

# RENO GAZETTE-JOURNAL

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### PROOF OF PUBLICATION

STATE OF NEVADA  
COUNTY OF WASHOE

*6/17/98*  
**PLEASE STAMP & SIGN FOR PAYMENT**

ss. Tana Ciccotti

being duly sworn, deposes and says:  
That as legal clerk of the RENO GAZETTE-  
JOURNAL, a daily newspaper published in Reno,  
Washoe County, State of Nevada, that the notice:

Ordinance 1019

of which a copy is hereto attached, has been  
published in each regular and entire issue of  
said newspaper on the following dates to wit:

June 4, 11, 1998

Signed

*T. Ciccotti*

Subscribed and sworn to before me on 06/11/98

Notary Public

*Sandra Taylor*



**SANDRA TAYLOR**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 98-0553-2 - Expires January 27, 2002

P.O. BOX 22000, RENO, NEVADA 89520

(702) 788-6200



**NOTICE OF ADOPTION  
WASHOE COUNTY  
ORDINANCE NO.1019**

NOTICE IS HEREBY GIVEN THAT: Bill No. 1195 Ordinance No. 1019 entitled

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY REPEALING, ADDING AND AMENDING PROVISIONS RELATING TO OFF-PREMISE SIGNS TO CHANGE REFERENCES FROM PRE-MAY 26, 1993 ZONING DESIGNATIONS TO CURRENT REGULATORY CLASSIFICATIONS THAT ARE COMPARABLE; TO CHANGE THE PARALLEL ALIGNMENT OF BACK-TO-BACK BILLBOARDS TO AN ALLOWED "VEE" ALIGNMENT OF NO MORE THAN TWENTY (20) DEGREES; TO CHANGE THE ENFORCEMENT AGENCY FROM THE BUILDING AND SAFETY DIVISION TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT; TO CHANGE THE ORGANIZATION AND NUMBERING OF THE REGULATIONS TO CONFORM WITH THE CURRENT DEVELOPMENT CODE FORMAT; TO CHANGE THE SIZE OF BILLBOARDS FROM 480 SQUARE FEET TO 672 SQUARE FEET; TO CHANGE THE PURPOSE OF THE REGULATIONS TO REFLECT BENEFICIAL ASPECTS OF BILLBOARDS; TO CHANGE THE DISTANCE OF BILLBOARDS FROM A CIRCUMFERENCE MEASUREMENT TO A LINEAR MEASUREMENT; TO ADD TOURIST COMMERCIAL REGULATORY ZONE AS A PERMISSIBLE LAND USE FOR THE ERECTION OF A BILLBOARD; TO ADD A PROVISION THAT LIMITS THE MAXIMUM NUMBER OF BILLBOARDS TO 125; TO ADD DEFINITIONS OF CUT-OUT, REPAIR AND RECONSTRUCTION; TO ADD PROVISIONS FOR THE RECONSTRUCTION OF NONCONFORMING BILLBOARDS; TO ADD PROVISIONS TO PERMIT CUT-OUTS; TO CREATE A SEPARATE ARTICLE, ARTICLE 502, FOR OFF-PREMISE SIGN REGULATIONS; TO DELETE THE PROVISIONS FOR A RETENTION PERMIT; TO DELETE THE PROVISIONS FOR AMORTIZATION OF NONCONFORMING BILLBOARDS; TO DELETE BOYNTON LAND AND E2ND STREET FROM PERMISSIBLE ROADWAY SEGMENTS LIST AND CLARIFY THAT THE PORTION OF I-580 SOUTH OF THE NORTHERN MOST INTERSECTION OF U.S. 395/INTERSTATE 580 AND SOUTH VIRGINIA STREET (NDOT STRUCTURE NUMBER I-1799 AT MILE POST IR-580-WA-21.64) IS NOT A PERMISSIBLE ROADWAY SEGMENT, AND OTHER MATTERS RELATING THERETO.

was adopted on May 26, 1998, by Commissioners Joanne Bond, Sue Camp, Jim Galloway, Mike Mouliot, and Jim Shaw, and will become effective on Friday, June 12, 1998.

Typewritten copies of the ordinance are available for inspection by all interested persons at the office of the County Clerk, 75 Court Street, Reno, Nevada

JUDI BAILEY,  
Washoe County Clerk  
No.2339 June 4,11,1998

SUMMARY: Amends Washoe County Code by revising provisions pertaining to off-premise signs.

