaint with Storey County showing that any sign erected is a hazard to traffic, the director must immediately order the removal of the sign.

17.84.180 Nuisance Declared.

All signs not in compliance with the provisions of this chapter are declared to be nuisances and detrimental to the health, safety, economics, and general welfare of the people of this county and may be abated under the provisions of section 17.03.045.

17.84.260 Violation Liability.

Any person who violates any provision of this chapter is liable to Storey County for any expense, loss or damage incurred by Storey County by reason of the violation.

17.84.270 Violation Remedies Not Exclusive.

Nothing in this chapter may be construed to limit or prohibit the prosecution of the owner(s), or others, for a violation of this chapter by criminal complaint or by a civil action provided for by law.

Vote: Ayes Commissioners _____

Nays Commissioners _____

Absent Commissioners _____

Marshall McBride, Chair
Storey County Board of County Commissioners

Attest:

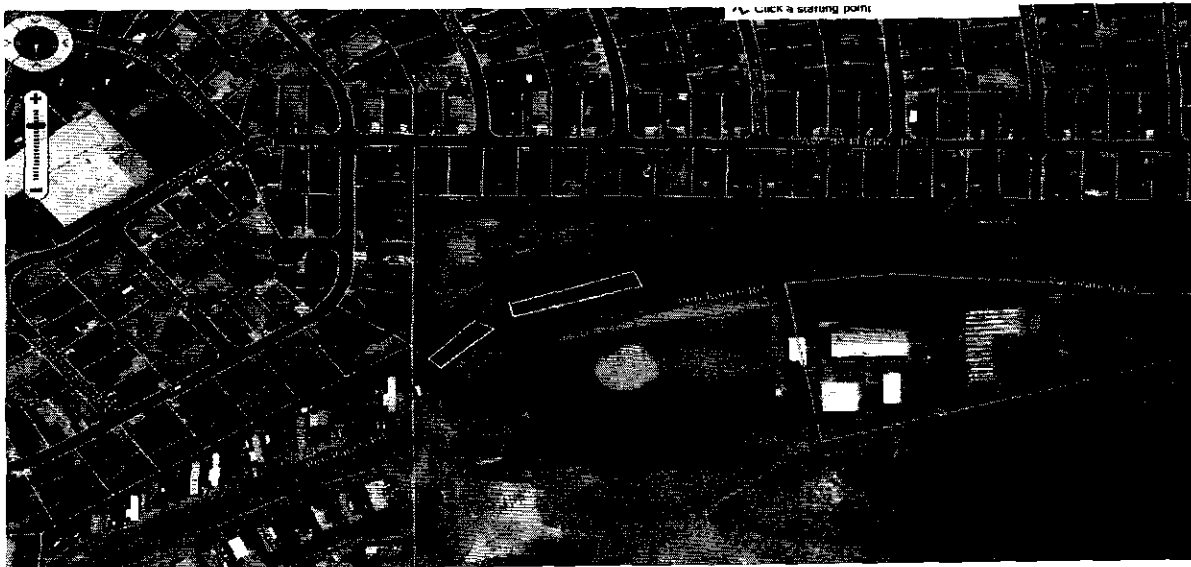
Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2018.

Appendix A

Locations for signs associated with national, state or local election processes within County-owned rights of way or property.

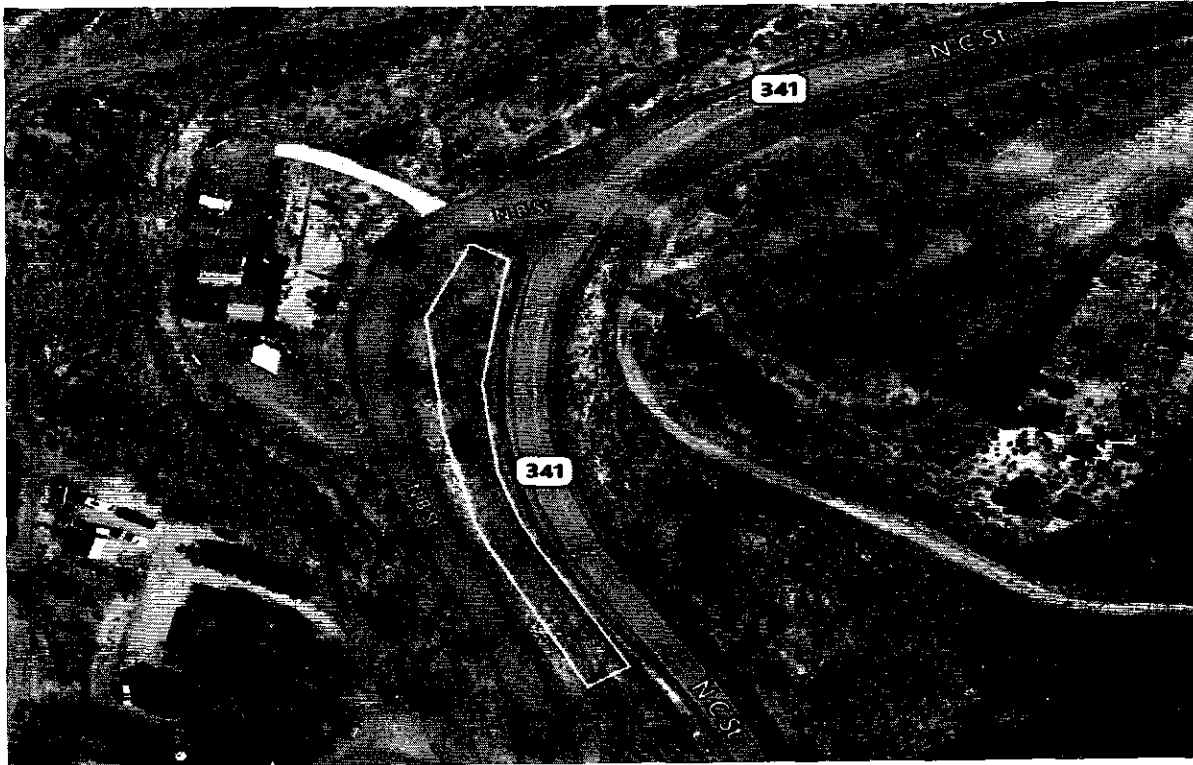
The identified locations are approximate only (indicated in yellow or blue on the following maps). Signs associated with the election processes may be located on Storey County public right-of-way/property only in the general locations shown. No signs may be located that impede pedestrian or vehicle visibility and may not be located within a vision clearance triangle. Signs located in these public areas shall be permissible up to 32 square feet regardless of the zoning district. It is the sign owner's responsibility to make sure signs are not on private property without permission from the property owner and not located in any other public right-of-way. Signs must be located a minimum of 100-feet from a polling location.



