

LYON COUNTY



TITLE 15

LAND USE AND DEVELOPMENT CODE

GLOSSARY AND DEFINITIONS

APPENDIX A

January 21, 2016 Ordinance Draft

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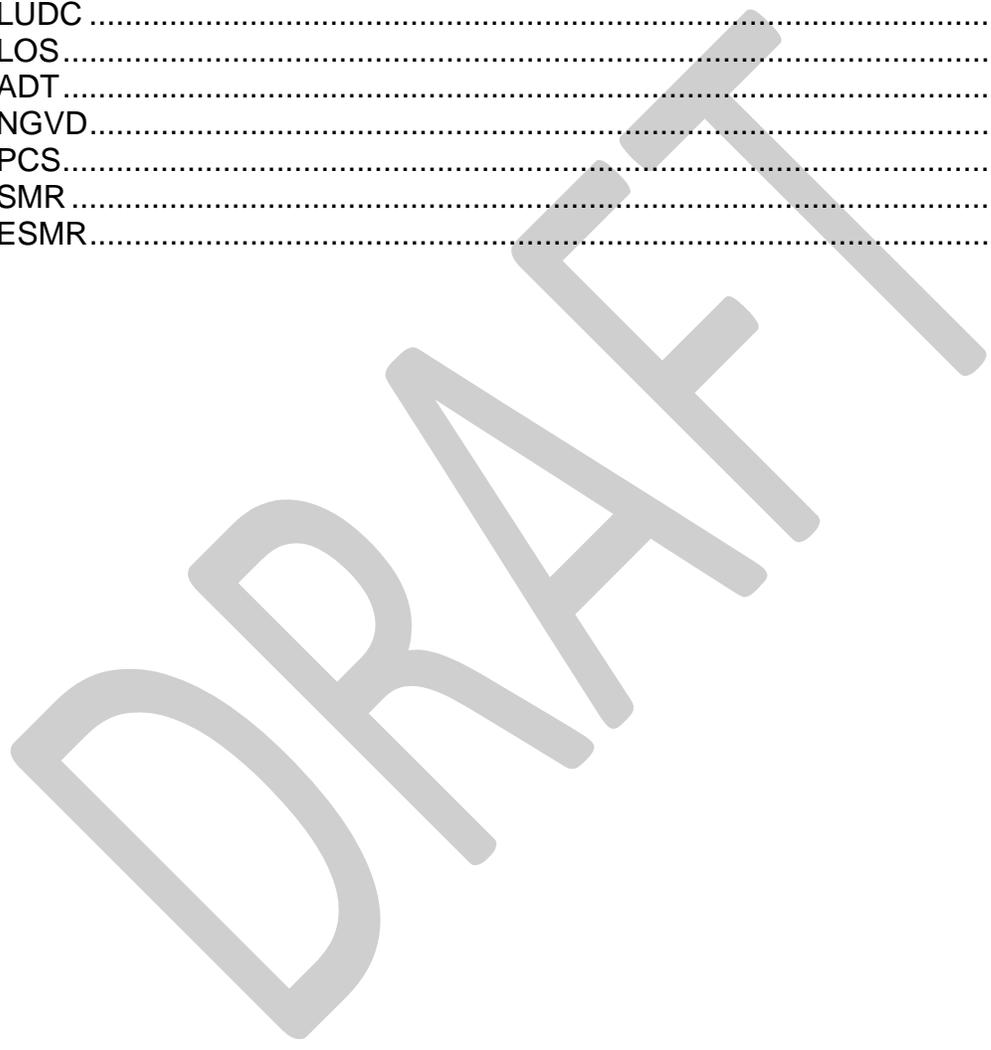
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1 **Appendix A**

2 **Glossary and Definitions**

3 This Appendix contains definitions of technical and procedural terms used throughout the Lyon
4 County Land Use and Development Code.

5 **Interpretations**

6 A. For the purpose of this code, all words shall have their normal and customary meanings,
7 unless specifically defined within this Appendix or the body of the Land Use and Development
8 Code.

9 B. All definitions which reference the Nevada Revised Statutes (NRS), Nevada Administrative
10 Code (NAC), and International Building Code (ICCODE) are intended to mirror the definitions in
11 these codes at the effective date of this Code or as amended. If the definition in this code
12 conflicts with a definition under state law or regulation, the state definition shall control over this
13 definition.

14 C. These definitions are not intended to establish regulations.

15 **How to use this Appendix**

16 Part 1 of the Appendix defines the general land use categories and specific land use types listed
17 in Tables 15.320-1, 15.320-2, 15.320-3, 15.320-4 and 15.320-5 of Title 15, the Lyon County
18 Land Use and Development Code.

19
20 Part 2 of the Appendix defines words and terms used throughout Title 15, the Lyon County Land
21 Use and Development Code.

22
23 Part 3 of the Appendix identifies acronyms used throughout Title 15, the Lyon County Land Use
24 and Development Code

25 26 **Part 1**

27 28 **RESIDENTIAL USES**

29 30 **A. Household Living**

31
32 This use category is characterized by residential occupancy of a dwelling unit by a household.
33 Tenancy is arranged on a month-to-month or longer basis (lodging where tenancy may be
34 arranged for a period of less than 30 days is classified under the "Lodging Facilities" category).
35 Common accessory uses include recreational activities, keeping of pets, gardens, personal
36 storage buildings, hobbies, and parking of the occupants' vehicles. Specific use types include,
37 but are not limited to:

38 39 **1. Dwelling, Duplex**

40
41 A detached house on a single lot designed for and occupied exclusively as the residence of not
42 more than two families, each living as an independent housekeeping unit.

1
2 **2. Dwelling, Live/work**
3

4 A structure or portion of a structure: (1) that combines a commercial or manufacturing activity
5 that is allowed in the zone with a residential living space for the owner of the commercial or
6 manufacturing business, or the owner's employee, and that person's household; (2) where the
7 resident owner or employee of the business is responsible for the commercial or manufacturing
8 activity performed; and (3) where the commercial or manufacturing activity conducted takes
9 place subject to a valid business license associated with the premises.

10
11 **3. Dwelling, Single-family Detached**
12

13 A detached dwelling unit designed to be occupied by not more than one family. This use type
14 includes modular homes, manufactured (HUD) and mobile factory built homes.

15
16 **4. Dwelling, Factory Built**
17

18 Factory built homes shall include the following:
19

20 a. Manufactured (HUD) - These are homes built entirely in the factory under a federal building
21 code administered by the U.S. Department of Housing and Urban Development (HUD). The
22 Federal Manufactured Home Construction and Safety Standards (commonly known as the HUD
23 Code) went into effect June 15, 1976. Manufactured homes may be single or multi section and
24 are transported on their own chassis (but not under their own power) to the site and installed on
25 permanent or temporary foundations. The chassis remains permanently attached to the home.
26 The federal standards regulate manufactured housing design and construction, strength,
27 durability, transportability, fire resistance, energy efficiency and quality. The HUD Code also
28 sets performance standards for the heating, plumbing, air conditioning, thermal and electrical
29 systems. On-site additions, such as garages, decks and porches must be built to local building
30 codes. A building permit must be obtained for all work performed on site to install this type of
31 home.

32
33 b. Mobile Homes - This term references manufactured homes produced prior to June 15, 1976,
34 when the HUD code went into effect. Mobile homes may be single or multi section and are
35 transported on their own chassis (but not under their own power) to the site and installed on
36 permanent or temporary foundations. The chassis remains permanently attached to the home.
37 On-site additions, such as garages, decks and porches must be built to local building codes. A
38 building permit must be obtained for all work performed on site to install this type of home.
39

40 c. Modular Homes - These factory built homes are constructed to the State of Nevada and
41 locally adopted building codes. Modules are transported to the site and installed on a permanent
42 foundation. On-site additions, such as garages, decks and porches must be built to local
43 building codes. A building permit must be obtained for all work performed on site to install this
44 type of dwelling.
45

46 **5. Dwelling, Multi-Family**
47

48 A dwelling or group of dwellings on one lot containing separate living units for three or more
49 families, but which may have joint services or facilities. Each dwelling unit is designed for
50 occupancy by one family within each unit and is attached by a common wall. The use includes
51 condominiums and apartments.

1
2 **6. Dwelling, Townhouse**
3

4 A building that has two or more single-family dwelling units erected in a row as a single building
5 on adjoining lots, each unit being separated from the adjoining unit(s) by a fire wall (to be
6 constructed in accordance with Code) along the dividing lot line, and each such building being
7 separated from any other building by space on all sides. Each individual townhouse unit has
8 individual front and rear access to the outside. Townhouse units are typically surrounded by
9 common areas owned and maintained by a property owners association. Each unit is identified
10 by specific title and ownership that includes the ground immediately below the unit. The use
11 includes patio homes and row homes.
12

13 **7. Mobile Home Park**
14

15 A residential development that consists of mobile homes that are transported to the park site for
16 use as permanent dwelling units.
17

18 **8. Courtyard Cottage**
19

20 The Courtyard Cottage building type consists of a series of small detached or attached houses
21 on a single lot, arranged to define a shared court that is perpendicular to the street. All units
22 address and are accessed from this shared court. This building type provides an option for
23 living in a smaller, high-quality house in a more community-driven environment due to the
24 shared outdoor space.
25

26 **B. Group Living**
27

28 This category is characterized by residential occupancy of a structure by a group of people who
29 do not meet the definition of "Household Living." Tenancy is arranged on a monthly or longer
30 basis, and the size of the group may be larger than a family.
31

32 Generally, Group Living structures have a common eating area for residents. The residents may
33 receive care, training, or treatment, and caregivers may or may not also reside at the site.
34 Accessory uses commonly include recreational facilities and vehicle parking for occupants and
35 staff. Specific use types include, but are not limited to:
36

37 **1. Group Living Facility: Large/Special**
38

39 Any residence for more than ten unrelated individuals, including but not limited to, any of the
40 following facilities that meet this definition:
41

- 42 a. A secure residential treatment center, as defined in NRS 449.017, as amended; or
43
44 b. A shelter for homeless persons; or
45
46 c. A dormitory; or
47
48 d. A rooming or boarding house.
49
50 e. An organizational house capable of accommodating more than 10 unrelated individuals.
51

1 **2. Group Living Facility: Small**
2

3 A residence for up to ten unrelated individuals, none of whom are receiving on-site medical or
4 psychological treatment, but some or all of whom may be receiving on-site physical assistance
5 with day-to-day living activities.
6

7 **PUBLIC, INSTITUTIONAL, AND CIVIC USES**
8

9 **A. Quasi-Residential**
10

11 **1. Nursing Care Home**
12

13 A residential facility maintained for the purpose of providing skilled nursing care and medical
14 supervision at a lower level than that available in a hospital to no more than nine residents.
15

16 **2. Nursing Care Facility**
17

18 An facility that is maintained primarily for the care, treatment, and dispensing or administration
19 of medication to more than nine inpatients including the aged, ill, injured, or infirm, on a 24-hour
20 basis, under the direction of a licensed physician or nurse.
21

22 **3. Organizational House**
23

24 A building containing sleeping rooms, bathrooms, common rooms, and a central kitchen and
25 dining room maintained exclusively for members of a fraternity, sorority, religious organization,
26 and their guest or visitors and affiliated with an institution of higher learning or religious
27 organization.
28

29 **B. Community Service**
30

31 Uses including buildings, structures, or facilities owned, operated, or occupied by a
32 governmental entity or nonprofit organization to provide a service to the public. Specific use
33 types include, but are not limited to:
34
35

36 **1. Government Administration and Civic Buildings**
37

38 An office of a governmental agency that provides administrative and/or direct services to the
39 public, such as, but not limited to: post offices, employment offices, libraries, public assistance
40 offices, or motor vehicle licensing and registration services.
41

42 **2. Social, Fraternal Lodges**
43

44 Buildings and facilities owned or operated by a corporation, association, person, or persons for
45 a social, educational, or recreational purpose, to which membership is required for participation,
46 and not primarily operated for profit nor to render a service that is customarily carried on as a
47 business.
48

3. Public Assembly

A building or structure, or group of buildings or structures, intended primarily for the conducting of organized assembly, with membership not required for participation. Facilities intended for use by religious organizations for worship and confraternity, as well as non-sectarian community centers or facilities are considered public assemblies. Accessory uses may include meeting rooms and childcare provided for persons while they are attending assembly functions. Schools associated with assembly uses are not an accessory use.

4. Public Safety Facility

The conduct of publicly owned safety and emergency stations, such as, but not limited to, fire stations, police stations, and emergency medical and ambulance services.

5. Museum

A place or building where objects of historical, artistic, or scientific interest are exhibited, preserved, or studied.

C. Day-Care Facilities

Facilities that provide care for children or adults on a regular basis away from their primary residence. Accessory uses include offices, recreation areas, and parking. This category does not include public or private schools or facilities operated in connection with a shopping center, or other use, where children are cared for while parents or guardians are occupied on the premises, except on-site workplace child care as defined below.

1. Child Care Center

A facility, by whatever name known, that is maintained for the whole or part of a day, but less than 24 hours for the care of six or more children who are eighteen years of age or younger and who are not related to the owner, operator, or manager thereof, whether such facility is operated with or without compensation for such care and with or without stated educational purposes.

2. Child Care In-Home

Any child care arrangement in a residential setting that provides day care on a regular basis for less than 24 hours per day for no more than 6 children who are eighteen years of age or younger, and who are unrelated to the home's occupants.

3. On-site Workplace Child Care

A facility co-located with a workplace that is maintained for the care children who are eighteen years of age or younger and who are related to individuals employed by the workplace.

4. Adult Day Care Center

An adult day care center, also commonly known as adult day services, is a non-residential facility that supports the health, nutritional, social support, and daily living needs of adults in professionally staffed, group settings.

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D. Health Care Facility

Health Care uses are characterized by activities focusing on medical services, particularly licensed public or private institutions that provide primary health services and medical or surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions. Accessory uses may include laboratories, outpatient, or training facilities, and parking, or other amenities primarily for the use of employees in the firm or building. Specific use types include, but are not limited to:

1. Hospital

A building or portion thereof for the accommodation of sick, injured, or infirm persons. Services regularly include the keeping of patients overnight.

2. Immediate Care Facility

A non-residential facility, whether public or private, principally engaged in providing on an emergency basis out-patient services for health diagnosis, treatment of human disease, pain, injury, or physical condition, by licensed physicians and nurses, and providing access for emergency vehicles. These facilities may also provide for the dispensing of pharmaceutical or medical supplies.

3. Medical or Dental Office or Clinic

An establishment primarily engaged in furnishing, on an outpatient basis, chiropractic, dental, medical, surgical, medical imaging, or other services to individuals, including the offices of chiropractors, physicians, dentists, and other health practitioners, medical and dental laboratories, outpatient care, and outpatient care facilities. Patients are not kept overnight except under emergency conditions.

E. Recreational Facilities

Park and open space uses focus on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few structures. Accessory uses may include clubhouses, playgrounds, maintenance facilities, concessions, caretaker's quarters, and parking. Specific use types include, but are not limited to:

1. Athletic Fields and Courts

Land, often requiring equipment, designed for outdoor games and sports such as baseball, football, tennis, and soccer.

2. Community Garden

A public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.

3. Open Space

An area that is not developable due to environmental constraints or on which development has been limited for aesthetic, environmental, or recreational purposes, not including golf courses.

4. Park

An area open to the general public and reserved for recreational, educational, or scenic purposes.

5. General Outdoor Recreation, Commercial

Intensely developed recreational uses such as amusement parks, miniature golf courses, commercial tennis courts, batting cages, skateboard or skate parks or courses, bicycle motocross courses, water parks or slides, drive-in movie theaters, and archery facilities.

6. Equestrian Facilities

Facilities where horses are used for rentals, riding lessons, rodeos, shows, or training, where training may include horses not boarded on-site.

7. Playground

An active recreational area that may include a variety of facilities, including equipment for younger children as well as court and field games.

8. Private Residential Recreation Facility

A recreation facility operated on behalf of and open only to bona fide residents and guests of a residential development.

9. Golf Course

A tract of land laid out for at least nine holes for playing golf that may include a clubhouse, dining and snack bars, pro shop, and practice facilities.

10. Driving Range

A tract of land for practicing long golf shots, especially drives, with clubs and balls available for rent from the facility.