BILL NO. 1195

ORDINANCE NO. 1019

AN ORDINANCE AMENDING THE WASHOE COUNTY CODE BY REPEALING, ADDING AND AMENDING PROVISIONS RELATING TO OFF-PREMISE SIGNS TO CHANGE REFERENCES FROM PRE-MAY 26, 1993 ZONING DESIGNATIONS TO CURRENT REGULATORY CLASSIFICATIONS THAT ARE COMPARABLE; TO CHANGE THE PARALLEL ALIGNMENT OF BACK-TO-BACK BILLBOARDS TO AN ALLOWED "VEE" ALIGNMENT OF NO MORE THAN TWENTY (20) DEGREES; TO CHANGE THE ENFORCEMENT AGENCY FROM THE BUILDING AND SAFETY DIVISION TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT; TO CHANGE THE ORGANIZATION AND NUMBERING OF THE REGULATIONS TO CONFORM WITH THE CURRENT DEVELOPMENT CODE FORMAT; TO CHANGE THE SIZE OF BILLBOARDS FROM 480 SQUARE FEET TO 672 SQUARE FEET; TO CHANGE THE PURPOSE OF THE REGULATIONS TO REFLECT BENEFICIAL ASPECTS OF BILLBOARDS; TO CHANGE THE DISTANCE OF BILLBOARDS FROM A CIRCUMFERENCE MEASUREMENT TO A LINEAR MEASUREMENT; TO ADD TOURIST COMMERCIAL REGULATORY ZONE AS A PERMISSIBLE LAND USE FOR THE ERECTION OF A BILLBOARD; TO ADD A PROVISION THAT LIMITS THE MAXIMUM NUMBER OF BILLBOARDS TO 125; TO ADD DEFINITIONS OF CUT-OUT, REPAIR AND RECONSTRUCTION; TO ADD PROVISIONS FOR THE RECONSTRUCTION OF NONCONFORMING BILLBOARDS; TO ADD PROVISIONS TO PERMIT CUT-OUTS; TO CREATE A SEPARATE ARTICLE, ARTICLE 502, FOR OFF-PREMISE SIGN REGULATIONS; TO DELETE THE PROVISIONS FOR A RETENTION PERMIT; TO DELETE THE PROVISIONS FOR AMORTIZATION OF NONCONFORMING BILLBOARDS; TO DELETE BOYNTON LANE AND E. 2<sup>ND</sup> STREET FROM PERMISSIBLE ROADWAY SEGMENTS LIST AND CLARIFY THAT THE PORTION OF I-580 SOUTH OF THE NORTHERN MOST INTERSECTION OF U.S. 395/INTERSTATE 580 AND SOUTH VIRGINIA STREET (NDOT STRUCTURE NUMBER I-1799 AT MILE POST IR-580-WA-21.64) IS NOT A PERMISSIBLE ROADWAY SEGMENT, AND OTHER MATTERS RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONER OF THE COUNTY OF WASHOE DO  
ORDAIN:

SECTION 1.

Division 5 "Signs: Contents" of Chapter 110 of the Washoe County Code is hereby amended and adopted as set forth in Exhibit A which is attached and incorporated by reference.

SECTION 2.

Article 500 "Signs: Title and Contents" of Chapter 110 of the Washoe County Code is hereby amended and adopted as set forth in Exhibit B which is attached and incorporated by reference.

SECTION 3.

Article 502 "Off Premise Sign Regulation" of Chapter 110 of the Washoe County Code is hereby amended and adopted as set forth in Exhibit C which is attached and incorporated by reference.

Proposed on the 12th day of May, 1998.

Proposed by Commissioner Mouliot.


Passed on the 26th day of May, 1998.

Vote:

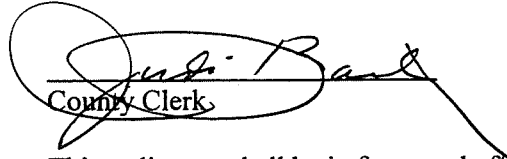
Ayes: **Joanne Bond, Jim Galloway, Mike Mouliot,  
and Jim Shaw**

Nays: **Sue Camp**

Absent:

  
\_\_\_\_\_  
Chairman  
Washoe County Commission

ATTEST:

  
\_\_\_\_\_  
County Clerk

This ordinance shall be in force and effect from and after the 5th day of June, 1998

## Article 502

# OFF-PREMISE SIGN REGULATIONS

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### Sections:

|            |   |
|------------|---|
| 110.502.00 | <b>Purpose.</b>   |
| 110.502.05 | <b>Definitions.</b>   |
| 110.502.10 | <b>General standards.</b>   |
| 110.502.15 | <b>Permits: General requirements.</b>   |
| 110.502.20 | <b>Permit issuance and standards for new signs</b>  |
| 110.502.25 | <b>Bringing a nonconforming sign into conformance</b>   |
| 110.502.30 | <b>Exempt advertising displays.</b>   |
| 110.502.35 | <b>Prohibited signs.</b>  |
| 110.502.40 | <b>Continued use of nonconforming signs.</b>  |
| 110.502.45 | <b>Termination of right to use nonconforming sign.</b>  |
| 110.502.50 | <b>Total number of off-premise signs permitted in unincorporated portion of Washoe County</b> |
| 110.502.55 | <b>Community Development Director's powers; right of entry.</b>                               |
| 110.502.60 | <b>Appeals procedure.</b>   |
| 110.502.65 | <b>Building permitissuance and conditions</b>   |
| 110.502.70 | <b>Sign inspection and responsibilities.</b>  |
| 110.502.75 | <b>Violations.</b>  |

