

**Chapter 18.03 - DEFINITIONS**

This chapter contains the definitions of terms that are used throughout Title 18. Changes include clerical corrections and clarifications throughout the definitions. Terms that are not used in Title 18 are deleted. Some terms that have a common meaning and do not need further definition are also deleted.

The summary of the changes to the definitions below only includes amendments that have a substantive change on how the term is used for the purposes of zoning regulations. The purposes of the changes are noted in bracketed text at the end of the definition, as applicable.

**18.03.010 - Words and terms defined.**

"Agricultural uses" means **the raising, cultivation, drying, or storage of agricultural products for sale, or the storage of machinery or equipment used in support of agricultural production by the same agricultural production entity.** [~~uses of the land for Christmas tree farms, truck farming, field crops, orchard crops, earthworm and grub raising, bees and animals in accord with Chapter 7.13 (Licensing and Regulations). Does not include a winery.~~] [Staff note: Chapter 7 applies to non-agricultural animal keeping; and "winery" is listed as a separate use. A more general definition of "agricultural uses" is proposed.]

"Apartment" means a room, or suite of rooms, within an apartment house which has facilities for the preparation of meals, is designed for and used or intended to be used by 1 family and is intended to be occupied on a rental basis with a rental period of at least [~~1 week~~] **28 days.** [Staff note: Changed for consistency with "transient occupancy" definition for hotels and motels.]

"Boarding and rooming house" means a building or portion thereof where, for compensation, **not more than 5 rooms are provided for lodging and in which meals may be provided.** [~~meals and lodging are provided for more than 2 guests. (Not a motel or hotel.)~~] [Staff note: A building with more than five rooms for rent is defined as a "hotel."]

"Brew pub" means a business which contains [~~a restaurant use occupying 51 percent or more of the gross floor area and which also contains~~] a bar and retail or wholesale brewery use. [~~which occupies 49 percent or less of the gross floor area. For the purpose of this section, a "restaurant" means a for-profit business which has as its principle purpose the preparation and serving of unpackaged food in a ready-to-consume state in individual servings to customers in the establishment. Brew pubs may be located in any historic district, any redevelopment district or as specifically authorized in this title. Brew pubs must operate in accordance with Chapter 598 of the NRS.~~] [Staff note: Definition amended to allow brew pubs without restaurants in zoning districts in which "bars" are allowed.]

**"Conditional use" means a use that requires approval of a Special Use Permit prior to commencing the use, and which has been determined to have unique circumstances, be more intense or to have a potentially greater impact than a permitted use within the same zoning district.** [The term is currently not defined.]

"Family" means 1 person living alone, or 2 or more persons related by blood, marriage or legal adoption; **a group of unrelated individuals not exceeding four persons living together as a single housekeeping unit, except where federal and/or state law requires otherwise.** [Staff note: Additional definition verbiage added consistent with existing definition for "residence, single family."]

**"Initiate," for the purposes of maintaining a valid zoning permit, means:**  
**1. If construction is required for the proposed use, to apply for and obtain approval of a building permit for the entire project or the first phase of a project for which the permit is sought, and to maintain the building permit in good standing without expiration. Approval of a grading permit only for the project does not constitute initiation of a project; and**  
**2. To conduct the use on the subject property; and**

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### **3. If applicable, to obtain a business license for the proposed use.**

*[The term “initiate” is used with regard to maintaining a valid zoning permit; e.g. a Special Use Permit must be “initiated” within one year of the date of approval. The term is currently not defined.]*

"Manufacturing" means the use of land, building or structures for the purpose of manufacturing, assembly, **investment casting**, making, preparing, inspecting, finishing, treating, altering, warehousing or storing or adapting for sale of any goods, substance, article, thing or service. *[“Investment casting” added to clarify that it is a part of permitted manufacturing uses and is distinct from the term “foundry.”]*

"Recreational vehicle" means the following:

1. Camping Trailer. A folding temporary dwelling structure, mounted on wheels and designed for travel, recreational and vacation use ~~[and shall include its towing vehicle];~~

**2. House trailer. A trailer which is designed, constructed and equipped as a dwelling place, living abode or sleeping place, and is equipped for use as a conveyance on a highway;**

~~[2]~~**3. Motorhome. A portable, temporary dwelling to be used for travel, recreation [and] or vacation use, which is constructed [as] to be an integral part of a [self-propelled] self-propelled vehicle;**

**4. Park Trailer Model. A portable temporary dwelling unit containing its own wheels and designed for travel, recreation or vacation use;**

~~[3]~~**5. Pickup Coach/Camper. A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation [and] or vacation;**

**6. Toy Hauler or Cargo Hauler. A temporary dwelling, combined recreational vehicle and/or cargo hauler, designed for travel, recreation or vacation use, which may be a self-propelled vehicle or include its own towing vehicle;**

~~[4]~~**7. Travel Trailer. A vehicular, portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreation [and] or vacation use[. It shall have], and having a body width not exceeding 8.5 feet, and a body length not exceeding 60 feet, including its own towing vehicle;**

~~[5. — Park Model;]~~

**8. Utility trailer. A vehicle, other than a vehicle that is without motor power and is designed for carrying persons, property, equipment, or other items on its own structure, including, but not limited to, flatbed trailers, hauling trailers, and boat trailers;**

~~[6. — A recreational vehicle is not allowed as a guest building in any zoning district.] [See “guest building” for RV restrictions.]~~

*[Recreational vehicle definitions amended to match RV parking definitions in CCMC Chapter 8.10.]*

~~["Secondhand business" means a business dealing in used merchandise or accepting donations of used merchandise for resale, but does not mean antiques, junkyard, pawn shop or secondhand dealers as otherwise defined in this title.] [Term changed to more commonly used “thrift store.”]~~

"Secondhand dealer" means **a business which buys, sells, takes in trade or takes on consignment various household goods or collectables, and which does not have a public drop-off for used goods. The term does not include thrift stores, pawn shops, the sale of scrap metal, junkyards, used vehicle or other items that are not consistent with the intent of this term.** ~~[a specialty shop which deals solely in 1 kind of used commodity with no new commodities, or a business in which the sale of secondhand or used articles is incidental to the sale of new articles of the same kind. For purposes of this definition, the sale of secondhand or used articles is deemed to be incidental to the sale of new articles if no more than 40 percent of the gross floor area of the business is devoted to the sale of used articles. The term secondhand dealer includes the sale of jewelry and [scrap] precious metals, but does not include the sale of junk in junkyards as defined in this chapter, the sale of used cars or the sale of other items which the city determines do not fit within the intent of this term. The term does not include the buying and selling of foreign or domestic coins for numismatic purposes, which shall be allowed where retail sales of new merchandise is permitted.] [Staff note: The definition of this term is expanded to include the sale of more types of used household goods.]~~

**"Thrift store" means a business dealing in used household goods and which includes the drop-off of donations of used household goods for resale. The term does not include antiques, junkyard, pawn shop or secondhand dealers as otherwise defined in this title.** *[This term was formerly known as "secondhand business," which could be confused with "secondhand dealer." Thrift store is the more commonly-used term for this type of use. Also, the term is amended to include the dropping-off of household goods (i.e. donations) to distinguish the use from a "secondhand dealer" or general sale of used merchandise.]*