11. Special Events and Concerts

A special event is an activity or series of activities, specific to an identifiable time and place, most often produced in conjunction with community organizations, held on public property, and generally occurring once a year. Special events include, but are not limited to the following:

1. Any activity involving entertainment and/or amplified sound, food, beverage, merchandise sales or any activity promoted as a festival, trade show open to the public, craft show, public dance, special event, concert, or performance

- 1 2. Any activity that substantially increases or disrupts the normal flow of traffic on any street
- 2 or highway
- 3 3. Any activity which involves the use of public facilities
- 4 4. Any activity which involves the use of any city services that would not be necessary in
- 5 the absence of such an event
- 6

7 **12. Indoor Shooting Range**

8
9 A facility designed to provide a confined space for safe target practice with firearms, archery
10 equipment, or other weapons whether open to the public, open only to private membership, or
11 open to organizational training such as law enforcement, or any combination thereof.
12

13 **13. Outdoor Shooting Ranges**

14
15 A facility designed to provide a defined outdoor space for safe target practice with firearms,
16 archery equipment, or other weapons whether open to the public, open only to private
17 membership, or open to organizational training such as law enforcement, or any combination
18 thereof. Includes trap /skeet ranges and sporting clay courses.
19

20 **14. Paintball Facility**

21
22 An indoor or outdoor facility for paintball gaming and competition.
23

24 **15. Racetrack - generic**

25
26 A circuit or course used for motor racing, bicycle motocross, etc.
27
28

29 **F. Educational Facilities**

30
31 Public, private, and parochial institutions at the primary, elementary, middle, high school, or
32 post-secondary level, or trade or business schools, that provide educational instruction to
33 students. Accessory uses include play areas, cafeterias, recreational and sport facilities,
34 auditoriums, and before- or after-school day care. Specific use types include, but are not limited
35 to:
36

37 **1. College or University**

38
39 A degree-granting institution, other than a trade school, that provides education beyond the high
40 school level. The use includes, but is not limited to, classroom buildings, offices, laboratories,
41 lecture halls, athletic facilities, and dormitories.
42

43 **2. Elementary or Secondary School**

44
45 An educational institution that satisfies the applicable education laws of the State of Nevada for
46 students in elementary or secondary grades.
47

3. Trade or Vocational School

A secondary or higher education facility primarily teaching usable skills that prepares students for jobs in a trade or in industry, construction, or commerce, and meeting all applicable state requirements for a facility of its type.

AGRICULTURAL USES

The use of land for farming, dairying, pasteurizing and grazing, horticulture, floriculture, apiaries, animal and poultry husbandry, and accessory activities, including but not limited to, storage, harvesting, feeding, or maintenance of equipment excluding stockyards, slaughtering or commercial food processing.

Specific use types include, but are not limited to:

A. Farming, Traditional or Ranch Uses

Land in active agricultural or horticultural use characterized by conditions or activities which occur on a farm in connection with the commercial production of land-based farm products, and includes, but is not limited to, market produce at roadside stands or farm markets; preparation for market, delivery to storage or to market, or to carriers for transportation to market; transportation of equipment; noise, dust, fumes, operation of machinery and irrigation pumps; ground and aerial seeding or spraying; application of chemical and organic fertilizers, conditioners, insecticides, pesticides and herbicides and associated drift of such materials; and the employment and use of labor.

1. Agriculture

The tilling of the soil, the raising of crops, the gathering and harvesting of native plants, horticulture, viticulture, floriculture, apiary, livestock farming, dairying, animal feeding operations, animal husbandry, composting associated with the primary agricultural use, land application of soil amendments or agricultural waste at agronomic rates, and farm oriented storage for commercial value. Synonymous with farming or ranching.

2. Stables

A facility where equine animals are sheltered, fed, or kept for hire.

3. Concentrated Animal Feeding Operation (CAFO)

An animal feeding operation (AFO) that (a) confines animals for more than 45 days during a growing season, (b) in an area that does not produce vegetation, and (c) meets certain size thresholds.

Animal Units	Large CAFOs	Medium CAFOs	Small CAFOs
Animal Units	1,000 or more	250–999	less than 250

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2
3 Note: Animal units are based on the average weight of the animal divided by 1,000 lb
4 (weight/1000lb=AU(s)) or (1000 lb animal/1000 lb = 1 animal unit).
5

6 **4. Vineyard** 7

8 A plantation of grapevines, especially where wine grapes are produced.
9

10 11 **5. Agriculture related industry – On Farm** 12

13 An on-farm commercial enterprise devoted to the direct marketing of unprocessed and/or value-
14 added and soil-dependent agricultural products that are produced, processed, and sold on-site.
15 Farm-based businesses are intended to supplement farm income, improve the efficiency of
16 farming, and provide employment to farm family members. Farm-based businesses are
17 separate and distinct from agriculture support services.
18

19 **6. Agricultural Support Services** 20

21 Any nonagricultural use which is directly related to agriculture and directly dependent upon
22 agriculture for its existence. These support services generally exist off-site and within districts
23 that are intended to facilitate the production, marketing and distribution of agricultural products.
24 Agricultural support services are separate and distinct from farm-based business.
25

26 **7. Agricultural Tourism** 27

28 Agricultural Tourism means agriculturally related accessory uses designed to bring the public to
29 the farm on a temporary or continuous basis, such as U-Pick farm sales, retail sales of farm
30 products, farm mazes, pumpkin patch sales, farm animal viewing and petting, wagon rides, farm
31 tours, horticultural nurseries and associated display gardens, cider pressing, wine or cheese
32 tasting, etc.
33

34 **8. Farm Market** 35

36 A use primarily engaged in the retail sale of fresh agricultural products, grown either on or off-
37 site, but may include as incidental and accessory to the principal use, the sale of factory sealed
38 or prepackaged food products and some limited non-food items. This definition does not include
39 the sale of livestock.
40

41 **9. Winery** 42

43 **a. Large scale** 44

45 A facility where more than 250,000 liters of wine are processed and manufactured per year.
46 Wineries can include vineyards, tasting and sales rooms.
47

48 **b. Small scale** 49

50 A facility where less than 250,000 liters of wine are processed and manufactured per year.
51 Wineries can include vineyards, tasting and sales rooms.

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10. Milk Processing

See number 6 under industrial uses, manufacturing and production.

11. Greenhouse or Nursery, Commercial

Land or green houses used to raise flowers, shrubs, and plants for sale.

B. Animal-Related Services

Animal-related Services uses involve the boarding and care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas. Specific use types include, but are not limited to:

1. Kennels

Breeder's Kennel: Any enclosure, premises, building, structure, lot or area where more than three (3) dogs of a recognized registered breed over six (6) months of age are kept, harbored or maintained as follows:

- a. For breeding;
- b. For showing in recognized dog shows, field or obedience trials;
- c. For working or hunting; or
- d. For improving the variety or breed in temperament or conformation with a view to exhibition in shows or trials or for use as working dogs in hunting.

Commercial Kennel: Any enclosure, premises, building, structure, lot or area where more than three (3) dogs over six (6) months of age are kept, harbored or maintained for commercial purposes.

Hobby kennel: A noncommercial kennel at or adjoining a private residence where adult dogs are kept for purposes other than breeding as a primary interest, such as for hunting or organized field trials, obedience or confirmation competition. A hobby kennel may encompass up to 10 adult domestic dogs, cats or combination thereof, and shall not produce more than three litters or cats or dogs or a combination thereof per year.

2. Veterinary Clinic/Hospital – Large Animal

A facility where livestock and other large animals are given medical or surgical treatment and are cared for during the time of such treatment. Extended boarding of animals shall be incidental to the clinic/hospital use.

3. Veterinary Clinic/Hospital – Small Animal

A facility where household pets and other small animals are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-term boarding and shall be only incidental to the clinic/hospital use.

4. Animal Rescue Facility

Animal Rescue Facility means a facility which is used to house or contain stray, homeless, abandoned or unwanted animals. Shelters are owned, operated or maintained by a public body, established humane society, animal welfare society, society for the prevention or cruelty to animals or other nonprofit organization devoted to the welfare, protection and humane treatment of animals. Shelters also include facilities for the rehabilitation of wildlife.

5. Zoo

A park-like area in which live animals are kept in cages or large enclosures for public exhibition.

COMMERCIAL USES**A. Financial Services**

Establishments that provide retail banking services, mortgage lending, and similar financial services to individuals and businesses. This classification includes those institutions engaged in the on-site circulation of cash money and check-cashing facilities, but does not include bail bond brokers. Accessory uses may include automatic teller machines, offices, and parking. The use may or may not be allowed to have a drive-through facility, depending on the zone district.

B. Food and Beverage Services

Food and Beverage Service businesses serve prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking. Specific use types include, but are not limited to:

1. Bar or Nightclub

A building or part of a building used primarily for the sale or dispensing of alcoholic beverages or liquor by the drink. Dancing and musical entertainment are permitted, subject to all applicable Town regulations.

2. Restaurant, with Drive-Through

An eating/drinking establishment in which the principal business is the preparation and sale of foods or beverages to the customer in a ready-to consume state and in which the design or method of operation of all or any portion of the business allows food or beverages to be served directly to the customer in a motor vehicle without the need for the customer to exit the motor vehicle.

3. Restaurant, without Drive-Through

An area or structure in which the principal business is the preparation and sale of foods and beverages to the customer in a ready-to-consume state. Operations may or may not include outdoor seating areas or outdoor food service, but the operation does not include a drive-through facility.

1 **4. Catering Services**
2

3 An establishment in which food and beverages are prepared for consumption off the premises
4 and are not served to customers on the premises or to take out, and does not include a food
5 service establishment.
6

7 **5. Food Truck/Food Carts**
8

9 A **food truck, mobile kitchen, mobile canteen, roach coach, or catering truck** is a mobile
10 venue that transports and sells food.
11

12 **C. Lodging Facilities**
13

14 For-profit facilities where lodging, meals, and the like are provided to transient visitors and
15 guests for a defined period. Specific use types include, but are not limited to:
16

17 **1. B&B or Inn**
18

19 One building containing no more than eight sleeping rooms that are occupied or intended or
20 designed to be occupied as temporary accommodations for persons who are lodged with or
21 without meals, for compensation, but not including a trailer court or camp, hospital, asylum,
22 orphanage, or correctional facility.
23

24 **2. Campground or RV Park**
25

26 Any plot or parcel of real estate upon which two or more recreational vehicle or campsites are
27 located, established, maintained, or occupied for dwelling or sleeping purposes for the general
28 public as temporary (not to exceed 14 days) living quarters for recreation or vacation purposes
29 regardless of whether a charge is made for such accommodation.
30

31 **3. Hotel, Motel, or Lodge**
32

33 A building or group of buildings containing nine or more sleeping rooms that are occupied or
34 intended or designed to be occupied as temporary accommodations for persons who are lodged
35 with or without meals, for compensation.
36

37 **4. Vacation Rental**
38

39 The renting out of a furnished dwelling unit on a temporary basis. Hotel, motel, or lodge rooms
40 are not considered vacation rental units.
41

42 **5. Guest Ranch or Dude Ranch**
43

44 Guest ranch shall mean a use incorporating two (2) or more guest rooms, other than a
45 boardinghouse, hotel or motel, and including outdoor recreational facilities such as but not
46 limited to horseback riding, swimming, tennis courts, shuffleboard courts, barbecue and picnic
47 facilities, and dining facilities intended primarily for use by the guests of the guest ranch. The
48 facility may include meeting rooms and restaurants which cater primarily to guests of the guest
49 ranch.
50

1 **D. Offices, Business and Professional**
2

3 Business and Professional Office provide executive, management, administrative, or
4 professional services, but not involving the sale of merchandise except as incidental to a
5 permitted use. Typical examples include real estate, insurance, property management,
6 investment, employment, travel, advertising, law, architecture, design, engineering, accounting,
7 call centers, and similar offices. Accessory uses may include cafeterias, health facilities,
8 parking, or other amenities primarily for the use of employees in the firm or building.
9

10 **E. Personal Services**
11

12 Establishments that provide individual services related to personal needs directly to customers
13 at the site of the business, or that receive goods from or return goods to the customer, which
14 have been treated or processed at that location or another location. Specific use types include,
15 but are not limited to:
16

17 **1. Dry Cleaning and Laundry Service**
18

19 An establishment where laundry or dry cleaning is dropped off and picked up by customers, and
20 that also includes on-site laundry and/or cleaning activities.
21

22 **2. General Personal Services**
23

24 An establishment, whether for consideration or not, that provides care, advice, aid,
25 maintenance, repair, treatment, or assistance, not including the practice of a profession and the
26 wholesale or retail sale of goods. Examples include, but are not limited to, shoe repair, beauty
27 and barber shops, massage therapy, tanning salons, and dry cleaning pick-up and drop-off
28 shops that do not conduct cleaning on the premises.
29

30 **F. Recreation and Entertainment, Indoor**
31

32 Indoor Recreation and Entertainment uses provide recreation or entertainment activities within
33 an enclosed environment. Accessory uses may include concessions, snack bars, parking, and
34 maintenance facilities. Specific use types include, but are not limited to:
35

36 **1. Adult Entertainment**
37

38 Entertainment that is distinguished or characterized by an emphasis on material depicting,
39 describing, or relating to specified sexual activities or specified anatomical areas. Uses shall
40 include, but shall not be limited to, the following:**(i)** Adult Bookstore: An establishment having as
41 a substantial or significant portion of its stock in trade, books, magazines, and other periodicals
42 and goods and items held for sale which are distinguished or characterized by their emphasis
43 on matters depicting, describing, or relating to specified sexual activities or specified anatomical
44 areas, or an establishment with a segment or sections devoted to the sale or display of such
45 material. **(ii)** Adult Photo Studio: An establishment that, upon payment of a fee, provides on-
46 premises photographic equipment, services, and/or models for the purpose of photographing
47 specified anatomical areas. **(iii)** Adult Theater: A theater used for the presentation of material
48 distinguished or characterized by an emphasis on material depicting, describing, or relating to
49 specified sexual activities.
50

2. Art Gallery

Any permanent facility for the collection and display and/or sale of objects of art.

3. Movie Theatre

An indoor theater for the showing of motion pictures.

4. Performance Hall

An indoor venue for staging live stage or musical events.

G. Home Based Businesses**1. Home Based Business**

A commercial or manufacturing activity conducted in whole or in part in either the resident's single-family dwelling unit or in an accessory building, but is of a scale larger than a home occupation or home business. A cottage industry is a limited, small-scale commercial or industrial activity, including fabrication, with limited retail sales, that can be conducted without substantial adverse impact on the residential character in the vicinity.

2. Home Occupation

A commercial activity conducted in a residential zone district that complies with the home occupation standards of this Land Use Code as set forth in Chapter 10.315

H. Retail Sales

Retail sales firms are involved in the sale, lease, or rent of new or used products to the general public. Any outdoor display or sale is subject to the regulations in Chapter 15.336 of the Lyon County Development Code. Accessory uses may include offices, parking, storage of goods, and assembly, repackaging, or repair of goods for on-site sale. Specific use types include, but are not limited to:

1. Grocery Store

A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods.

2. Convenience Store

A retail store that carries a limited selection of basic items, as packaged foods and drug store items, and is open long hours for the convenience of shoppers.

3. Liquor Store

A retail establishment licensed to sell alcoholic beverages such as beer, wine, and liquor. No on-site consumption is allowed.

4. Peddling and Vending

Selling, offering for sale, or soliciting orders for goods or services or distributing, disseminating, or gathering information by written or spoken word upon the streets, sidewalks, or alleys, or by going from place to place in a mobile nature, whether by foot or by other means of transportation.

5. Retail, General

A commercial enterprise that provides goods directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the consumer. Examples include, but are not limited to, apparel shops, appliance sales, auto parts store, bait shops, bakeries, bookstores, convenience stores without gas pumps, department stores, factory outlet stores, florists, and souvenir shops. This use does not include commercial greenhouses, grocery stores, or liquor stores.

I. Vehicles and Equipment

Vehicles and Equipment uses include a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair and storage and offices. Specific use types include, but are not limited to:

1. Parking Lot

An open, hard-surfaced area, other than a street or public way, to be used for the temporary storage of operable vehicles, and available to the public, whether for compensation or for free. This use type does not include off-street parking that is provided as accessory to principal use. For the purposes of this Land Use Code, parking structures shall also be considered parking lots. Parking structures are structures designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building. This definition includes parking garages and deck parking.

2. Gasoline Sales

Any area used for retail sales of gasoline or other fuels, or automobile accessories and incidental services.