### Section 110. 502.00 Purpose.

1. The board of county commissioners finds and declares that the purpose of this chapter is to establish a comprehensive system for the regulation of the commercial use of off-premise signs. It is intended that these regulations:
  - (a) Impose reasonable standards on the number, size, height and location of off-premise signs and facilitate the removal or replacement of nonconforming signs in order to:
    - (1) Prevent and relieve needless distraction and clutter resulting from excessive and confusing sign displays;
    - (2) Safeguard and enhance property values; and
    - (3) Promote the public safety and general welfare.
  - (b) Promote the location of off-premise signs in appropriate locations for the purposes of advertising the region's economy to visitors to the area and providing useful public service messages to residents of the county.
  - (c) Provide one of the tools essential to the preservation and enhancement of the environment, thereby protecting an important aspect of the economy of the county which is instrumental in attracting those who come to live, visit, vacation and trade while providing appropriate

opportunities to local and national advertisers and public service organizations to present their message.

- (d) Eliminate hazards to pedestrians and motorists brought about by distracting signs.
- (e) Improve, enhance and preserve the appearance and other aesthetic qualities of the county while providing the opportunity to businesses and public services organizations to provide their message to visitors and residents.

2. The board of county commissioners finds and declares that the types of signs for which a special use permit is required have a potential substantially greater than other types of signs for creating needless distraction and clutter, confusion and hazards, and for impairing and destroying property values and the appearance and aesthetic qualities of the area, and for adversely affecting the environment. The board of county commissioners further finds and declares that the types of signs for which a special use permit is required provide an important medium for the advertising of local and national products and services as well as the provision of public service messages to visitors and residents, alike.

[§1, Ord. No. 536; A Ord. No. 691]

**Section 110.502.05 Definitions.** As used in sections 110.502.10 to 110.502.75, inclusive, unless the context otherwise requires, the words and terms defined in this article, inclusive, have the meanings ascribed to them in each section.

[Part §2, Ord. No. 536]

**Abandoned sign.** "Abandoned sign" means a sign which has not been maintained in accordance with the provisions of this chapter for a period in excess of 90 days following legal notice to the owner of property and the owner of the advertising display that such sign does not meet, in the discretion of the building official, minimum maintenance standards.

[Part §2, Ord. No. 536]

**Advertising display.**

- 1. "Advertising display" means any arrangement of material or symbols erected, constructed, carved, painted, shaped or otherwise created for the purpose of advertising or promoting the interests of any person or other entity, located in view of the general public and visible from a public street.
- 2. "Advertising display" includes signs, billboards, posters, graphic advertising messages, advertising copy, accessory signs and similar displays, the purpose of which is to sell entertainment, goods or services.

[Part ,§2, Ord. No. 536]

**Advertising structure.** "Advertising structure" means any structure or device erected for the purpose of supporting any sign or other advertising display, and the framework of the sign.

[Part § 2, Ord. No. 536]

**Area identification sign.** "Area identification sign" means a permanent sign used to identify a neighborhood, subdivision, shopping district, industrial district or any other special community area.

[Part §2, Ord. No. 536]

**Area of a sign.** "Area of a sign" means the sum total of the geometric areas of the display surfaces which make up the total sign or advertising display. Necessary supports or uprights are excluded.

[Part §2, Ord. No. 536]

**Building official.** "Building official" means the chief building official of Washoe County and his duly authorized deputies.

[Part §2, Ord. No. 536]

**Composite service club or church directional or information sign.** "Composite service club or church directional or information sign" means two or more church or service club panel signs, grouped into a single display and indicating times and locations of meetings or services.

[Part §2, Ord. No. 536]

**Copy.** "Copy" means that portion of a sign or advertising display which is made up of language, letters, numbers or symbols which state a message.

**Cut-out.** "Cut-out" means that portion of a sign that is attached to a sign, but which is outside the rectangular or square frame of the sign.

[Part §2, Ord. No. 536]

**Directional sign.** "Directional sign" means any sign designed to guide or direct pedestrian or vehicular traffic to a publicly owned or operated facility, institution, community service organization or church.

[Part §2, Ord. No. 536]

**Display surface.** "Display surface" means the area made available by the sign structure for the purpose of displaying the advertising message or display.

[Part §2, Ord. No. 536]

**Elevated roadway structure.** "Elevated roadway structure" means a traffic-carrying structure elevated over other streets, structures, railroad tracks or a natural physical feature.

[Part §2, Ord. No. 536]

**Erect.** "Erect" means to arrange, build, construct, attach, hang, paint, place, suspend, affix or otherwise establish an advertising display.

[Part §2, Ord. No. 536]

**Fixed balloon sign.** "Fixed balloon sign" means any lighter-than-air or gas-filled balloon attached by means of a rope or tether to a definite or fixed location.

[Part §2, Ord. No. 536]

**Height of sign.** "Height of sign" means the vertical distance measured from the adjacent street grade or upper surface of the nearest curb of a street or highway other than an elevated roadway, to the highest point of a sign or advertising display.