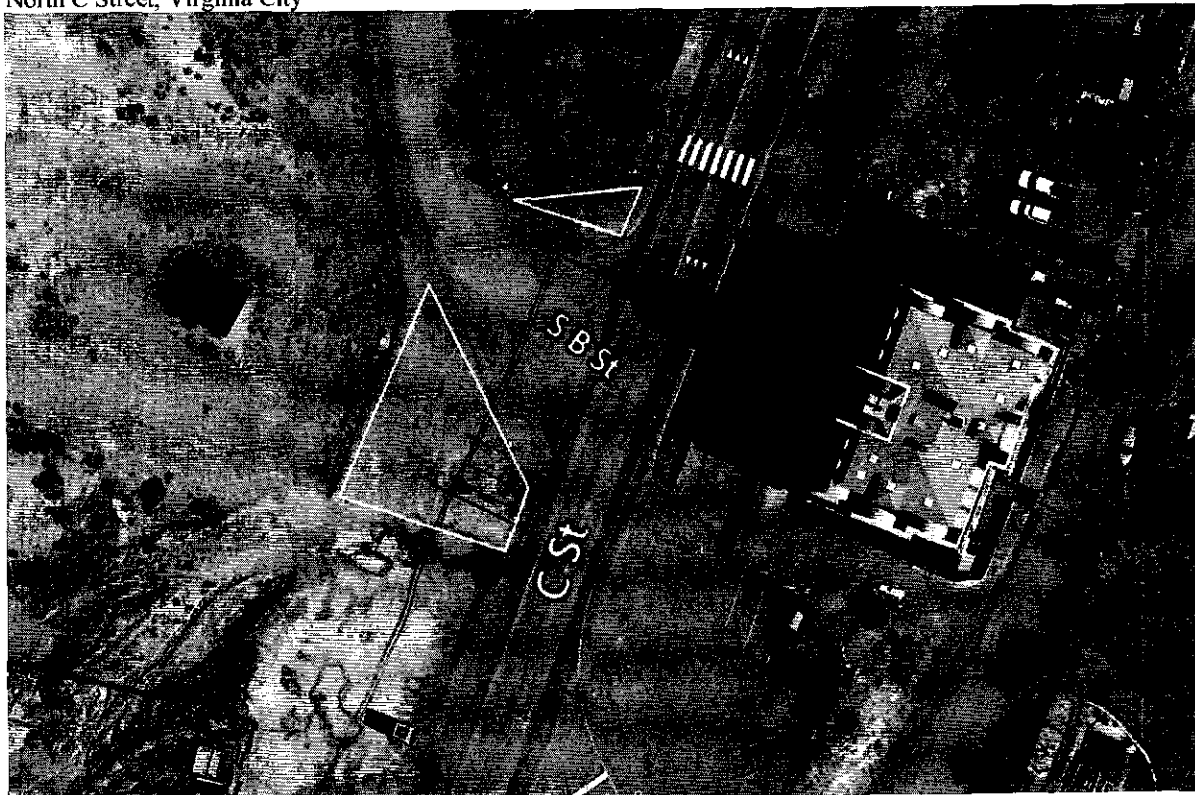
Lockwood Area



Lousetown Road



North C Street, Virginia City



South C Street, Virginia City



Mark Twain area -- signs must be located a minimum of 100-feet from the entrance to the polling location.