3. Vehicle Sales and Rental

An establishment engaged in the display, sale, leasing, or rental of new or used motor vehicles. Vehicles included, but are not limited to, automobiles, light trucks, vans, trailers, recreational vehicles, motorcycles, personal watercraft, utility trailers, all-terrain vehicles, and mobile homes.

4. Vehicle Service and Repair

An establishment engaged in the repair and maintenance of motor vehicles, including drive-thru car washes and vehicle detailing services.

1 INDUSTRIAL USES**3 A. Industrial Service**

5 Industrial service firms are engaged in the repair or servicing of agricultural, industrial, business,
6 or consumer machinery, equipment, products, or by-products. Contractors and similar uses
7 perform services off-site. Few customers come to the site. Accessory activities may include
8 sales, offices, parking, and storage. Specific use types include, but are not limited to:

10 1. Building Materials Sales

11 An establishment for the sale of materials, hardware, and lumber customarily used in the
12 construction of buildings and other structures, including facilities for storage. Operations may be
13 indoor and/or outdoor.

16 2. General Industrial Service

17 All other Industrial Service establishments not listed within one of the other enumerated use
18 types. Examples include: construction materials storage; welding shops; machine shops;
19 electric motor repair; repair, storage, salvage, or wrecking of heavy machinery; and heavy truck
20 servicing and repair.

23 3. Contractor's Yard or Shop

24 Land or buildings used for the storage of building and construction equipment and materials or
25 for the performance of shop or assembly work related to building and construction.

28 B. Manufacturing and Production

29 This use category includes firms involved in the manufacturing, processing, fabrication,
30 packaging, or assembly of goods. Natural, constructed, raw, secondary, or partially completed
31 materials may be used. Products may be finished or semi-finished and are generally made for
32 the wholesale market, for transfer to other plants, or to order for firms or consumers. Custom
33 industry is included (i.e., establishments primarily engaged in the on-site production of goods by
34 hand manufacturing involving the use of hand tools and small-scale equipment). Goods are
35 generally not displayed or sold on site, but if so, such activity is a subordinate part of sales.
36 Relatively few customers come to the manufacturing site. Accessory activities may include retail
37 sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards,
38 repair facilities, truck fleets, and caretaker's quarters. Specific use types include, but are not
39 limited to:

42 1. Assembly, Light

43 An establishment engaged only in the assembly of goods. No manufacturing of parts occurs.
44 Goods are shipped to the establishment, assembled, packaged, and reshipped.

47 2. Manufacturing, Heavy

48 An establishment engaged in the manufacture or compounding process of raw materials. Such
49 activities may include the storage of large volumes of highly flammable, toxic matter or
50 explosive materials needed for the manufacturing process. Examples include, but are not limited

1 to: refining or initial processing of raw materials; rolling, drawing, or extruding of metals; asphalt
2 batching plants; sawmills; meat slaughtering or packing house; and manufacture or packaging
3 of cement products, feed, fertilizer, flour, glue, paint, petroleum products, soap, turpentine,
4 varnish, charcoal, or distilled products.

6 **3. Manufacturing, Light**

8 An establishment engaged in the manufacture, predominantly from previously prepared
9 materials, of finished products or parts, including processing, fabrication, assembly, treatment,
10 and packaging of such products, and incidental storage, sales, and distribution of such
11 products, but excluding basic industrial processing. Examples include, but are not limited to:
12 airplane, automobile, or truck assembly, remodeling, or repair; bottling works; boat building,
13 machine or blacksmith shops; metalworking or welding shops; paint shops; and printing and
14 publishing shops.

16 **4. Distillery**

18 A facility where more than 20,000 gallons of spirits are processed and manufactured per year. A
19 distillery can include fields, tasting and sales rooms.

21 **5. Distillery, craft**

22 A facility where less than 20,000 gallons of spirits are processed and manufactured per year. A
23 craft distillery can include fields, tasting and sales rooms.

24 **6. Milk Processing**

26 A facility and/or process of preparing raw milk for bottling or packaging prior to
27 wholesale or retail sale.

30 **C. Warehouse and Freight Movement**

32 Firms involved in Warehouse and Freight Movement are engaged in the storage or movement
33 of goods for themselves or other firms. Goods are generally delivered to other firms or the final
34 consumer, except for some will call pickups. There is little on site sales activity with the
35 customer present. Accessory uses may include offices, truck fleet parking, and maintenance
36 areas. Specific use types include, but are not limited to:

38 **1. Self-Storage or Mini-Storage**

40 A building or group of buildings in a controlled access and fenced compound that contains
41 varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the
42 storage of customers' goods or wares.

44 **2. Storage Yard**

46 Any lot or portion of a lot that is used for the sole purposes of the outdoor storage of fully
47 operable motor vehicles, construction equipment, construction materials, or other tangible
48 materials and equipment.

1
2 **3. Tank Farm**
3
4 An open-air facility containing large, above ground containers for the bulk storage of materials in
5 liquid, gaseous, powder, or pellet form.
6

7 **4. Warehouse**

8
9 A structure containing an area available for the purpose of storing raw materials, goods, or
10 property.
11

12 **5. Wholesale Establishment**

13
14 An establishment primarily engaged in the sale or distribution of goods and materials in large
15 quantity to retailers or other businesses for resale to individual or business customers. This shall
16 not include heavy manufacturing, resource extraction, bulk storage of hazardous materials, or
17 scrap or salvage operations.
18

19 **D. Waste and Salvage**

20
21 Waste and Salvage firms receive solid or liquid wastes from others for disposal on the site or for
22 transfer to another location. The category includes uses that collect sanitary wastes, or uses
23 that manufacture or produce goods or energy from the composting of organic material or
24 processing of scrap or waste material. Waste and Salvage uses also include uses that receive
25 hazardous wastes from others. Accessory uses may include recycling of materials, offices, and
26 repackaging and shipment of byproducts. Specific use types include, but are not limited to:
27

28 **1. Salvage or Junk Yard**

29
30 A parcel used for storage of non-operable vehicles (autos, commercial equipment, RV's, etc.) or
31 scrap materials (steel, lumber, miscellaneous materials, etc.). A salvage yard must be
32 completely fenced with all accesses secured from the public.
33

34 **2. Transfer Station**

35
36 An intermediate destination for solid waste that may include separation of different types of
37 waste and aggregation of smaller shipments into larger ones. May include a recycling facility
38 where discarded household products, such as aluminum and tin cans, glass paper, plastic, and
39 other similar products are deposited, packaged and stored for future reprocessing.
40

41 **3. Hazardous Waste Treatment**

42
43 The physical, chemical or biological processing of dangerous waste to make wastes non-
44 dangerous or less dangerous, safer for transport, amenable for energy or material resource
45 recovery, amenable for storage or reduced in volume.
46

47 **4. Auto Dismantling**

48
49 The wrecking or dismantling of motor vehicles or trailers, or the storage, sale or dumping of
50 dismantled, partly dismantled, or wrecked motor vehicles or their parts.
51

5. Recycling facility

A building or enclosed space used for the collection and processing of recyclable materials to prepare for either efficient shipment, or to an end-user's specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing. Recycling facilities include the following:

- a. "Light recycling facility": Occupies an area of under 45,000 square feet of collection, processing and storage area, and averages two outbound truck shipments per day. Light recycling facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source separated recyclable materials sufficient to qualify as a certified processing facility. A light recycling facility shall not shred, compact, or bale ferrous metals other than food and beverage containers.
- b. "Heavy recycling facility": Any recycling facility other than a light-recycling facility.

E. Resource Extraction**1. Mining**

The process of extracting metallic or non-metallic mineral deposits from the earth. The term includes both underground and surficial excavations, but excludes quarrying for sand, gravel and stone for building and construction.

2. Mineral Exploration

The search for deposits of useful minerals or fossil fuels and establishment of the nature of known mineral deposits preparatory to development of the mineral resource.

3. Mineral/Resource Processing

See Manufacturing, Heavy above.

4. Quarrying

The open extraction of stone, gravel or other useful building or construction material from the earth.

F. Energy Production and Distribution**1. Wind Energy Conversion System – Commercial (WECS)**

A system consisting of one or more wind machines, towers/structures and associated control or conversion electronics components for the purpose of producing electricity to be used on site and/or sold and distributed through the established commercial power grid. Commercial WECS are considered a principal use on a parcel of land and require a conditional use permit. A commercial WECS shall typically have a rated capacity of more than one hundred (100) kilowatts.

2. Private Use Wind Energy Conversion System (PRIVATE WECS)

A system consisting of a wind turbine, tower or supporting structure, and associated control or conversion electronics for the purpose of providing electrical power to a lawful principal use located on the same parcel. Private WECS are considered accessory uses and are permitted in all zoning districts without the requirement of a conditional use permit provided the system meets all requirements of this chapter. The property owner may enter into a "net metering" agreement with the public utility as provided in Nevada Revised Statutes 704.766 through 704.775. The "net metering system" is intended to offset part or all of the customer-generator's requirements for electricity on that parcel.

3. Geothermal Generating Facility

A facility for the generation of electricity utilizing geothermal energy. Technologies include dry steam power plants, flash steam power plants and binary cycle power plants.

4. Solar Power Facility - Commercial

A facility for the generation of electricity utilizing the energy in sunlight for the purpose of producing electricity to be used on site and/or sold and distributed through the established commercial power grid. Technologies include photovoltaics and concentrated solar power generators.

5. Fossil Fuel Generating Facility – Commercial

A facility for the generation of electricity utilizing fossil fuels such as coal, gas, and oil for the purpose of producing electricity to be used on site and/or sold and distributed through the established commercial power grid.

G. Telecommunications

Telecommunications facilities transmit analog or digital voice or communications information between or among points using electromagnetic signals via antennas, microwave dishes, and similar structures. Supporting equipment includes buildings, shelters, cabinets, towers, electrical equipment, parking areas, and other accessory development.

1
2 **Part 2**

3
4 **General Terms and Definitions**

5
6 **Accessory Dwelling Unit** - A dwelling unit either attached to a single-family principal dwelling
7 or located on the same lot and having an independent means of access.

8
9 **Accessory Building** - A building detached from a principal building located on the same lot and
10 customarily incidental and subordinate to the principal building or use.

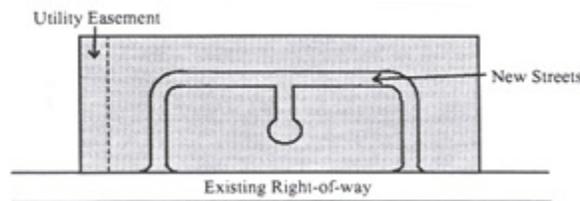
11
12 **Accessory Use** - A use of land or of a building or portion thereof customarily incidental and
13 subordinate to the principal use of the land or building and located on the same lot with the
14 principal use.

15
16 **Accessory Equipment** - Any equipment serving or being used in conjunction with a
17 Telecommunications Facility or Support Structure. This equipment includes, but is not limited to,
18 utility or transmission equipment, power supplies, generators, batteries, cables, equipment
19 buildings, cabinets and storage sheds, shelters or other structures.

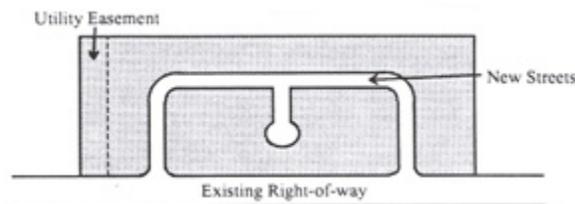
20
21 **Acre, gross** - A gross acre consists of 43,560 square feet of land, and includes any public
22 streets and alleys or other rights-of-way or easements.

23 **Acre, net** - A net acre consists of 43,560 square feet of land, exclusive of any public streets and
24 alleys or other rights-of-way, but inclusive of public utility, drainage, or irrigation maintenance
25 easements. Unless otherwise stated, "acre" means "net acre" wherever used in this code.

Gross Acreage (shaded area)



Net Acreage (shaded area)



26
27
28 **Administrative Review** - Non-discretionary evaluation of an application by the Director or
29 designee. This process is not subject to a public hearing. The procedures for Administrative
30 Review are established in Chapter 15.04 of the Lyon County Land Use and Development Code.

- 1
2 **Alter, or Alteration** - Any act or process that changes one or more of the interior or exterior
3 architectural or structural features of a building, including but not limited to the erection,
4 construction, reconstruction, or removal of any building.
5
- 6 **Alternative tower structure** - A support structure for wireless communications facilities which
7 is primarily for another principal use or accessory use to the principal use on the lot where it is
8 located, and partially or wholly conceals the antenna or minimizes its appearance in relation to
9 the principal use of the structure. Examples of alternative tower structures include but are not
10 limited to existing buildings, grain silos, utility poles, light poles, clock towers and steeples.
11
- 12 **Alluvial Fan** A geomorphologic feature characterized by a cone or fan-shaped deposit of
13 clay, silt, sand, gravel, and boulders that have been eroded from mountain slopes,
14 transported by flood flows, and deposited on the valley floor.
15
- 16 **Alluvial Fan Flooding** - Flooding occurring on the surface of an alluvial fan or similar landform
17 which originates at the apex and is characterized by high velocity flows; active processes of
18 erosion, sediment transport, deposition, and unpredictable flow paths.
19
- 20 **Antenna** - A device commonly in the form of a metal rod, wire panel or dish, for transmitting or
21 receiving electro-magnetic radiation. An antenna is typically mounted on a supporting tower,
22 pole, mast or building.
23
- 24 **Anchoring** - A series of methods used to secure a structure to its footings or foundation wall
25 so that it will not be displaced by flood or wind forces.
26
- 27 **Apex** - The highest point on an alluvial fan or similar landform below which the flow path of
28 the major stream that formed the fan becomes unpredictable and alluvial fan flooding can
29 occur.
30
- 31 **Appeal** - A request for a review of a decision made pursuant to this Land Use Code.
32
33
- 34 **Area of Shallow Flooding** - A designated AO Zone on the Flood Insurance Rate Map (FIRM).
35 The base flood depths range from one to three feet; a clearly defined channel does not exist;
36 the path of flooding is unpredictable and indeterminate; and velocity flow may be evident.
37
- 38 **Area of Special Flood Hazard** - The land in the floodplain subject to a one percent or greater
39 chance of flooding in any given year.
40
- 41 **Avigation Easement** - A written privilege granted by a homeowner related to aircraft overflight,
42 noise, and associated effects which may arise in the ordinary operation of the airport.
43
- 44 **Awning** - A device attached to a building when the same is so erected as to either permit its
45 being raised or retracted to a position against the building when not in use, or to provide shade.
46
- 47 **Base Flood** - The flood having a one percent (1%) chance of being equaled or exceeded in any
48 given year. Also referred to as the "100-year flood". Designation on maps always includes the
49 letters A or V.
50

1 **Base Flood Elevation** - The elevation shown on the Flood Insurance Rate Map (FIRM) for
 2 Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that
 3 indicates the water surface elevation resulting from a flood that has a 1% chance of equaling or
 4 exceeding that level in any given year.

5
 6 **Basement** -
 7

8 a. A story partly or completely underground. A basement shall be counted as a story for
 9 purposes of height measurement where any portion of a basement has more than ½ of its h
 10 eight above grade.

11
 12 b. For the purposes of flood management, a basement shall be considered any area of the
 13 building having in its floor subgrade (below ground level) on all sides.

14
 15 **Berm** - A mound or embankment of earth designed to provide visual interest, screen
 16 undesirable views, or decrease noise.

17
 18 **Block** - Land on one side of a street lying between intercepting streets or between such streets
 19 and any unsubdivided acreage or body of water or other natural boundary or barrier.