[Part §2, Ord. No. 536]

**Holiday decorations.** "Holiday decorations" means decorations commonly associated with any national, local or religious holiday, provided such decorations are not displayed for more than 60 consecutive days during any 1 year.

[Part §2, Ord. No. 536]

**Illuminated advertising display.** "Illuminated advertising display" means display illumination derived entirely from an external artificial source arranged so that no direct rays of light project into residences or streets.

[Part §2, Ord. No. 536]

**Initial leasing sign.** "Initial leasing sign" means a sign giving notice that space is available for leasing, which shall be removed after initial leasing.

[Part §2, Ord. No. 536]

**Kiosk.** "Kiosk" means a structure not exceeding 6 feet in any horizontal dimension or 12 feet in vertical dimension used for the purpose of posting announcements or as a base for directory or other informational matter.

[Part §2, Ord. No. 536]

**Mobile sign.** "Mobile sign" means a sign attached to or suspended from any type of vehicle, other than normal lettering identifying the business owning or served by the vehicle. Such signs shall not include those normally painted on or attached permanently to business vehicles, mass-transit vehicles, taxicabs or special events signs.

[Part §2, Ord. No. 536]

**Nonconforming sign or advertising display.** "Nonconforming sign or advertising display" means a sign or advertising display which was lawfully constructed in accordance with ordinances or laws in effect at the time of its erection, but which is not in conformance with the provisions of this chapter.

[Part §2, Ord. No. 536]

**Off-premise sign.** "Off-premise sign" means a sign which directs attention to a business, commodity, service, entertainment or attraction sold, offered or existing elsewhere than upon the premises where such sign is displayed.

[Part §2, Ord. No. 536]

**Official sign.** "Official sign" means any sign erected by or at the direction of any governmental agency. Such signs may include public information bulletin boards or kiosks when sponsored by any governmental agency.

[Part §2, Ord. No. 536]

**Permanent sign.** "Permanent sign" means any sign, permanently affixed at the site, which, from the nature and effect of its proposed composition, construction, message to be carried or its proposed placement, is intended for continuous display for a period of time greater than 60 calendar days.

[Part §2, Ord. No. 536]

**Portable sign.**

1. "Portable sign" means a sign that is mounted on wheels or otherwise designed to be movable and is not structurally attached to the ground, a building, a structure or to any other sign. Such a sign may or may not be in the configuration of an "A".
2. "Portable sign" does not include special event signs.

[Part §2, Ord. No. 536]

**Premises.** "Premises" means a parcel of property.

[Part §2, Ord. No. 536]

**Readerboard sign.** "Readerboard sign" means a sign or part of a sign on which the letters or symbols are manually replaceable in order that the copy can be easily changed from time to time.

[Part §2, Ord. No. 536]

**Reconstruction.** "Reconstruction" means the replacement of frame and support material of an existing sign with different material (e.g. replacement of wood material with metal material) and/or the changing of the support structure of an existing sign from one type of support system to a different support system (e.g. replacement of a lattice support with a monopole).

**Repair.** "Repair" means the replacement of frame and support material of an existing sign with the same material with no change in the support system of the existing sign.

**Roof sign.** "Roof sign" means any sign located on the roof of a building and either supported by the roof or by an independent structural frame. A sign which is attached flat against the wall of a penthouse or other similar roof structure or architectural blade is not a roof sign.

[Part §2, Ord. No. 536]

**Sign.**

1. "Sign" means any arrangement of material or symbols erected, constructed, carved, painted, shaped or otherwise created for the purpose of advertising or promoting the interests of any person and which is located in view of the general public and visible from a traveled way.
2. "Sign" includes advertising displays, billboards, posters, graphic advertising messages, advertising copy and similar displays the purpose of which is to sell entertainment, goods or services.



[Part §2, Ord. No. 536]

**Special event sign.**

1. "Special event sign" means a sign advertising or pertaining to any civic, patriotic or special event of general public interest taking place within the county.
2. "Special event sign" may be wind signs, mobile signs or portable signs.

[Part §2, Ord. No. 536]

**Stacked signs.** "Stacked signs" means two or more signs affixed to the same standards which are not back-to-back signs and which vary in height from the ground.

[Part §2, Ord. No. 536]

**Temporary sign.** "Temporary sign" means a sign made of paper, canvas, cloth, cardboard or similar material intended for display for a period not to exceed 60 calendar days.

[Part §2, Ord. No. 536]

**Wall sign.** "Wall sign" means a sign painted on, attached to, or erected against the face or wall of a building with the face of the sign in a parallel plane with that of the building face or wall.

[Part §2, Ord. No. 536]

**Wind sign.** "Wind sign" means any display or series of displays, banners, flags, balloons or other objects designed and fashioned in such a manner as to move when subjected to wind pressure.

[Part §2, Ord. No. 536]

**Section 110.502.10 General standards.**

1. **Display surface.** Where an advertising display consists of individual letters, symbols or other such components, and where such components are without an integrated background definition or are not within a single circumscribed frame area, it shall be deemed circumscribed by a line frame and shall not exceed the square-foot limitation imposed by this chapter or by a retention permit or a special use permit issued pursuant to this chapter.
2. **Maintenance, repair and appearance.** All advertising displays and advertising structures shall be maintained in a proper state of repair and preservation. Structures shall consist of minimum guy wire and iron or other structural elements necessary to conform to code. Display surfaces shall be neatly painted or posted.
3. **Directional signs.** Directional signs on either face of such signs shall not exceed 4 square feet in size and shall be limited to a maximum of two signs for each institution, community service organization or church.
4. **Special event signs.** A special event sign may be permitted by the Director of Community Development upon a determination that such a sign will not conflict with the general intent of this chapter. Such a sign, when permitted, shall not be

installed prior to 30 days before, and shall be removed not more than 10 days after, the event advertised.

[§13, Ord. No. 536; A Ord. No. 691]

**Section 110.502.15 Permits: general requirements.**

1. Building permit required. Except as otherwise provided in Section 110.504.30, it is unlawful for any person to erect, enlarge, alter (except for normal maintenance or repair) or relocate within the county any advertising display or advertising structure without having obtained a building permit from the building official.
2. Applications. An application for a permit shall be made upon forms provided by the Department of Community Development and shall include in addition to any information required for the application:
  - (a) Name, address and telephone number of the owner of the property, and a statement signed by the owner or authorized representative permitting the advertising display or advertising structure;
  - (b) Name, address and telephone number of the applicant (owner of the advertising display or structure);
  - (c) Name, address, telephone number and license number of the licensed contractor;
  - (d) A plot plan indicating the location of the building, structure, lot or parcel of property to which or upon which the advertising display is to be erected, including data showing building and property frontages; and
  - (e) Two copies of a plan showing:
    - (1) The position of the advertising display or structure in relation to adjacent structures or buildings.
    - (2) The design, size and type of materials to be used.
    - (3) The size and location of all on-premise signs within 50 feet of either side of the proposed off-premise sign.
    - (4) The location of stakes identifying boundaries of the proposed sign.
3. Structural engineering. The Department of Community Development may require structural engineering or such other information as it may deem reasonably necessary to preserve the safety and welfare of the general public or to insure compliance with this chapter or other provision of law.
4. Business license. Owners or applicants who are in the business of constructing advertising structures or leasing such structures for advertising purposes shall provide evidence that they have a valid business license from the licensing authority of the county.

**Section 110.502.20 Permit issuance and standards for new signs.**

1. Special use permit required. A special use permit reviewed and approved by the planning commission is required for every new off-premise sign.
2. Standards for new signs. In addition to making the findings required in 110.810.30, the planning commission shall certify that each of the following standards has been complied with as part of the approved plans for an approved special use permit.
  - (a) Size and height of off-premise sign; number of faces. An off-premise sign shall not exceed the following height and size requirements, or the number of faces.
    - (1) An off-premise sign shall not exceed thirty-five (35') in height above the grade of the road to which it is oriented and may not exceed fifty feet (50') in height above the foundation grade of the sign.
    - (2) An off-premise sign shall not exceed six hundred seventy-two (672) square feet in size, except as provided in this section.
    - (3) Each face of an off-premise sign may have a cut-out attached to the face of the sign, the size of the cut-out may not exceed ten percent (10%) of the rectangular or square face of the sign to which it is attached.
    - (4) An off-premise sign may not contain more than two sides on which a message is attached and one side may not be angled from the other side by more than twenty (20) degrees as measured from the back of the structure supporting the side.
  - (b) Spacing requirements. An off-premise sign shall conform to the following spacing standards.
    - (1) Spacing between off-premise signs. The distance between off-premise signs shall conform to the following:
      - (I) An off-premise' sign shall not be closer than one-thousand feet (1000') to another conforming or nonconforming off-premise sign located on the same side of the road, street or highway.
      - (II) An off-premise sign shall not be closer than one-thousand feet (1000') to another conforming or nonconforming off-premise sign located on an intersecting street and when the signs are on the same side of the street where the intersection of the two streets occurs.
      - (III) For the purposes of measuring the distance between off-premise signs, the measurement shall be parallel to the streets on which the signs are located.