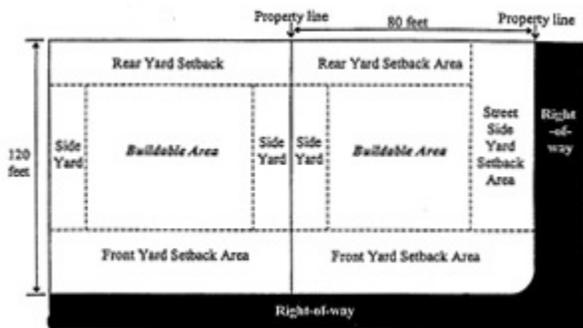
20
 21 **Board of Commissioners** - The Lyon County Board of Commissioners. The term "board of
 22 commissioners" shall be known as the "board."
 23

24 **Breakaway walls** - A wall that is not part of the structural support of the building and is intended
 25 through its design and construction to collapse under specific lateral loading forces, without
 26 causing damage to the elevated portion of the building or supporting foundation system.
 27

28 **Buffer** - Land maintained in either a natural or landscaped state and used to screen and/or
 29 mitigate the impacts of development on surrounding areas, properties, or rights-of-way.
 30

31 **Buffer-yard** - A continuous area of land which is required to be set aside along the perimeter of
 32 a lot which is landscaped with a combination of plants, berms, fences, or walls, the purpose of
 33 which is to provide a transition between and to reduce the environmental, aesthetic, and other
 34 impacts of one type of land use upon another.
 35

36 **Buildable area** - That portion of the platted lot exclusive of the required front, rear and side yard
 37 setbacks, as established by the base zone for the lot, and, for the purposes of hillside
 38 management, minus all designated undevelopable area. Also called Net Buildable Area. Also
 39 see Net Buildable Area (Cottage Development).
 40



41

- 1
2 **Building** - Any structure having a roof supported by columns or walls, not including a travel
3 trailer or Recreational Vehicle.)
4
- 5 **Building area** - The total gross square footage of floor area of the buildings located on a parcel
6 of property.
7
- 8 **Building area, occupied** - The total gross square footage of floor area of a building occupied
9 by an individual business or unit of operation.
10
- 11 **Building Frontage** - The portion of a building that faces and is most nearly parallel to a public
12 or private street.
13
- 14 **Building height** - The vertical distance from any part of the structure to the natural grade
15 below, excluding chimneys and vents.
16
- 17 **Building Inspector** - As used in any adopted technical code of the County, the County Building
18 Inspector or subordinates.
19
- 20 **Building, Principle** - The primary building on a parcel intended for principle use.
21
- 22 **Building setback** - The distance between the property line and the nearest portion of a building
23 on the property.
24
- 25 **Building site** - A parcel or lot of land containing not less than the prescribed minimum area
26 required by any applicable regulations existing at the time and occupied or intended to be
27 occupied by buildings or structures.
28
- 29 **Building site slope** - The average natural slope of the area designated as the building
30 envelope measured at right angles to the natural contours along a line passing through the
31 center of the building envelope, such line shall terminate at the opposite edges of the proposed
32 building, or at the opposite edges of the proposed cut or fill, whichever distance is greater.
33
- 34 **Canopy** - A structure, other than an awning, attached or detached to a building, and carried by
35 a frame supported by the ground or sidewalk.
36
- 37 **Carport** - A permanent roofed structure not completely enclosed to be used for vehicle parking.
38
- 39 **Carrier on Wheels or Cell on Wheels (“COW”)** - A portable self-contained
40 telecommunications facility that can be moved to a location and set up to provide wireless
41 services on a temporary or emergency basis. A COW is normally vehicle-mounted and contains
42 a telescoping boom as the Antenna support structure.
43
- 44 **Certificate of Alteration** - A certificate issued by the Lyon County Historic Site Advisory Board
45 indicating its approval of plans for alteration, construction, or removal of a designated historic
46 landmark.
47
- 48 **Channel capacity** - The maximum flow that can pass through a channel without overflowing the
49 banks.
50

1 **Cluster Or Clustering** - A site-planning technique that concentrates buildings and structures in
2 specific areas on a lot, site, or parcel to allow the remaining land to be used for recreation, open
3 space, and/or preservation of features and/or structures with environmental, historical, cultural,
4 or other significance. The techniques used to concentrate buildings may include, but shall not
5 be limited to, reduction in lot areas, setback requirements, and/or bulk requirements, with the
6 resultant open space being devoted by deed restrictions for one or more uses.

7
8 **Cluster Development, Residential** - A land development project in which the site planning
9 technique of clustering dwelling units is employed.

10
11 **Collocation** - The act of siting Telecommunications Facilities on an Existing Structure without
12 the need to construct a new support structure and without a Substantial Increase in the size of
13 an Existing Structure. This definition is consistent with the FCC's Declaratory Ruling on Wireless
14 Infrastructure Siting.

15
16 **Common Area** - An area set aside within a land development for the use in common by the
17 residents thereof. Such areas shall be subject to conditions, covenants and restrictions
18 (CC&Rs) that must be submitted to the county and recorded with the county recorder.

19
20 **Common open space** - A parcel or parcels of land or an area of water or easements, licenses
21 or equitable servitudes within the site designated for a planned unit development which is
22 designed and intended for the use or enjoyment of the residents or owners of the development.
23 Common open space may contain such complementary structures and improvements as are
24 necessary and appropriate for the benefit and enjoyment of the residents or owners of the
25 development.

26
27 **Community Rating System (CRS)** - A program developed by FIA to provide incentives for
28 those communities in the Regular Program that have gone beyond the minimum floodplain
29 management requirements to develop extra measures to provide protection from flooding.

30
31 **Complex, commercial or industrial** - A building or group of buildings within a single
32 architectural plan housing three or more commercial or industrial units of operation where
33 shared access, driveways, or parking is provided. A complex may include separate parcels,
34 parcels of record as part of a commercial or industrial subdivision, or building pads or envelopes
35 with shared or common elements.

36
37 **Concealed Telecommunications Facility** - Any Telecommunications Facility that is integrated
38 as an architectural feature of an Existing Structure or any new Support Structure designed so
39 that the purpose of the Facility or Support Structure for providing wireless services is not readily
40 apparent to a casual observer.

41
42 **Conditional Letter of Map Amendment (CLOMA)** - A letter from FEMA stating that a
43 proposed structure that is not to be elevated by fill would not be inundated by the base flood if
44 built as proposed.

45
46 **Conditional letter of map revision (CLOMR)** - Procedures by which contractors, developers
47 and communities can request review and determination by the Federal Insurance Administrator
48 or scientific and technical data for a proposed project, when complete and functioning
49 effectively, would modify the elevation of individual structures and parcels of land, stream
50 channels, and floodplains on the FIRM.

- 1 **Conditional Letter of Map Revision (Based on Fill) (CLOMR-F)** -A letter from FEMA stating
2 that a parcel of land or proposed structure that is to be elevated by fill would not be inundated
3 by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.
4
- 5 **Conditional Use** - A use permitted in a particular zoning district when it is shown that such use
6 will comply with all conditions and standards for the location or operation of the use as specified
7 in the Land Use Code and authorized by the approving authority.
8
- 9 **Conditional Use Permit** - A permit that authorizes the recipient to make use of property in
10 accordance with the requirements of this Land Use Code and the specific conditions established
11 by the approving authority.
12
- 13 **Condominiums** - A development consisting of an undivided interest in common for a portion of
14 a parcel coupled with a separate interest in space in a residential, commercial or industrial
15 building on the parcel. (See NRS 117.010)
16
- 17 **Conservation Subdivision** - A residential subdivision in which some or all of the lots are
18 allowed to be smaller (in area and width) than otherwise required for the underlying zoning
19 district, in exchange for the protection of additional common open space beyond the base
20 requirements of this Land Use Code.
21
- 22 **Consolidation** - The combining of two or more lots, tracts, or parcels in a platted subdivision,
23 which removes the common boundary lines and forms a single lot, tract or parcel.
24
- 25 **Context** - The relationship of the building to its surroundings in terms of size, form, character
26 and site development.
27
- 28 **Contributing Building, Structure, Site/Area, or Object** - Any building, structure, site/area, or
29 object that helps to define or reflect the historical or architectural significance of a site or historic
30 district.
31
- 32 **Crawl Space** - Unfinished accessible area below the first floor of a structure. Height ranges
33 from approximately one foot six inches (1'6") to four feet zero inches (4'0"). Commonly used for
34 components such as ductwork and piping.
35
- 36 **Critical Feature** - An integral and readily identifiable part of a flood protection system, without
37 which the flood protection provided by the entire system would be compromised.
38
- 39 **Critical Structures** - Any structure for which even a slight chance of flooding would reduce or
40 eliminate its designed function of supporting a community in an emergency. Fire stations,
41 hospitals, municipal airports, police stations, communication antennas or towers, elder care
42 facilities (retirement homes) fuel storage facilities, schools designated as emergency shelters,
43 fresh water and sewage treatment facilities are some examples of critical structures.
44
- 45 **Demolish, or Demolition** - To tear down, wreck, or ruin a structure.
46
- 47 **Dense landscape buffer or planting screen** - Landscaping which provides screening of
48 incompatible land uses. Landscape material shall be of a type and size that reaches maturity
49 within three years.
50

- 1 **Density, Gross** - A measurement of the number of dwelling units per acre and/or the number of
2 square feet of enclosed commercial space per acre of land area.
3
- 4 **Density, Net** - The same measurement as in gross density, except that the land area
5 considered excludes lands dedicated to the public, rights-of-way, and dedicated open space,
6 whether such open space is held in public or private ownership.
7
- 8 **Density transfer** - An increase in density on one portion of a property to a level that may
9 exceed the underlying master plan designation of that portion of the property while maintaining a
10 gross density over the entire property that is consistent with the underlying master plan
11 designation.
12
- 13 **Department** - The Lyon County Community Development Department.
14
- 15 **Design Guideline** - A standard of appropriate architectural features and site activity to include
16 parking, landscaping, pedestrian provisions, etc., that will preserve the historic and architectural
17 character of a landmark, building, area, or object.
18
- 19 **Designated floodway** - The channel of a stream and the portion of the adjoining floodplain
20 designated by a regulatory agency to be kept free of further development to provide for
21 unobstructed passage of flood flows.
22
- 23 **Detached** - Any building or structure that does not have a wall or roof in common with any other
24 building or structure.
25
- 26 **Developer** - Any person(s) completing allowed and permitted improvements on a lot, parcel or
27 tract of land. A developer may be the owner or a person authorized by the owner.
28
- 29 **Development Activity** - An improvement that is allowed and permitted and completed on a lot,
30 parcel, or tract of land by a developer or property owner. The term "development activity" shall
31 include zoning, subdivision, planned unit development, building permit issuance, construction,
32 alterations, land grading, excavating, and clearing. As used in Chapter 15.800 of this title,
33 Development means any manmade change to improved or unimproved real estate including,
34 but not limited to, buildings or other structures, mining, filling, grading, paving, excavation or
35 drilling operations, or storage of equipment or materials located within the area of special flood
36 hazard.
37
- 38 **Development Approval** - Any final approval of a development activity.
39
- 40 **Development Code Administrative Manual** - A document, available to the public, that
41 contains the requirements for development application contents, forms, fees, and the
42 submission and review schedule (including approximate time frames for review).
43
- 44 **Development Improvements Agreement** - One or more agreements made between the
45 developer or owner and the County to ensure completion of the roads, streets, water lines,
46 sewer lines, sidewalks, curbs, gutters, storm sewers, or other public or private improvements
47 associated with subdivision approval, zoning or other development activity.
48
- 49 **Digital Flood Insurance Rate Map (DFIRM)** - The official map, in digital format, on which the
50 Federal Emergency Management Agency or Federal Insurance Administration has delineated
51 both the areas of special flood hazards and the risk premium zones applicable to the

- 1 community. The DFIRM is the legal equivalent of the FIRM in communities where a DFIRM is
2 available (see Flood Insurance Rate Map).
3
- 4 **Dimensional Nonconformity** - A situation that occurs when a dimensional requirement (e.g.,
5 elevations, setbacks) was approved legally but no longer conforms to the required standard of
6 this Land Use Code.
7
- 8 **Director** - The Community Development Director, or his/her designee, or any individual
9 designated by the County Manager or Board of Commissioners to administer this Land Use and
10 Development Code.
11
- 12 **Division, Division of Land and Divided** - Any separation of land into two (2) or more parts or
13 parcels accomplished by recorded map, conveyance of right of way or court decree, excepting
14 any such conveyance made for the purpose of locating or adjusting boundary lines between two
15 (2) parcels.
16
- 17 **Division of Land into Large Parcels** - A division of land authorized to divide pursuant to
18 Nevada Revised Statutes 278.471 through 278.4725, inclusive.
19
- 20 **Double-Frontage Lot** - A lot with two sides abutting a street.
21
- 22 **Driveway** - A private roadway providing access to a street or other public right-of-way.
23
- 24 **Dry Floodproofing** - A floodproofing method used to design and construct buildings so as to
25 prevent the entrance of floodwaters.
26
- 27 **Dwelling Unit** - A place of residence and may be located in either a single or multiple dwelling
28 unit building as further defined by the adopted building codes and Nevada Revised Statutes
29 278.4977.
30
- 31 **Easement** - An interest in land owned by another that entitles the easement holder to a specific
32 use of the described land.
33
- 34 **Economic Hardship** -
35
- 36 a. For investment or income-producing properties: The building, site, or object cannot be
37 feasibly used or rented at a reasonable rate of return in its present condition; or if proposed to
38 be rehabilitated, where denial of a demolition permit would deprive the owner of all reasonable
39 use of the property.
40
- 41 b. For non-income producing properties and/or institutional properties not solely operating for
42 profit: The building, site or object has no beneficial use as a residential dwelling, or for an
43 institutional use in its present state; or if proposed to be rehabilitated; where denial of the
44 demolition permit would deprive the owner of all reasonable use of the property.
45
- 46 **Educational institution** - A school, college or university, supported wholly or in part by public
47 funds or giving general academic instruction equivalent to the standards prescribed by the State
48 Board of Education.
49
- 50 **Electrical distribution** - Structures and appurtenant facilities used for the distribution of electric
51 energy in voltages less than 65 Kv.

- 1
2 **Electric substation** - An assemblage of equipment and appurtenant facilities designed for
3 voltage transformation, or voltage control of electricity in amounts of 65 Kv or greater.
4
- 5 **Electric transmission line** - A series of three or more structures and appurtenant facilities
6 erected above ground, supporting one or more conductors emanating from a power plant or a
7 substation, designed to transit electric energy in voltages if 65 Kv or greater.
8
- 9 **Elevation Certificate** - The Elevation Certificate is required in order to properly rate post-
10 FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate
11 Map (FIRM), for flood insurance Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with
12 BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, and AR/AO. The Elevation Certificate is not
13 required for pre-FIRM buildings unless the building is being rated under the optional post-FIRM
14 Flood insurance rules.
15
- 16 **Emergency Repairs** - Repairs immediately necessary to protect the health and safety of the
17 property owner, user, or general public.
18
- 19 **Enclosure** - That portion of an elevated building below the lowest elevated floor that is either
20 partially or fully shut-in by rigid walls.
21
- 22 **Encroachment** - For the purposes of flood management only, an encroachment is any physical
23 object placed in the floodplain that hinders the passage of water or otherwise affects flood flows,
24 such as fill, excavation, storage or equipment and materials or buildings.
25
- 26 **Erosion** - The process of the gradual wearing away of any landmass. This peril is not per se
27 covered under the program.
28
- 29 **Existing Construction** - Means for the purposes of determining National Flood Insurance
30 Rates, structures for which the “start of construction” commenced before the effective date of
31 the FIRM or before January 1, 1975, for FIRMS effective before that date. “Existing
32 Construction” may also be referred to as “Existing Structures”
33
- 34 **Existing Structure (WCF)** - Previously erected Support Structure or any other structure,
35 including but not limited to, buildings and water tanks, to which Telecommunications Facilities
36 can be attached.
37
- 38 **Expansion of an Existing Manufactured Home Park or Subdivision** - The preparation of
39 additional sites by the construction of facilities for the servicing the lots on which the
40 manufactured homes are to be affixed (including the installation of utilities, the construction of
41 streets, and either final site grading or the pouring of concrete pads).
42
- 43 **Exterior Architectural Features** - The features that contribute to the architectural character
44 and general composition of the exterior of a building or structure, including but not limited to the
45 kind, color, and texture of the building materials and the type, design, and character of all
46 windows, doors, light fixtures, signs and appurtenant features.
47
- 48 **FAA** - The Federal Aviation Administration.
49
- 50 **FCC** - The Federal Communications Commission.
51

- 1 **Façade** - The front of a building including entries, parapets and rooflines, specifically the
2 principal face.
3
- 4 **Family** - One or more persons living together as a single housekeeping unit.
5
- 6 **Federal Emergency Management Agency (FEMA)** - The federal agency under which the
7 National Flood Insurance Program (NFIP) is administered.
- 8 **Federal Insurance Administration (FIA)** - The government unit, a part of Federal Emergency
9 Management Agency (FEMA), which administers the National Flood Insurance Program (NFIP).
10
- 11 **Final Map** - A map of certain described land prepared typically to become part of the public
12 record of land division after approval by the Lyon County Board of Commissioners or their
13 designee.
14
- 15 **Flag, Governmental** - Any device composed of flexible cloth, plastic, or similar material that is
16 affixed to a line or pole and that may display local, state, or federal emblems, seals, or colors.
17
- 18 **Flag, Nongovernmental** - Any device composed of flexible cloth, plastic, or similar material that
19 is affixed to a line or pole and that may display emblems, business or corporate logos, symbols,
20 or illustrations.
21
- 22 **Flash Flood** - A flood that crests in a short period of time and is often characterized by high
23 velocity flows. It is often the result of heavy rainfall in a localized area.
24
- 25 **Flashing sign** - An illuminated sign in which artificial light is not maintained in a stationary or
26 constant intensity.
27
- 28 **Fleet Vehicle** - Fleet vehicles are groups of automobiles with a single owner, typically a
29 company or corporation, rather than an individual or family
30
- 31 **Flood, or Flooding** - A general and temporary condition of partial or complete inundation of
32 normally dry land areas from the overflow, and/or the unusual and rapid accumulation or runoff
33 of surface waters from any source.
34
- 35 **Flood Control** - Keeping flood waters away from specific developments or populated areas,
36 areas by the construction of flood storage reservoirs, channel alterations, dikes and levees,
37 bypass channels, or other engineering works.
38
- 39 **Flood Hazard** - Possible occurrence of overflow storm water causing flooding of lands or
40 improvements or having sufficient velocity to transport or deposit debris, to scour the surface
41 soil, to dislodge or damage buildings or to cause erosion of the banks or channels. See Chapter
42 15.800 of this title.
43
- 44 **Flood Hazard Area** - Areas subject to inundation by the "base flood" as identified by the
45 Federal Emergency Management Agency reports and maps.
46
- 47 **Flood Insurance Rate Map (FIRM)** - An official map of the County on which the Federal
48 Emergency Management Agency has delineated both the areas of special flood hazards and
49 the risk premium zones applicable to the community.
50

1 **Flood Insurance Study** - The official report provided by the Federal Emergency Management
2 Agency that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface
3 elevations of the base flood.
4

5 **Flood Insurance Risk Zone Designations** - The zone designations indicate the magnitude of
6 the flood hazard in specific areas of a community.