- (IV) No more than two off-premise signs may exist at the intersection of streets and the signs shall be located diagonally opposite each other at the intersection of streets.
- (2) Spacing between off-premise and on-premise signs. An off-premise sign shall not be closer than fifty feet (50') to an existing free-standing sign regulated by sections 110.504.00 through 110.504.70.
- (3) Spacing from residential regulatory zones. An off-premise sign shall not be closer than five hundred feet (500') to an established residential regulatory zoning that is Rural, Suburban or Urban or a regulatory zone which is General Rural Residential (GRR) or General Rural (GR).
- (4) Spacing from streams and drainages; Truckee River. An off-premise sign shall conform to the following spacing requirements from streams, drainages and the Truckee River.
- (I) An off-premise sign shall not be located within any stream or drainage channel where the sign or advertising display might be deluged and swept under any structure or against any supports of any road, street or highway structure.
- (II) An off-premise sign shall not be located within three hundred feet (300') of the centerline of the Truckee River or within three hundred feet (300') of the outer boundary of any area designated as Truckee River Greenbelt or open space adjacent to the Truckee River.
- (5) Spacing from public, semi-public buildings and spaces. An off-premise sign shall not be located at any location which fronts on any street within two hundred feet (200') of any property which is used for a public park, public school, church, courthouse, building used for county services, or public museum which fronts on the same street.
- (c) Location requirements. An off-premise sign shall conform to the following location requirements.
- (1) Permitted roadway segments. An off-premise sign shall only be located adjacent to and be visible from the following roads and portions of roads:
- (I) Gerlach-Nixon Highway (SR 447);
- (II) Longley Lane;
- (III) McCarran Boulevard, except for the segment between Interstate 80 west of Reno and South Virginia Street;
- (IV) Sullivan Lane;

- (V) That portion of West Fourth Street (SR 647) east of the intersection with Interstate 80;
  - (VI) That portion of U.S. 395 and Interstate 580 located south of the intersection with Red Rock Road and north of the northern most intersection of U.S 395/Interstate 580 and South Virginia St located at Nevada Department of Transportation structure I1799 at mile post IR 580 – WA 21.64.
  - (VII) That portion of North Virginia St. located south of the intersection with Stead Blvd. and that portion of South Virginia St. north of the intersection with the Mount Rose Highway (SR 431);
  - (VIII) That portion of Interstate 80 from mile post IR O80 - WA-1.9E to IR 080 - WA-2.6W;
  - (IX) That portion of Interstate 80 from the intersection with Mae Anne Drive to the Lyon County line.
- (2) Permitted regulatory zones. An off-premise sign shall only be located in the following regulatory zones: General Commercial (GC), Tourist Commercial (TC) and Industrial (I) as established pursuant to this chapter.
- (d) Aesthetic requirements. An off-premise sign shall conform to the following aesthetic standards.
- (1) Lighting of the sign shall be low-level and indirect;
  - (2) Earth-tone colors shall be used to paint the support(s) of the structure and the frame around the sign;
  - (3) The minimum number of supports shall be used to provide support of the sign frame.
- (e) No variances to standards. Except as permitted in Section 110.504.55, no variance application shall be accepted to alter the standards of this chapter, nor shall the approval of a special use permit contain any variations to the standards enumerated in this chapter.

[§7, Ord. No. 536; A Ord. No. 691]

**Section 110.502.25 Bringing a nonconforming sign into conformance.** To bring a nonconforming sign into conformance with the provisions of this article, the sign owner shall satisfy the permit issuance and standards for new signs as enumerated in Section 110.502.20.

**Section 110.502.30 Exempt advertising displays.** A building permit, or special use permit, is not required for any of the following advertising displays, but they shall be erected and maintained in accordance with the provisions of this chapter:

1. Copy change or normal maintenance and repair not involving structural change on permitted advertising displays. Replacement of the plastic face, when

necessary because of breakage or deterioration, shall be considered normal maintenance or repair;

2. Flags, emblems or insignia of any nation, state or political subdivision;
3. Holiday decorations;
4. House numbers or name plates;
5. Highway signs giving directions and distances for the information of the traveling public when such highway signs are approved by the department of transportation or building official;
6. Memorial signs or tablets, names of buildings and dates of erection when cut into a masonry surface or permanently fastened to the structure;
7. Notices required by law to be posted or maintained;
8. Notice-of-danger signs, public telephone signs, buried cable or public utility warning signs;
9. "No Trespassing," "Warning," "Posted Against Hunting or Fishing" and similar signs, not to exceed 3 square feet in size;
10. Official signs; and
11. Special event signs.

[§9, Ord. No. 536]

**Section 110.502.35 Prohibited signs.** The following signs are prohibited:

1. Canvas signs, banners, pennants, streamers, balloons or other temporary or wind signs except for advertising special events;
2. Mobile A-frame and portable signs except for advertising special events;
3. Signs which emit noise via artificial devices;
4. Roof signs;
5. Signs attached to utility poles, fences, trees, street lighting fixtures, barns, sheds, fire-reporting stations or other similar structures unless otherwise provided in this chapter;
6. Signs located within any stream or drainage channel;
7. Signs which imitate or simulate official signs, or which utilize red, blinking or intermittent light in the manner of a warning or danger signal;
8. Strobe lights or lights with such brilliance as to impair vision;
9. Signs which produce odor, sound, smoke, fire or other such emissions;

10. Stacked signs;
11. Temporary signs which are not displayed within a show window or utilized as special event signs;
12. Wall signs; and
13. Any sign which the building official may determine constitutes a hazard to traffic.