7 **Zone A:** Special flood hazard areas with a one percent (1%) annual chance of flooding and
8 a twenty six percent (26%) chance of flooding over the life of a thirty (30) year mortgage;
9 base flood elevations are not determined.

10 **Zone A1-30 And Zone AE:** Special flood hazard areas with a one percent (1%) annual
11 chance of flooding and a twenty six percent (26%) chance of flooding over the life of a thirty
12 (30) year mortgage; base flood elevations are determined.

13 **Zone A99:** Special flood hazard areas with a one percent (1%) or greater chance of flooding
14 each year to be protected by a federal flood protection system under construction; no base
15 flood elevations are determined.

16 **Zone AH:** Special flood hazard areas with a one percent (1%) or greater chance of shallow
17 flooding each year, flood depths of one to three feet (3') (usually areas of ponding); base
18 flood elevations are determined.

19 **Zone AO:** Special flood hazard areas with a one percent (1%) or greater chance of shallow
20 flooding each year, with flood depths of one to three feet (3') (usually sheet flow on sloping
21 terrain); average depths are determined. For areas of alluvial fan flooding, velocities are also
22 determined.

23 **Zone AR:** Special flood hazard areas that result from the decertification of a previously
24 accredited flood protection system that is in the process of being restored to provide a 100-
25 year or greater level of flood protection.

26 **Zone B and Zone X (Shaded):** Areas of one percent (1%) annual chance sheet flow
27 flooding where average depths are less than one foot (1'), areas of one percent (1%) annual
28 chance flooding where the contributing drainage is less than one square mile, or areas
29 protected from the one percent (1%) annual chance flood by levees.

30 **Zones AR/A1-30, AR/AE, AR/AH, AR/AO, And AR/A:** Special flood hazard areas that
31 result from the decertification of a previously accredited flood protection system that is in the
32 process of being restored to provide a 100-year or greater level of flood protection. After
33 restoration is complete, these areas will still experience residual flooding from other flooding
34 sources.

35 **Zones C and X (Unshaded):** Areas determined to be outside the 500-year floodplain.
36

37 **Floodplain** - Any land area susceptible to being inundated by water from any source.
38

39 **Floodplain Administrator** - The individual given specific authority and responsibilities to
40 enforce this chapter, specifically the community development director.
41

42 **Floodplain Management** - The operation of an overall program of corrective and preventive
43 measures for reducing flood damage and preserving and enhancing, where possible, natural
44 resources in the floodplain, including but not limited to emergency preparedness plans, flood
45 control works and floodplain management plans, regulations and ordinances.
46

47 **Floodplain Management Regulations** - This land use and development code, and any federal,
48 state or local regulations plus community zoning ordinances, subdivision regulations, building
49 codes, health regulations, special purpose ordinances (such as a grading and erosion control)
50 and other applications of police power which control development in flood-prone areas to
51 prevent and reduce flood loss and damage.

- 1
2 **Floodproofing** - Any combination of structural and nonstructural additions, changes or
3 adjustments to nonresidential structures which reduce or eliminate flood damage to real estate
4 or improved property.
5
- 6 **Flood Related Erosion** - A condition that exists in conjunction with a flooding event that alters
7 the composition of the shoreline or bank of a watercourse; one that increases the possibility of
8 loss due to the erosion of the land area adjacent to the shoreline or watercourse.
9
- 10 **Floodway** - The channel of a river or other watercourse and the adjacent land areas that must
11 be reserved in order to discharge the base flood without cumulatively increasing the water
12 surface elevation more than one foot.
13
- 14 **Floor Area, Gross** - The total area of a building measured along the outside dimensions of the
15 building, including each floor or level used for occupancy and storage.
16
- 17 **Floor Area, Habitable** - The total area of a building measured along the outside dimensions of
18 the building, including each habitable floor or level used for occupancy only.
19
- 20 **Floor area ratio** - Determined by dividing the gross floor area of all buildings on a lot by the
21 area of that lot.
22
- 23 **Footing** - The enlarged base of a foundation wall, pier, or column, designed to spread the load
24 of the structure so that it does not exceed the soil bearing capacity.
25
- 26 **Foundation** - The base or substructure of a building that bears the weight of the structure
27 above. Foundations are typically located below grade and are typically situated at or below the
28 frost line depth.
29
- 30 **Foundation Walls** - A support structure that connects the foundation to the main portion of the
31 building or superstructure.
32
- 33 **Fraud/ Victimization** - Related to Variances of the floodplain management regulations of this
34 code, the variance granted must not cause fraud on or victimization to the public. In examining
35 this requirement, Lyon County will consider the fact that every newly constructed building adds
36 to government responsibilities, and remains a part of the community for fifty to one hundred
37 years. Buildings permitted to be constructed below the base flood elevation are subject during
38 all those years to increased risk of damage from floods, while future owners of the property and
39 the community as a whole are subject to all the costs, inconvenience, danger, and suffering that
40 those increased flood damages bring. Additionally future owners may be unaware of the risk
41 potential to the property due to flood damage and the extremely high rates for flood insurance.
42
- 43 **Freeboard** - A margin of safety usually expressed in feet above a flood level for purposes of
44 flood plain management. Freeboard tends to compensate for the many unknown factors that
45 could contribute to flood heights greater than the height calculated for selected size flood and
46 floodway conditions, such as wave action, bridge openings, and the hydrological effect of
47 urbanization of the watershed.
48
- 49 **Frontage** - Any boundary line of a lot or parcel of land that coincides with the right-of-way of a
50 street.
51

- 1 **Fuel break** - A strategically located strip or block of land, varying in width, on which vegetation
2 has been modified to provide a safer place for fire fighters to work and to help reduce the rate of
3 fire spread.
4
- 5 **Geographic Information System (GIS)** - A set of integrated computer files consisting of
6 drawings, graphics and data that provide relation between graphical and data information.
7
- 8 **Green Book** - The most recent edition of the Policy on Geometric Design of Highways and
9 Streets by the American Association of State Highway and Transportation Officials.
10
- 11 **Gross Area** - The total area of the site, including the net buildable area and public rights-of-
12 way.
13
- 14 **Hardship** - The exceptional hardship that would result from a failure to grant the requested
15 variance. The board of county commissioners requires that the variance be exceptional,
16 unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not
17 considered exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal
18 preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an
19 exceptional hardship. All of these problems can be resolved through other means without
20 granting a variance, even if the alternative is more expensive, or requires the property owner to
21 build elsewhere or put the parcel to a different use than originally intended.
22
- 23 **Hazard Mitigation Plan** - A plan that incorporates a process whereby the potential of future
24 loss due to flooding can be minimized by planning and implementing alternatives to floodplain
25 development community wide.
26
- 27 **Height of structure** - The vertical distance from any part of the structure to the natural grade
28 below, excluding chimneys and vents.
29
- 30 **Highest adjacent grade** - The highest natural elevation of ground surface prior to construction
31 next to the proposed walls of a structure.
32
- 33 **Historic District** - A geographic area, defined as historic by ordinance, possessing a significant
34 concentration, linkage, or continuity of buildings, structures, sites or objects united by past
35 events, plans or physical development. Historic district contains both contributing and non-
36 contributing properties.
37
- 38 **Historic Designation** - The act of the Board of Commissioners, based on the recommendation
39 of the Lyon County Historic Site Advisory Board, designating as "historic" a property, building or
40 structure, pursuant to the procedures prescribed herein, which is worthy of preservation
41 because of its historic and/or architectural significance locally, regionally or nationally.
42
- 43 **Historic Landmark** - A property, building, structure, feature, object, and/or area designated as
44 a "landmark" by the Board of Commissioners, based on the recommendation of the Lyon
45 County Historic Site Advisory Board, which is worthy of rehabilitation, restoration, and
46 preservation because of its historic and/or architectural significance.
47
- 48 **Historic Property** - The cultural resources, including buildings, structures, objects, or districts
49 that are of historic significance.
50

- 1 **Historical Significance** - Having architectural, social, or geographical/environmental
2 significance.
3
- 4 **Historic Site** - The location of a former activity that has historic significance locally, regionally or
5 nationally. A site may or may not include structures.
6
- 7 **Historic Structure** - Any structure that is:
8
- 9 1. Listed individually in the National Register of Historic Places (a listing maintained by the
10 Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting
11 the requirements for individual listing on the National Register;
12
 - 13 2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the
14 historical significance of a registered historic district or a district preliminarily determined by the
15 Secretary to qualify as a registered historic district;
16
 - 17 3. Individually listed on a State inventory of historic places in states with historic preservation
18 programs which have been approved by the Secretary of Interior; or
19
 - 20 4. Individually listed on a local inventory of historic places in communities with historic
21 preservation programs that have been certified either by an approved State program as
22 determined by the Secretary of the Interior or directly by the Secretary of the Interior in states
23 without approved programs.
24
- 25 **Holiday Decorations** - Temporary decorations, strings of lights, or displays, clearly incidental to
26 and customarily associated with any state, local, religious or other holiday.
27
- 28 **Hydraulics** - The science that deals with practical applications of water in motion.
29
- 30 **Hydrodynamic Loads** - Forces imposed on structures by floodwaters due to the impact of
31 moving water on the upstream side of the structure, drag along its sides, and eddies or negative
32 pressures on its downstream side.
33
- 34 **Hydrology** - The science of the behavior of water in the atmosphere, on the earth's surface and
35 underground.
36
- 37 **Hydrostatic Loads** - Forces imposed on a flooded structure due to the weight of the water.
38
- 39 **Improvements** - Any changes, additions, or deletions made to property that did not naturally
40 exist thereon.
41
- 42 **Improvements Guarantee** - A bond, certified check, loan commitment, public or private escrow
43 agreement, or other security determined acceptable in the sole discretion of the County,
44 covering the estimated cost of the required improvements to be completed by the developer.
45 Such improvements guarantee shall be posted by the developer with the County in conjunction
46 with the execution of an improvements agreement.
47
- 48 **Improvement Plan** - An engineering plan submitted by a civil engineer registered in Nevada
49 showing the location and construction details of all improvements required by the developer.
50

- 1 **Improvement, Private** - Those utility facilities, improvements, private streets, highways and
2 easements that are not offered for dedication to the county and are to be maintained by the
3 developer or owners' associations or utility.
4
- 5 **Incidental Architecture Features** - Ornamentations or decorative features that project from a
6 building or structure including cornices, eaves, canopies, sunshades, gutters, chimneys, flues,
7 belt courses, headers, sills, pilasters, lintels, ornamental features, and other similar architectural
8 features.
9
- 10 **Incompatibility of land uses** - The proximity or direct association of contradictory,
11 incongruous, or discordant land use or activities, including the impact of noise, traffic, vibration,
12 smoke, odors, and other similar environmental conditions.
13
- 14 **Independent congregate senior living community** - An independent living community that
15 entails private dwelling units/apartments designed for an adult population aged 55 years and
16 older that may include some supportive services including, but not limited to, meals,
17 housekeeping, home health, and other supportive services. A number of common facilities,
18 including kitchen facilities, club houses, pools, health facilities, and other personal services may
19 be provided on the site.
20
- 21 **Infrastructure** - The facilities and services needed to sustain residential, commercial, industrial,
22 institutional, and other activities.
23
- 24 **Intergovernmental Agreement** - An agreement established between the County and another
25 government entity, such as the State or City or other municipalities or special districts.
26
- 27 **Intensity of Use** - The type(s), amount, and level of use anticipated in the development of any
28 parcel of land.
29
- 30 **Landscaping** - Any combination of living plants such as grass, ground cover, shrubs, flowers,
31 vines, hedges, or trees, and nonliving landscape material such as rocks, pebbles, sand, mulch,
32 bark, walls, fences, and decorative paving materials (excluding driveways, parking, loading, or
33 storage areas), and sculptural elements.
34
- 35 **Letter of map amendment (LOMA)** - The procedure by which any owner or lessee of property
36 who believes his property has been inadvertently included in a special flood hazard may submit
37 scientific and technical information to the Federal Insurance Administrator for review to remove
38 the property from said area. The administrator will not consider a LOMA if the information
39 submitted is based on alteration of topography or new hydrologic or hydraulic conditions since
40 the effective date of the FIRM.
41
- 42 **Letter Of Map Revision (Based On Fill) (LOMR-F)** - A letter from FEMA stating that an
43 existing structure or parcel of land that has been elevated by fill would not be inundated by the
44 base flood.
45
- 46 **Letter of map revision (LOMR)** - The procedures by which contractors, developers, and
47 communities can request changes to flood zones, floodplain and floodway delineations, flood
48 elevations, and planimetric features based on the results of structural works, improvements, or
49 annexations; resulting in additional flood hazard areas.
50

1 **Levee** - A man-made structure, usually an earthen embankment, designed and constructed in
 2 accordance with sound engineering practices to contain, control, or divert the flow of water so
 3 as to provide protection from temporary flooding.
 4

5 **Levee System** - A flood protection system that consists of a levee, or levees, and associated
 6 structures, such as closure and drainage devices, which are constructed and operated in
 7 accordance with sound engineering practices.
 8

9 **Level of Service** - In the context of roadways or traffic impacts, a general term that describes
 10 the operating conditions a driver will experience while traveling on a particular roadway. Where
 11 roadway conditions (physical characteristics of the highway) are fixed, levels of service on any
 12 particular highway varies primarily with volume.
 13

14 **Loading Area** - A portion of any site used for loading and unloading of goods, equipment,
 15 people, etc.
 16

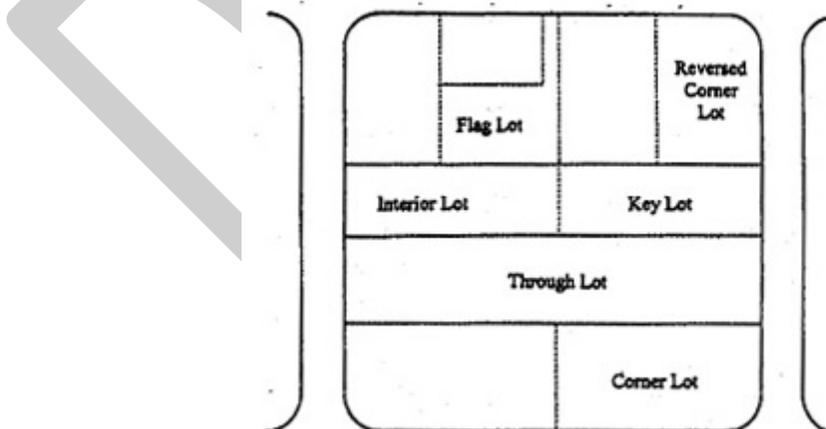
17 **Lot** - A parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by
 18 law, to be used, developed or built upon and which abuts upon a legal means of access. The
 19 classifications of lots are:
 20