*[§10, Ord. No. 536; A Ord. No. 691]*

**Section 110.502.40 Continued use of nonconforming signs.** An advertising display which becomes nonconforming as the result of the adoption of this chapter may be continued, repaired or reconstructed pursuant to the requirements hereinafter stated:

1. Alteration of non-conforming sign. A nonconforming sign shall not be altered in its location, size or height, except as provided in paragraphs 2 through 5 of this section.
2. Damage of nonconforming sign by natural causes. A nonconforming sign damaged by wind or other natural causes to an extent less than fifty-one percent (51%) of its replacement value, as determined by a member of the American Institute of Real Estate Appraisers selected by the building official, may be repaired or reconstructed. If the building official determines that an appraisal is necessary to satisfy the requirements of this section, he shall notify the owner of the sign who shall give him written authorization to hire an appraiser and acknowledge owner's responsibility to pay all fees incurred as a result thereof. No permit for repair or reconstruction of the damaged sign shall be issued until the building official is presented with satisfactory evidence that the appraisal fees have been paid.
3. Damage of nonconforming sign by vandalism. A nonconforming display which is damaged or destroyed as a result of vandalism or other malicious act may be repaired or reconstructed. Upon request of the building official, the owner of the sign shall provide evidence that a report to the Sheriff was made regarding the alleged vandalism.
4. Repair of nonconforming sign. A nonconforming sign may be repaired upon notification of the Department of Community Development that said repairs are being undertaken.
5. Reconstruction of nonconforming sign. A nonconforming sign may be reconstructed providing the following occurs:
  - (a) Prior to any reconstruction work, the sign owner provides to the building official a complete set of as-built plans detailing the size, height, location of the current nonconforming sign and materials of which the current off-premise sign is constructed; type of material to be used in the reconstruction of the sign; the anticipated dates of reconstruction and any other information that the building official deems appropriate to determine compliance with this section;

- (b) No change in the location of the sign, no change in the height of the sign (except to reduce its height) and no change in the size of the sign (except to reduce its height);
  - (c) A notarized statement from the sign owner that no increase in value of the sign will be claimed in any future proceedings due to the reconstruction of the sign;
  - (d) A notarized statement from the sign owner acknowledging that reconstruction of the sign does not affect the termination of the right to use the nonconforming sign as enumerated in Section 110.504.45.
6. Building permit required for reconstruction, notification required for repair. A building permit shall be applied for and issued prior to any reconstruction of a nonconforming sign. No building permit shall be required for repair of a nonconforming sign, but prior to any repair work occurring, the sign owner shall notify the building official of his intent to repair the nonconforming sign and shall advise the building official of the extent of the repairs.

[§11, Ord. No. 536; A Ord. Nos. 558, 691]

**Section 110.502.45 Termination of right to use nonconforming sign.**

- 1. Cessation of right to maintain abandoned sign. The right of a person to maintain an abandoned, nonconforming sign shall terminate following his receipt of notification that the building and safety division or succeeding agency has deemed the sign abandoned.
- 2. Damage of nonconforming sign by natural causes. A nonconforming sign damaged by wind or other natural causes to an extent greater than 50 percent (50%) of its replacement value, as determined by a member of the American Institute of Real Estate Appraisers selected by the building official, shall not be reestablished. If the building official determines that an appraisal is necessary to satisfy the requirements of this section, he shall notify the owner of the sign who shall give him written authorization to hire an appraiser and acknowledge owner's responsibility to pay all fees incurred as a result thereof. No permit for reconstruction of the damaged sign shall be issued until the building official is presented with satisfactory evidence that the appraisal fees have been paid.
- 3. Removal due to approval of development application. A nonconforming sign must be removed if the parcel on which the sign is located is subjected to any of the following changes:
  - (a) Approval of a parcel map;
  - (b) Approval of a tentative subdivision map;
  - (c) Approval of a project of regional significance;
  - (d) Approval of a change to a land use designation that prohibits the location of an off-premise sign.



4. Responsibility for removal. Responsibility for removal of an abandoned, nonconforming sign rests with the owner of the sign or the owner of the property upon which the sign is constructed.
5. Appeals. Appeals from the decision of the Department of Community Development relative to abandoned signs or advertising structures may be made to the board of adjustment as provided in Section 110.502.60.

*[§12, Ord. No. 536; A Ord. No. 691]*

**Section 110.502.50 Total number of off-premise signs permitted in unincorporated portion of Washoe County.**

1. Limitation to number of permitted signs. Notwithstanding the total number of conforming locations that may be permitted for new signs as provided in Section 110.502.20, the total number of signs existing in the unincorporated portion of Washoe County shall not exceed one hundred twenty-five(125) at any one time.
2. Limitation based on inventory of existing signs. The total number of permitted off-premise signs enumerated in paragraph 1 of this section is determined by an inventory completed on May 1, 1998 of all existing conforming and nonconforming signs located in the unincorporated portion of Washoe County and confirmed by the board of county commissioners on May 26, 1998, the date of an amendment to this chapter.
3. Adjustment of limitation. The total number of permitted off-premise signs enumerated in paragraph 1 of this section shall be reduced each time by the number of off-premise signs and permitted off-premise sign locations that are incorporated within the corporate boundaries of the City of Reno or City of Sparks.
4. No entitlement. Notwithstanding the total number of permitted signs enumerated in paragraph 1 of this section, no entitlement to the maximum number of signs enumerated in this section is extended to any current or future owner of an off-premise sign through the provisions of this section. The retention of the location of current non-conforming signs and the provision of locations for new, permitted signs is strictly governed by the location standards enumerated in this chapter.