21 A. "Corner": A lot located at the intersection of two or more streets at an angle or not more than
 22 135 degrees. If the angle is greater than 135 degrees, the lot shall be considered an "interior
 23 lot."
 24

25 B. "Flag": A lot having access or an easement to a public or private street by a narrow, private
 26 right-of-way.
 27

28 C. "Interior": A lot abutting only one street.
 29

30 D. "Key": A lot with a side line that abuts the rear line of any one or more adjoining lots.
 31



32 E. "Reverse corner": A corner lot, the rear of which abuts the side of another lot.
 33

34 F. "Through": A lot having frontage on two generally parallel sheets, with only one primary
 35 access.
 36

- 1 **Lot area** - The total horizontal area included within the lot lines of a lot.
2
- 3 **Lot depth** - The average distance between the front and rear lot lines or between the front line
4 and the intersection of the two side lines, if there is no real line.
5
- 6 **Lot frontage** - The portion of the lot contiguous to the street.
7
- 8 **Lot line** - Any boundary of a lot. The classification of lot lines are:
9
- 10 A. "Front": On an interior lot, the line separating the parcel from the street. On a corner lot,
11 both lot lines abutting a street. On a through lot, the lot line abutting the street providing the
12 primary access to the lot.
13
- 14 B. "Interior": Any lot line not abutting a street.
15
- 16 C. "Rear": A lot line, not intersecting a front lot line, which is most distant from and most closely
17 parallel to the front lot line. In the case of an irregularly shaped lot or a lot bounded by only
18 three lot lines, a line within the lot having a length of at least ten feet, parallel to and most distant
19 from the front lot line shall be interpreted as the rear lot line for the purpose of determining
20 required yards, setbacks, and other provisions of this code.
21
- 22 D. "Side": Any lot line which is not a front or rear lot line.
23
- 24 **Lot width** - The horizontal distance between the side lot lines, measured at right angles to the
25 lot depth at a midway point between the front and rear lot lines.
26
- 27 **Lowest Floor** - The lowest floor of the lowest enclosed area (including basement). An
28 unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or
29 storage in an area other than a basement area is not considered a building's lowest floor;
30 **provided** that such enclosure is not built so as to render the structure in violation of the
31 applicable non-elevation design requirement of Chapter 15.800 of this title.
32
- 33 **Lyon County Historic Site Advisory Board** - The Lyon County Planning Commission acting in
34 an advisory capacity in accordance with Title 3, Chapter 7 of the Lyon County Code.
35
- 36 **Maintenance, Ordinary (WCF)** - Ensuring that Telecommunications Facilities and Support
37 Structures are kept in good operating condition. Ordinary Maintenance includes inspections,
38 testing and modifications that maintain functional capacity, aesthetic and structural integrity; for
39 example the strengthening of a Support Structure's foundation or of the Support Structure itself.
40 Ordinary Maintenance includes replacing Antennas of a similar size, weight, shape and color
41 and Accessory Equipment within an existing Telecommunications Facility and relocating the
42 Antennas of approved Telecommunications Facilities to different height levels on an existing
43 Monopole or Tower upon which they are currently located. Ordinary Maintenance does not
44 include Minor and Major Modifications.
45
- 46 **Manufactured Home** - A structure built in compliance with 42 USC 5401, the National
47 Manufactured Housing Construction and Safety Standards Program (adopted on June 15,
48 1976), and which is (i) transportable in one or more sections, (ii) eight feet or more in width, (iii)
49 twenty-four feet or more in length, or when erected on site, is three hundred and twenty or more
50 square feet, and (iv) is built on a permanent chassis and designed to be used as a dwelling with
51 or without a permanent foundation when connected to the required utilities, including plumbing,

1 heating, air conditioning, and electrical systems. For floodplain management purposes, the
2 term "manufactured home" also includes park trailers, travel trailers and other similar
3 vehicles placed on a site for greater than one hundred eighty (180) consecutive days.
4 For insurance purposes, the term "manufactured home" does not include park trailers,
5 travel trailers and other similar vehicles.

6
7 **Manufactured Home Park or Subdivision** - A parcel (or contiguous parcels) of land divided
8 into two or more manufactured home lots for rent or sale.

9
10 **Market Value** - For the purposes of determining substantial improvement under the floodplain
11 management regulations, market value pertains only to the structure in question. It does not
12 pertain to the land, landscaping or detached accessory structures on the property. For
13 determining improvement, the value of the land must always be subtracted.

14
15 Acceptable estimates of market value can be obtained from the following sources:

- 16
17 1. Independent appraisals by a professional appraiser.
- 18
19 2. Detailed estimates of the structure's Actual Cash Value (used as a substitute for market value
20 based on the preference of the community).
- 21
22 3. Property appraisals used for tax assessment purposes (Adjusted Assessed Value: used as a
23 screening tool).
- 24
25 4. The value of buildings taken from NFIP claims data (used as a screening tool).
- 26
27 5. "Qualified estimates" based on sound professional judgment made by staff of the local
28 building department or local or State tax assessor's office.

29
30 As indicated above, some market value estimates should only be used as screening tools to
31 identify those structures where the substantial improvement ratios are obviously less than or
32 greater than 50% (e.g., less than 40% or greater than 60%). For structures that fall between the
33 40% and 60% range, more precise market value estimates should be used.

34
35 **Mass/Scale** - The appearance of the building in terms of size, height, bulk, and building mass,
36 and its proportion to surrounding landforms, vegetation, and buildings.

37
38 **Mean Sea Level** - For purposes of the National Flood Insurance Program, the North American
39 Vertical Datum (NAVD) of 1988 or other datum, to which base flood elevations shown on a
40 County's Flood Insurance Rate Map are referenced.

41
42 **Median** - A paved or planted area separating a street or highway into two or more lanes of
43 opposite direction of travel.

44
45 **Minor Modification** - A minor deviation from otherwise applicable standards that may be
46 approved pursuant to provisions of the Land Use and Development Code.

47
48 **Mixed-use development** - The development of parcels or structures with two or more different
49 land uses such as, but not limited to, a combination of residential, office, manufacturing, retail,
50 public or entertainment in a single or physically integrated group of structures.

- 1
2 **Modifications, Major (WCF)** - Improvements to existing Telecommunications Facilities or
3 Support Structures that result in a Substantial Increase to the Existing Structure. Collocation of
4 new Telecommunications Facilities to an existing Support Structure without Replacement of the
5 structure shall not constitute a Major Modification.
6
- 7 **Modifications, Minor (WCF)** - Improvements to Existing Structures that result in some material
8 change to the Facility or Support Structure but of a level, quality or intensity that is less than a
9 Substantial Increase. Minor Modifications include the Replacement of the structure.
10
- 11 **Modulation/Articulation** - Variation of the building façade (e.g., stepping out or extending back
12 the footprint/façade, variation in the roofline, addition of building elements such as balconies,
13 decks, porches, window patterns/types, and variation in building materials/colors).
14
- 15 **Mural, Artistic** - A picture or decoration that is painted on or otherwise applied directly to an
16 external wall, visible to the public, and does not contain advertising of any kind.
17
- 18 **National Geodetic Vertical Datum (NGVD)** - As corrected in 1929, is a vertical control used as
19 a reference for establishing various elevations within the floodplain. Flood elevations on Flood
20 Insurance Rate Maps published for Nevada communities prior to 2007 were typically referenced
21 to NGVD 29.
22
- 23 **Natural area** - A land area, unimproved and not occupied by any structures or manmade
24 elements, set aside for the conservation of permanent, undisturbed open space.
25
- 26 **Natural drainage** - Water which flows by gravity in channels by the surface topography of the
27 earth prior to changes made by the efforts of man.
28
- 29 **Natural grade** - The grade unaffected by construction techniques such as fill, landscaping, or
30 berming.
31
- 32 **Net Buildable Area (Cottage Development)** - The portion of the cluster development that may
33 be developed or used for common open space, whether publicly dedicated or private, but
34 excluding private streets, public streets, and other publicly dedicated improvements.
35
- 36 **Net site area** - The total area within the lot lines of a lot or parcel of land after public street
37 easements or other areas to be dedicated or reserved for public use are deducted from such lot
38 or parcel.
39
- 40 **New Construction** - Structures for which the “start of construction” commenced on or after the
41 effective date of any provisions in this Land Use and Development Code that placed restrictions
42 on construction of similar structures. For the purpose of determining insurance rates, structures
43 for which the “start of construction” commenced on or after the effective date of an initial FIRM
44 or after December 31, 1974, whichever is later, and includes any subsequent improvements to
45 such structures. For floodplain management purposes, “new construction” means structures for
46 which the “start of construction” commenced on or after the effective date of a floodplain
47 management regulation adopted by a community and includes any subsequent improvement to
48 such structures
49
- 50 **New Manufactured Home Park or Subdivision** - A manufactured home park or subdivision for
51 which the construction of facilities for servicing the lots on which the manufactured homes are to

1 be affixed (including at minimum, the installation of utilities, the construction of streets, and
2 either final site grading or the pouring of concrete pads) is completed on or after the effective
3 date of floodplain management regulations adopted by the Town.
4

5 **Nonconformity** - Any lawful use of property or any lawful structure, sign, or platted lot, or any
6 site feature: that exists or existed on the date of the adoption of an ordinance that rendered it
7 nonconforming with the provisions of the new ordinance or this Land Use and Development
8 Code; or that currently conforms to the regulations in this Land Use and Development Code, but
9 in the future will not conform to a future rezoning, or amendment to the text of this Land Use and
10 Development Code; or that currently conforms to the regulations in this Land Use and
11 Development Code, but because of future governmental action, such as the acquisition of
12 property for a public purpose, will not conform to the provisions of the code in effect at the time.
13

14 **Nonconforming Lot** - A lot that was in compliance with the Land Use and Development Code
15 when created, but that does not meet current requirements of this Code.
16

17 **Nonconforming Project** - Any structure, development, or undertaking that was incomplete and
18 being constructed in compliance with the Land Use and Development Code when created, but
19 which does not meet current requirements of this Code.
20

21 **Nonconforming Situation/Use** - A situation or use that complied with the Land Use and
22 Development Code when created, but which does not currently conform to one or more of the
23 regulations applicable to the district in which the lot or structure is currently located.
24

25 **Noncontributing** - All those structures that are new or not-historic construction within a
26 proposed or designated historic district; or historic structures with complete loss of integrity due
27 to deterioration or modification beyond recognition of historic elements.
28

29 **Non-Residential** - Includes, but is not limited to: small business concerns, churches, schools,
30 farm buildings (including grain bins and silos), poolhouses, clubhouses, recreational buildings,
31 mercantile structures, agricultural and industrial structures, warehouses, and hotels or motels
32 with normal room rentals for less than 6 months duration.
33

34 **North American Vertical Datum (NAVD)** - A vertical control used as a reference for
35 establishing various elevations within the floodplain based upon the General Adjustment of the
36 North American Datum of 1988. Flood elevations on Digital Flood Insurance Rate Maps for
37 Nevada communities are referenced to NAVD 88.
38

39 **Obstruction** - Includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike,
40 pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire,
41 fence, rock, gravel refuse, fill, structure, vegetation or other material in, along, across or
42 projecting into any watercourse which propensity to snare or collect debris carried by the flow of
43 water, or its likelihood of being carried downstream.
44

45 **Off-premises sign** - A sign, including portable sandwich or A-frame signs, which advertises or
46 informs about goods, products, services or uses not directly concerning the use on the property
47 upon which the sign is located.
48

49 **On-premises sign** - Any sign which advertises goods sold, manufactured or produced, service
50 or uses rendered on the property upon which the sign is located, or the name of the business
51 enterprise.

- 1
2 **Ordinary Repairs and Maintenance** - Work done on a building in order to correct or prevent
3 any deterioration, decay of, or damage to such building or any part thereof, in order to restore or
4 preserve the same as nearly as practicable to its condition prior to such deterioration, decay or
5 damage.
6
- 7 **Orientation** - The relationship of a structure to streetscape, parking lots, sidewalks, surrounding
8 structures, and landforms.
9
- 10 **Outdoor Display and Sales** - The display and sale of products and services, primarily outside
11 of a building or structure, which are normally vended within the contiguous business or
12 organization.
13
- 14 **Outdoor Storage** - The keeping, in an unroofed area, of any goods, junk, material,
15 merchandise, or vehicles in the same place for more than 24 hours.
16
- 17 **Overlay Zone** - An overlapping zone that identifies special physical and cultural characteristics
18 and requires specific use and development constraints in order to maintain the uniqueness of
19 the zone, and which constraints are in addition to the underlying zone district restrictions.
20
- 21 **Owner** - The fee owner, possessor or user of property, developer, contractor, or any other
22 person or organization who is obligated or responsible for performing work with County
23 approval. For purposes of sign regulation, an owner is the fee owner or lessee of the sign, the
24 fee holder or lease holder of the property upon which the sign is located, or the individual,
25 person or business who has purchased the copy on a sign.
26
- 27 **Parapet** - The top of a wall that forms the upper portions of a building façade.
28
- 29 **Parcel** - A lot or tract of land typically delineated as part of a recorded subdivision plat. Parcels
30 may also exist outside the boundaries of a recorded subdivision. See also the definition of "lot".
31
- 32 **Parcel Map** - The document utilized to divide any land for transfer or development into four (4)
33 or fewer lots which does not qualify for division of land into large parcels per Nevada Revised
34 Statutes 278.471 et seq. Also referred to as a Minor Subdivision.
35
- 36 **Parking areas** - Those are including parking lots, driveways, drive aisles, loading and unloading
37 spaces, and all other areas necessary to move vehicles in and out of required parking spaces.
38
- 39 **Parking Area Aisles** - A portion of the project site consisting of lanes providing access to
40 parking spaces.
41
- 42 **Parking Space** - A portion of the project site set aside for the parking of one (1) vehicle.
43
- 44 **Parkway** - The area of a public right-of-way that lies between the curb and the adjacent
45 property line or physical boundary definition such as fences or walls, which is used for
46 landscaping or passive recreational purposes.
47
- 48 **Path** - A way designed for use primarily by pedestrians.
49

1 A. Private Path - A right of way established for the benefit of the owners of certain building sites
2 which may be specifically designated for that purpose on a recorded map or provide an
3 easement deed.

4
5 B. Public Path - A right of way dedicated by a development map or deed to the county.
6

7 **Pedestrian Traffic Improvements** - Facilities and improvements, including but not limited to
8 concrete sidewalks that are typically not less than five (5) feet wide, drainage improvements,
9 bridges, site preparation, signage, gutters, curbs, handicap access, and associated components
10 typically associated with the development and construction of sidewalks, walking and bicycle
11 paths, and walkways. Pedestrian traffic improvements include planning, preliminary architectural
12 and engineering services, architectural and engineering design studies, land surveys, land
13 acquisition, site improvements and off-site improvements; the construction of facilities and
14 improvements; and the purchase of facilities and improvements with an average useable life of
15 at least three (3) years, necessary to adequately mitigate the pedestrian and bicycle traffic
16 generated by the land being developed. Pedestrian traffic improvements do not include periodic
17 or routine maintenance of facilities and improvements, personnel costs or operational expenses.
18

19 **Pennant** - Any advertising device made of flexible material such as cloth or plastic, displayed
20 singly or in multiples and attached to a rope or line.
21

22 **Person** - Any individual, firm, partnership, joint venture, association, social club, fraternal
23 organization, company, joint stock association, corporation, estate, trust, organization, business,
24 business trust, public agency, school district, State of Nevada, and its political subdivisions or
25 instrumentalities, receiver, syndicate or any group or combination thereof, acting as a unit,
26 including any trustee, receiver or assignee.
27

28 **Physical Features** - In reference to historic landmarks, the features of a landmark that help to
29 define its historic significance (e.g., archeological resources, architectural features, structural
30 foundations, gravestones, tailings piles, etc.).
31

32 **Planned Development or Planned Unit Development (PD or PUD)** - An area of land,
33 controlled by one or more land owners to be developed under unified control or unified plan of
34 development for a number of dwellings units, commercial, educational, recreational, or industrial
35 uses, or any combination of the foregoing, and which does not typically correspond in lot size,
36 bulk, or type of use, density, lot coverage, open space or other restrictions in the subdivision
37 and zoning regulations, but instead establishes unique overlay zoning, uses and design
38 elements.
39

40 **Planning Commission** - The duly designated planning board of Lyon County, appointed by the
41 Board of Commissioners as authorized by NRS 278. The term "planning commission" shall be
42 known as the "commission."
43

44 **Planning Jurisdiction** - All areas of the County, excluding incorporated municipalities and the
45 tribal areas.
46

47 **Portable freestanding sandwich or "A-frame" type sign** - A sign that is designed to be
48 moveable and is not structurally attached to the ground, a building, a structure or any other sign.
49 Such sign may or may not be in the configuration of an "A."
50

- 1 **Ponding of Local Water** - As distinguished from sheet overflow, is water originating on or in the
2 vicinity of the development that, due to the condition of the ground surface, does not reach a
3 drainage channel or conduit.
4
- 5 **Post-FIRM Construction** - Construction or substantial improvement that started on or after the
6 effective date of the initial Flood Insurance Rate Map (FIRM) of the community or after
7 December 31, 1974, whichever is later.
8
- 9 **Pre-FIRM Construction** - Construction or substantial improvement which started on or before
10 December 31, 1974 or before the effective date of the initial Flood Insurance Rate Map (FIRM)
11 of the community, whichever is later.
12
- 13 **Predeveloped adjacent grade** - The natural elevation of ground surface prior to construction
14 next to the proposed walls of a structure.
15
- 16 **Premises** - The physical location where an activity is routinely conducted, which may include
17 the primary structure, parking facilities and private roadways.
18
- 19 **Preservation** - The protection, enhancement, and maintenance of historic properties, which
20 generally includes renovation, restoration, reconstruction, and/or rehabilitation.
21
- 22 **Principal Residence** - A single family dwelling in which at the time of loss, the named insured
23 or the named insured's spouse has lived for either (1) 80 percent of the calendar year, or (2) 80
24 percent of the period of ownership, if less than 1 year.
25
- 26 **Principal Structure** - A structure used for the principal use of the property as distinguished
27 from an accessory use.
28
- 29 **Print** - A blueprint, photostat, direct process print or other copy that reproduces exactly the
30 original drawing from which it was made.
31
- 32 **Private Driveway** - A driveway intended for the private benefit of the property being accessed,
33 leading to parking and/or loading areas that includes that portion of the public right-of-way
34 between the maintained roadway edge and the property line, which is designed and used for the
35 interchange of traffic between the roadway and the abutting property and the driveway (as
36 defined) located on private property.
37
- 38 **Private Street** - Any parcel of land or nonexclusive easement not owned by a public body and
39 not accepted for dedication to the public which is used or intended to be used for vehicular
40 access.
41
- 42 **Private Common Open Space** - Private open land area set aside for the exclusive use and
43 enjoyment of a development's residents, employees, or users.
44
- 45 **Program Deficiency** - A defect in a community's Floodplain Management Regulations or
46 administrative procedures that impairs effective implementation of those Floodplain
47 Management Regulations or of the NFIP standards, as per NFIP Sections 60.3, 60.4, 60.5, or
48 60.6.
49
- 50 **Proper Openings For Enclosures (Applicable to Zones A, A1-A30, AE, AO, AH, AR, and**
51 **AR Dual)** - All enclosures below the **lowest floor** must be designed to automatically equalize

1 hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. A
2 minimum of two openings, with positioning on at least two walls, having a total net area of not
3 less than 1 square inch for every square foot of enclosed area subject to flooding must be
4 provided.

5
6 **Provider** - A person or company in business of designing, installing, marketing and servicing
7 wireless communication services including cellular telephone, personal communications
8 services (PCS), enhanced/specialized mobile telephones and commercial paging services.

9
10 **Public Easement** - A right-of-way granted and dedicated to the County where the general use
11 and maintenance of such right-of- way is governed by an agreement that runs with the land, is
12 unseverable therefrom, and is recorded on the deed.

13
14 **Public Right Of Way** - Any parcel of land or nonexclusive easement dedicated to the public
15 that is used or intended to be used as a thoroughfare. Any offer of dedication to public use is not
16 effective until accepted by the county.

17
18 **Public safety, nuisance** - Related to variances of this title. The granting of a variance must not
19 result in anything which is injurious to safety or health of the community or neighborhood, or any
20 considerable number of persons, or unlawfully obstructs the free passage or use, in the
21 customary manner, or any way, navigable lake, river, bay stream or canal, or basin.

22
23 **Public Use** - Uses that, unless otherwise stated herein, are owned and operated by a local,
24 state or federal government.

25
26 **Public Water Supply System** - Any water supply system furnishing potable water to ten (10) or
27 more dwelling units or businesses, or any combination thereof.

28
29 **“R” Value (Thermal Resistance)** - The inverse of the time rate of heat flow through a building
30 thermal envelope element from one of its bounding surfaces to the other for a unit temperature
31 differences between the two surfaces under steady state conditions, per unit of area ($h \cdot \text{sqft} \cdot$
32 F/Btu).

33
34 **Recreational Vehicle (RV)** - A vehicle which is:

- 35 1. Built on a single chassis;
36 2. 400 square feet or less when measured at the largest horizontal projections;
37 3. Designed to be self-propelled or permanently towable by a light duty truck; and
38 4. Designed primarily not for use as a permanent dwelling but as temporary living quarters
39 for recreational, camping, travel or seasonal use.

40
41 **Remote Off-Site Improvement** - Any road improvement, public utilities or drainage facilities not
42 within, but serving any land development project.

43
44 **Required Area** - The prescribed minimum area of a parcel of land as required by any
45 development, zoning or other regulations existing at the time and normally occupied or intended
46 to be occupied by buildings.

47
48 **Repetitive loss** - Flood-related damages sustained by a structure on two separate occasions
49 during a 10-year period for which the cost of repairs at the time of each said event, on the
50 average, equals or exceeds 25 percent of the market value of the structure before the damage
51 occurred.

- 1
2 **Replacement (WCF)** - Constructing a new Support Structure of proportions and of equal height
3 or such other height that would not constitute a Substantial Increase to a pre-existing Support
4 Structure in order to support a Telecommunications Facility or to accommodate Collocation and
5 removing the pre-existing Support Structure.
6
- 7 **Restrictive Covenants** - Private, contractual requirements or restrictions on the use of
8 property, which in the context of the federal Fair Housing Act, may not regulate the transfer,
9 rental, or lease of any housing unit because of race, creed, color, sex, national origin, or
10 ancestry.
11
- 12 **Ridge line** - A ground line connecting the series of highest elevation points or a ridge, running
13 center and parallel to the long axis of the ridge.
14
- 15 **Right-of-Way (R.O.W.)** - An area of land designated for public use for access across property,
16 or location of private or government owned utilities, including streets, roads, alleys, walkways,
17 etc.
18
- 19 **Riverine** - Relating to, formed by, or resembling a river including tributaries, stream, brook, etc.
20
- 21 **Roadway** - The portion of a right-of-way surfaced for vehicular traffic, including curb and gutter,
22 when required.
23
- 24 **Road Classifications - See Streets**
25
- 26 **Roofline** -The upper most edge of a roof or parapet.
27
- 28 **Screening** - A method for reducing the impact of noise and unsightly visual intrusions with less
29 offensive or more harmonious elements, such as plants, berms, fences, walls or any appropriate
30 combination thereof.
31
- 32 **Setback** - The required distance that a building, structure, parking or other designated item
33 must be located from a lit line.
34
- 35 **Sign** - Any object, device, display or structure that is used to advertise, identify, display, direct
36 or attract attention to an object, person, institution, organization, business, product, service,
37 event or location by any means, including words, letters, figures, designs, symbols, fixtures,
38 colors, motion, illumination or projected images.
39
- 40 **Sign, Animated** - Any sign or part of a sign that changes physical position by any movement or
41 rotation.
42
- 43 **Sign, Banner** - Any advertisement device composed of flexible cloth, plastic, paper, or similar
44 material and affixed by wires, ropes, or other temporary methods.
45
- 46 **Sign, Billboard** - A sign intended to advertise a business, commodity, service, entertainment,
47 product, or attraction sold, offered, or existing elsewhere than on the property where the sign is
48 located.
49

- 1 **Sign, Changeable Copy** - A sign whereon provisions are made for letters or characters to be
2 placed in or upon the surface area either manually or electronically to provide a message or
3 picture.
4
- 5 **Sign, Directional** - Any sign that directs the movement of pedestrian or vehicular traffic without
6 reference to or including the name of a product sold or service performed on the lot.
7
- 8 **Sign, Electrical** - Any sign containing electrical wiring. This does not include signs illuminated
9 by indirect illumination.
10
- 11 **Sign, Freestanding** - A sign that is supported by one or more columns or braces extending
12 from the ground and is not attached to any part of any building.
13
- 14 **Sign, Government** - Signs erected by governments or government agencies for regulatory and
15 informational purposes.
16
- 17 **Sign, Illegal** - Any sign that has not received a valid sign permit.
18
- 19 **Sign, Illuminated** - A sign lighted by or exposed to artificial lighting either by lights within the
20 sign or lights directed towards the sign.
21
- 22 **Sign, Indirect Illumination** - Light only from a concealed light source outside the sign face that
23 reflects upon the sign face.
24
- 25 **Sign, Internal Illumination** - Light from a source concealed or contained within the sign that
26 becomes visible through a translucent surface.
27
- 28 **Sign, Non-conforming** - A sign that complied with the Sign Code at the time it was erected,
29 altered, moved and received a valid sign permit but does not conform to the current provisions
30 of the current Sign Code, nor has it been subsequently granted a variance from the Sign Code.
31
- 32 **Sign, Non-profit** - Signage used in conjunction with business, activities or events sponsored by
33 non-profit agencies.
34
- 35 **Sign, Offsite** - A sign that conveys a political or ideological message or directs attention to a
36 business, product, commodity, service, entertainment or attraction sold, offered or existing
37 elsewhere than upon the same lot where such sign is displayed.
38
- 39 **Sign, Pedestrian-Oriented** - A sign located in such manner as to be generally viewed by a
40 person who is walking. Typically, such signs are located within the first story of a building or
41 directly on the ground.
42
- 43 **Sign, Permanent** - A sign that is permanently affixed or attached to the ground or to a structure.
44
- 45 **Sign, Political** - A non-commercial sign that either displays a message conveying political or
46 ideological views or supports a specific political candidate or issue for election.
47
- 48 **Sign, Vehicle** - A sign that is painted or otherwise mounted upon a vehicle, van, truck, trailer,
49 automobile, bus, railroad car or other vehicle or movable structure.
50

- 1 **Sign, Projecting** - Any sign, other than a wall sign, which projects from and is supported by a
2 wall or building.
3
- 4 **Sign, Roof-mounted** - A sign, any part of which is located on or attached to a roof.
5
- 6 **Sign, Sandwich Board** - A temporary A-frame style sign, not exceeding 10 square feet of sign
7 area, placed directly on the ground and out of the public right-of-way and which is intended for
8 daily removal. "Sandwich sign": A flat sign composed of one or more boards attached together,
9 with supports enabling the sign to stand upright. It is designed to be a moveable unit.
10
- 11 **Sign, Temporary** - A sign that would otherwise be classified as a permanent sign in that it
12 identifies an establishment, service(s) or product(s) provided on a site, but is not permanently
13 affixed to the ground or a building.
14
- 15 **Sign, Unused (Abandoned)** - A sign that received a valid sign permit and that meets any of the
16 following criteria:
17 a. A sign that identifies an establishment, product(s) or service(s) that no longer exists or is no
18 longer provided on the premises where the sign is located.
19 b. A sign that identifies a time, event or purpose which has passed or no longer applies.
20 c. A sign that is vacant of copy.
21
- 22 **Sign, Wall-mounted** - A sign painted on or mounted against a wall of a building or structure
23 that extends no more than twelve (12) inches from the wall surface upon which it is attached
24 and whose display surface is parallel to the face of the building.
25
- 26 **Sign, Window** - Any sign visible from the exterior of a building that is painted, attached, glued
27 or otherwise affixed to a window or depicted upon a card, paper or other material and placed on,
28 taped or displayed from a window for the specific purpose of advertising.
29
- 30 **Sign, Yard/Garage Sale** - Temporary placards, posters and signs placed in front of a yard or
31 property advertising sale of goods.
32
- 33 **Sign Area** - The total exposed surface on all surfaces devoted to a sign message, including
34 ornamentation, embellishment and symbols, but excluding supporting structures.
35
- 36 **Sign Display Surface** - The area made available on the sign structure for the purpose of
37 displaying the message (see also "sign face").
38
- 39 **Sign Districts** -
40 • Zone 1: Commercial properties in suburban character districts.
41 • Zone 2: Highway 50 corridor between Carson City and State Route 341.
42 • Zone 3: Commercial properties rural character districts.
43 • Residential: All residential zone districts.
44 • Historic District/Landmark Properties: Properties located within a Historic District.
45
- 46 **Sign Face** - The surface of a sign upon, against or through which the advertising is displayed or
47 illuminated.
48
- 49 **Sign Permit** - A permit issued by the Director that authorizes the recipient to erect, move,
50 enlarge, or substantially alter a sign.
51

1 **Site-Specific Development Plan** - A development plan submitted by a developer seeking to
2 obtain vested rights in that particular development plan. Specifically, the following approvals
3 shall be eligible for vesting as site specific development plans: a final subdivision plat, or a
4 planned unit development.

5
6 **Solar facilities** - A solar energy system which absorbs energy from the sun.
7

8 **Special Flood Hazard Area (SFHA)** - A FEMA-identified high-risk flood area where flood
9 insurance is mandatory for properties. An area having special flood, mudflow, or flood-related
10 erosion hazards, and shown on a Flood Hazard Boundary Map of Flood Insurance Rate Map as
11 Zone A, AO, A1-A30, AE, A99, AH, AR, AR/A, AR/AE, AR/AH, AR/AO, or AR/A1-A30.
12

13 **Specifications** - Requirements for construction as approved by the county commissioners and
14 made a part of this title by reference thereto.
15

16 **Start of Construction** - The time at which the developer begins substantial improvement of a
17 property, and means the date the building permit was issued, provided the actual start of
18 construction, repair, reconstruction, placement, or other improvement was within one hundred
19 eighty (180) days of the permit date. The actual start means the first placement of permanent
20 construction of a structure on a site, such as the pouring of a slab, footings, the installation of
21 piles, the construction of columns, or any work beyond the stage of excavation; or the
22 placement of a manufactured home on a foundation. Permanent construction does not include
23 land preparation, such as clearing, grading and filling; nor does it include the installation of
24 streets and/or walkways; nor does it include excavation for basement, footings, piers or
25 foundations or the erection of temporary forms; nor does it include the installation on the
26 property of accessory buildings, such as garages or sheds not occupied as dwelling units or not
27 part of the main structure. For a substantial improvement, the actual start of construction means
28 the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not
29 that alteration affects the external dimensions of the building.
30

31 **Steep Slopes** - Any land having an average cross slope of fifteen percent (15%) or more. A
32 steep slope shall be determined by measurement of the average slope perpendicular to the
33 proposed street line between the proposed rear line and the center of the street. Any block
34 frontage shall be considered a steep slope area if the slope of thirty percent (30%) or more of its
35 length equals or exceeds fifteen percent (15%).
36

37 **Storage** - A space or place where goods, materials or personal property is put for more than 24
38 hours.
39

40 **Story** - That portion of a building included between the surface of any floor and the surface of
41 the floor next above it, or if there is no floor above it, then the space between such floor and the
42 ceiling above it.
43

44 **Street or Road** - public or private thoroughfare used for passage of vehicular traffic.
45

46 **Street, Alley** - A public or private way, at the rear or side of property, permanently reserved as
47 an ancillary means of vehicular or pedestrian access to abutting property.
48

49 **Street, Arterial** - A major street that serves as an avenue for the circulation of traffic into, out of,
50 or around the County, and carries high volumes of traffic. Arterial classification requires in
51 excess of 4,000 Average Daily Trips (ADT).

- 1
2 **Street, Cul-de-Sac** - A dead-end street that widens sufficiently at the end to permit a vehicle to
3 make a U-turn. The circular cul-de-sac should have a minimum radius of 40 feet in residential
4 areas and 50 feet in commercial areas.
5
- 6 **Street, Local** - A street whose sole function is to provide access to farms, residences,
7 businesses, or other abutting properties. It serves or is designed to serve at least ten, but not
8 more than 25 dwelling units and is expected to handle between zero and 400 ADT.
9
- 10 **Street, Major Collector** - A street whose principle function is to carry traffic between local and
11 minor collector streets and arterial streets, but may also provide direct access to abutting
12 properties. It serves or is designed to serve, directly or indirectly, more than 100 dwelling units,
13 and is expected to handle between 2,500 and 4,000 ADT.
14
- 15 **Street, Minor Collector** - A street designed and designated to carry traffic volumes in the range
16 of 400 to 2,499 vehicles per day.
17
- 18 **Street, Private** - Any right-of-way or area set aside to provide vehicular access within a
19 development that is not dedicated or intended to be dedicated to the county and that is not
20 maintained by the County.
21
- 22 **Street, Stub** - A dead-end road used for access to a maximum of three single-family dwellings
23 not exceeding 600 feet in length.
24
- 25 **Structure -**
- 26 A. A combination of materials forming an edifice or building of any kind, or any piece of work
27 artificially built or composed of parts joined together in some definite manner, but excluding the
28 following:
- 29 1. Fences not more than six feet in height;
 - 30 2. Retaining walls;
 - 31 3. Platforms or decks not more than 30 inches above grade and not over any basement or
32 story below;
 - 33 4. Utility mains, lines and underground facilities; and
 - 34 5. Yard and play equipment.
- 35 B. A permanent structure is built of materials in a manner which would commonly be expected
36 to remain useful for a substantial period of time.
- 37 C. A temporary structure is built of materials in a manner which would commonly be expected
38 to have a relatively short useful life, or is built for a purpose that would be expected to be
39 relatively short-term in duration.
- 40 D. For the purposes of flood management, a structure shall be a walled and roofed building
41 that is principally above ground and includes gas or liquid storage tank and manufactured
42 homes.
43
- 44 **Studio (photography, portrait and art)** - An artist's or photographer's workplace or
45 establishment, where the artist's or photographer's work may be displayed and sold.
46
- 47 **Subdivision** - Any land, vacant or improved, that is divided or proposed to be divided into five
48 (5) or more lots, parcels, sites, units, plots, separate interests or interests in common for the
49 purpose of any transfer, development or any proposed transfer or development unless
50 exempted or partially exempted under subsection A or B of this definition:
- 51 A. The term "subdivision" does not apply to:

1 1. Industrially or commercially zoned subdivisions, to the extent such are exempted by
2 Nevada Revised Statutes 278.325(1).

3 2. The division of land into large parcels as authorized in Nevada Revised Statutes
4 278.471 through 278.4725, inclusive.

5 B. Unless a method of disposition is adopted for the purpose of evading this title or would have
6 the effect of evading this title, the term "subdivision" does not apply to:

7 1. Any division of land that is ordered by any court in this state or created by operation of
8 law.

9 2. A lien, mortgage, deed of trust or any security instrument.

10 3. A security or unit of interest in any investment trust regulated under the laws of this state
11 or any other interest in an investment entity.

12 4. Cemetery lots.

13 5. Interests in oil, gas, minerals or building materials that are now or thereafter severed
14 from the surface ownership of real property.

15 6. Any first time division of land for transfer or development into four (4) or fewer lots,
16 parcels, sites, units or plots.

17
18 **Subdivision or Subdivided Land** - The process and product of creating lots, plots, tracts or
19 any parcel of land that is to be designated for individual titled ownership, along with completion
20 of requirements within the Lyon County Land Use and Development.

21
22 **Subdivision development plan** - Specific development plans for an approved tentative parcel
23 or subdivision map, including plot plans, building elevations, grading plans and landscape plans
24 applicable to individual lots within the tentative map.

25
26 **Subdivision, Minor (See Parcel Map)** - The subdivision of land into no more than four lots from
27 one lot, parcel or tract.

28
29 **Substantial Damage** - Damage of any origin sustained by a structure whereby the cost of
30 restoring the structure to its before damaged condition would equal or exceed 50 percent of the
31 market value of the structure before the damage occurred.

32
33 **Substantial Improvement** –

34 A. Any repair, reconstruction, or improvement of a structure, the cost of which equals or
35 exceeds 50 percent of the market value of the structure either:

36 1. before the improvement or repair is started, or

37 2. if the structure has been damaged and is being restored, before the damage occurred.

38 B. For the purposes of this definition, "substantial improvement" is considered to occur when
39 the first alteration of any wall, ceiling, floor, or other structural part of the building commences,
40 whether or not that alteration affects the external dimensions of the structure.

41 C. The term does not, however, include either:

42 1. any project for improvement of a structure to comply with existing state or local health,
43 sanitary or safety code specifications that are solely necessary to assure safe living conditions,
44 or

45 2. any alteration of a structure listed on the National Register of Historic Places or State
46 Inventory of Historic Places.

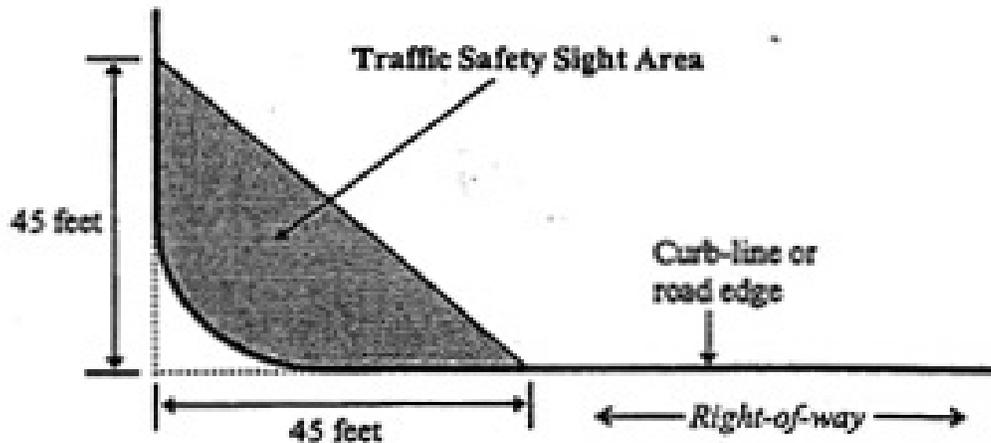
47
48 **Supporting** - In the context of historical preservation, all those historic resources that have lost
49 their original integrity, but are "retrievable" as historic structures or sites. These structures have
50 been substantially altered over the years, but with substantial effort could be considered
51 contributing once again.

1
2 **Tentative Map** - A map made to show the design of a proposed subdivision and the existing
3 conditions in and around it.
4

5 **Total system height** - The vertical height from existing grade to the highest possible point of a
6 wind energy conversion system.
7

8 **Tract** - A section of land used interchangeably with the term lot, particularly in the context of
9 subdivisions, where one tract is subdivided into several lots. See also the definition of "lot".
10 Tract may also mean those portions of subdivided land reserved for public purposes such as
11 detention/retention, infiltration, landscape, slope protection, etc., and not intended for private
12 use.
13

14 **Traffic safety sight area** - That portion of both public and private property located at any corner
15 and bounded by the curb line or edge of a roadway of the intersecting streets and a line joining
16 points on the curb or edge of roadway 45 feet from the point of intersection of the extended curb
17 lines or edges of the roadway (see figure below).



18
19
20
21 **Trail** - A way designated for use by pedestrians, bicycles, trail bikes, livestock and
22 snowmobiles, unless otherwise specified.
23

24 **Transfer** - The conveyance of property to another by deed or other method.
25

26 **Unit of operation** - An individual and separate unit of activity or function within a building, such
27 as a single shop within a business complex or a single business occupying an entire building.
28

29 **Use** - The purpose (type and extent) for which land or a building is arranged, designed, or
30 intended, or for which either land or a structure is occupied or maintained.
31

32 **Use, Principle** - A use listed in the Table of Permitted Uses in Chapter 310, which use shall be
33 the dominant use on the property.
34

- 1 **Utilities** - Public services or facilities including domestic water, sanitary sewer, cable T.V.,
2 electric power, gas, telephone, irrigation, water, and drainage.
3
- 4 **Utility Facilities** - Any structure or facility owned by a governmental entity, a nonprofit
5 organization, a corporation, or any entity defined as a public utility under Nevada law, and used
6 in conjunction with the production, generation, transmission, delivery, collection, or storage of,
7 water, sewage, electricity, gas, oil, or electronic signals.
8
- 9 **Variance** - A grant of permission by the Board of Adjustment that authorizes the recipient to
10 develop or use property in a manner that, according to the strict letter of this Land Use Code, is
11 not otherwise legally permitted.
12
- 13 **Vegetation, native** - Any plant species with a geographic distribution indigenous to all or part of
14 the state of Nevada. Plant species which have been introduced by man are not native
15 vegetation.
16
- 17 **Vehicle Accommodation Area** - That portion of a lot that is used by vehicles for access,
18 circulation, parking, loading and unloading, and comprises all of the above effected uses.
19
- 20 **Vested Property Right** - The right to undertake and complete the development and use of
21 property under the terms and conditions of a site specific development plan approval.
22
- 23 **Violation of Flood Damage Prevention Regulations** - The failure of a structure or other
24 development to be fully compliant with the County's floodplain management regulations. A
25 structure or other development without the elevation certificate, other certifications, or other
26 evidence of compliance required in Chapter 15.800 of the Lyon County Land Use and
27 Development Code.
28
- 29 **Watercourse** - A lake, river, creek, stream, wash, arroyo, channel, irrigation canal or other
30 topographic feature on or over which waters flow at least periodically. Watercourse includes
31 specifically designated areas in which substantial flood damage may occur.
32
- 33 **Watershed Protection Area** - The term "watershed protection area" means those watershed
34 areas which are being managed by Lyon County to protect both groundwater and surface water
35 resources. These areas are shown on maps available at the Lyon County utilities department.
36
- 37 **Water Surface Elevation** - The height, in relation to the North American Vertical Datum (NAVD)
38 of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in
39 the floodplain of coastal or riverine areas.
40
- 41 **Wellhead Protection Area** - The term "wellhead protection area" means those areas or
42 locations that are being managed by Lyon County to protect groundwater resources. These
43 areas are shown on maps available at the Lyon County utilities department.
44
- 45 **Wind energy conversion system (WECS)** - An electrical generating facility consisting of a
46 tower, a wind turbine generator with rotating blades, guy wires and anchors, and associated
47 control and conversion electronic equipment to convert wind movement into electricity, and that
48 is incidental and subordinate to another use on the same parcel. The energy may be used on-
49 site or distributed into the electrical grid.
50

- 1 **Wind energy conversion system, commercial** - A WECS with a total system height more
2 than 400 feet and that is intended to produce electricity to sell for consumption.
3
- 4 **Wind energy conversion system, commercial use test site** - The electrical equipment, such
5 as anemometers or pyranometers, which measures wind and solar energy potential. Test sites
6 may include communication devices, towers, guy wires and anchors, and other associated
7 controls to measure, monitor and report wind and solar energy data.
8
- 9 **Wind turbine** - A wind conversion system that converts wind energy into electricity through the
10 use of a wind turbine generator, and includes the nacelle, rotor, tower, and pad transformer, if
11 any.
12
- 13 **Wireless communications** - Any personal wireless services as defined in the Federal
14 Telecommunications Act of 1996, as amended, which includes FCC-licensed commercial
15 wireless telecommunications services including but not limited to cellular, personal
16 communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile
17 radio (ESMR), paging and similar services that currently exist or that may be developed in the
18 future.
19
- 20 **Wireless Communication Facility, Attached** - A wireless communication facility that is affixed
21 to an existing structure; e.g., an existing building wall or roof, mechanical equipment, tower or
22 pole, water tank, utility or light pole, which does not include additional wireless communication
23 support structure
24
- 25 **Wireless Communication Transmissions Towers** - New structure, tower, pole or mast
26 erected to support wireless communication antennas and connecting appurtenances. For the
27 purposes of the Lyon County Land Use and Development Code, such a support structure will be
28 referred to as a "tower." Support structure types include:
29
- 30 a. "Guyed tower" means a tower which is supported by the use of cables (guy wires) which are
31 permanently anchored;
32
- 33 b. "Lattice tower" means a tower characterized by an open framework of lateral cross members
34 which stabilize the tower;
35
- 36 c. "Monopole" means a single upright pole, engineered to be self-supporting and requiring no
37 guy wires or lateral cross-supports.
38
- 39 **Xeriscape** - Landscape methods which conserve water through the use of drought-tolerant
40 plants and planting techniques.
41
- 42 **Yard, front** - A clear, unoccupied space on the same lot with a building, extending across the
43 entire width of the lot and situated between the building and the front lot line of the parcel. For
44 corner lots, the front yard shall be determined as follows:
45 1. The narrowest street frontage shall be the front yard in agricultural and residential land
46 use districts,
47 2. The widest street frontage shall be the front yard in all other land use districts.
48
- 49 **Yard, rear** - An area extending across the full width of the lot between the rear lot line and the
50 nearest line of the building. On corner lots, the rear yard area extends from the interior side lot

- 1 line to nearest line of the building facing the street. Rear yard depth shall be measured at right
- 2 angles to the rear line of the lot.
- 3
- 4 **Yard, side** - A yard lying between the side lot line and the building and extending from the front
- 5 yard to the rear yard. In the absence of a rear yard, the side yard shall extend to the rear lot
- 6 line. Side yard width shall be measured at right angles to the side lot lines.
- 7
- 8 **Yard, side of street (corner lots only)** - An area extending from the lot line abutting the
- 9 secondary street or future street to the closest projecting front line of the building.
- 10
- 11 **Zoning District** - Any section or sections of the County for which the regulations governing the
- 12 use of land and the use, density, bulk, height, and coverage of buildings and other structures
- 13 are uniform.
- 14
- 15 **Zoning Map** - The map of the County that delineates the extent of each district or zone
- 16 established in this Land Use Code.
- 17
- 18
- 19

DRAFT

1 **Part 3**

2

3 **Acronyms**

4

5 **BOA** - Board of Adjustment6 **BOC** - Board of Commissioners7 **DRB** - Design Review Board8 **HPB** - Historic Preservation Board9 **NAC** - Nevada Administrative Code10 **NRS** - Nevada Revised Statutes11 **FAA** - Federal Aviation Administration12 **FCC** - Federal Communications Commission13 **WRID** - Walker River Irrigation District14 **DVCD** - Dayton Valley Conservation District15 **CLFPD** - Central Lyon Fire Protection District16 **NLFPD** - North Lyon Fire Protection District17 **MVFPD** - Mason Valley Fire Protection District18 **SVFPD** - Smith Valley Fire Protection District19 **NFIP** - National Flood Insurance Program20 **NDEP** - Nevada Division of Environmental Protection21 **CUP** - Conditional Use Permit22 **TUP** - Temporary Use Permit23 **WCF** - Wireless Communications Facility24 **CAFO** – Concentrated Animal Feeding Operation25 **B&B** – Bed and Breakfast26 **WECS** – Wind Energy Conversion System27 **C.O.W.** – Carrier on wheels or cell on wheels28 **CLOMR** – Conditional Letter of Map Revision29 **FIRM** – Flood Insurance Rate Map30 **GIS** – Geographic Information System31 **LOMA** – Letter of Map Amendment32 **LOMR** – Letter of Map Revision33 **PUD** – Planned Development or Planned Unit Development34 **RV** – Recreational Vehicle35 **R.O.W.** – Right of Way36 **SFHA** – Special Flood Hazard Area37 **PC** – Lyon County Planning Commission38 **SHPO** – State Historic Preservation Officer39 **HUD** – U.S. Department of Housing and Urban Development40 **AU** – Animal Unit41 **LUDC** – the Lyon County Land Use and Development Code42 **LOS** – Level of Service43 **ADT** – Average Daily Trips44 **NGVD** – National Geodetic Vertical Datum45 **PCS** – Personal Communications System46 **SMR** – Specialized Mobile Radio47 **ESMR** – Enhanced Specialized Mobile Radio

48