**Section 110.502.55 Community Development Director's powers; right of entry.**

1. Authority. The Director of Community Development and his agents are authorized and directed to enforce all the provisions of this chapter. The Director of Community Development may, in his sole discretion, permit variations in spacing and height requirements if undue hardship is shown. No variation shall exceed 10 percent of spacing and height limitations imposed by this chapter.
2. Right of entry. Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever the Director of Community Development or his agents have reasonable cause to believe that there exists a condition which makes a sign unsafe, he may enter the premises upon which such sign is located at all reasonable times to inspect the sign or to perform any duty imposed by this chapter, provided that:

- (a) If the premises upon which the sign is located are occupied, he shall first present proper credentials and demand entry; and
- (b) If the premises are unoccupied, he shall first make a reasonable effort to locate the owner or other persons having charge or control of the premises and demand entry.

If such entry is refused, the Director of Community Development or his agents may pursue every remedy provided by law to secure entry.

- 3. Failure to permit entry. Any owner or occupant or any other person having charge, care or control of any building or premises who fails or neglects, after proper demand is made as provided in this chapter, promptly to permit entry therein by the Director of Community Development or his agents for the purpose of inspection and examination pursuant to this section shall have violated this chapter.

[§3, Ord. No. 536]

**Section 110.502.60 Appeals procedure.**

- 1. Board of adjustment. In order to determine the suitability of materials and methods of construction, and to provide for reasonable interpretations of any ambiguous provisions of this chapter and the current edition of the Uniform Building Code, appeals may be taken to the board of adjustment in accordance with the provisions of NRS 278.270 and 278.310, inclusive.
- 2. Appeals. Appeals to the board of adjustment may be taken by:
  - (a) Any person aggrieved by his inability to obtain a building permit or by the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of the provisions of any zoning regulation or any regulation relating to the location or soundness of structures.
  - (b) Any officer, department, board or bureau of the county affected by the grant or refusal of a building permit or by the decision of an administrative officer or agency based on or made in the course of the administration or enforcement of the provisions of any zoning regulations.
- 3. Time. The time within which an appeal must be made and the form, fees or other procedure relating thereto shall be as specified in the general rules provided by the governing body to govern the procedure of the board of adjustment and in the supplemental rules of procedure adopted by the board of adjustment.

[§4, Ord. No. 536]

**Section 110.502.65 Building permit issuance and conditions.**

- 1. Permit issuance. The application, plans and specifications, and other data filed by an applicant for a building permit shall be reviewed by the Department of Community Development. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the Department of Community Development finds that the work

described in an application for a building permit and the plans, specifications and other data filed therewith conform to the requirements of this chapter, any discretionary permits required to be obtained through the provisions of this chapter and other pertinent laws and ordinances, and that the fees specified in this section have been paid, a building permit shall be issued to the applicant. Once a building permit has been issued, all work shall be done in accordance with the approved plans unless the Department of Community Development has given authorization for any changes or alterations.

2. Sign limitations.
  - (a) New signs; construction allowed. An off-premise sign regulated by Sections 110.504.10 through 110.504.75 may be erected in accordance with the standards of this chapter on existing portions of roads listed.
  - (b) New signs; noncommercial allowed. Noncommercial messages, whether or not involving the commercial use of off-premise signs, are allowed and regulated by sections 110.504.10 through 110.504.75.
3. Plan-check fee. Every person who applies for a building permit under the provisions of this chapter shall submit to the building and safety division of the department of community development with his application a plan-check fee established by the local governing body.
4. Permit fee. If the building official determines that a permit should be issued, the applicant shall pay a fee of \$5 at the time the permit is issued and at the beginning of each succeeding calendar year thereafter.
5. Additional fee. In addition to the fees imposed by subsections 1 and 2, the building official may charge such other fee as may be authorized by the executive director of the department of taxation pursuant to the provisions of NRS 354.5989.
6. Permit number; address; owner. On granting a permit for an off-premise sign, the building official shall assign a permit number and address which shall be painted on every sign erected pursuant to the permit. The sign shall also identify the owner of the sign.
7. Validity of permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this chapter or of any other law or ordinance. A permit presuming to give authority to violate or cancel the provisions of this chapter or any other law shall not be valid except to the extent the work or use which it authorizes is lawful.
8. Suspension or revocation. The building official may, upon service of a written notice, suspend or revoke a permit issued pursuant to the provisions of this chapter wherever the permit is issued:
  - (a) On the basis of incorrect information supplied by the applicant; or
  - (b) In violation of any state statute, any provision of this chapter or any other ordinance or regulation.

9. Stop work order. Whenever any advertising display or structure is being erected or maintained contrary to the provisions of this chapter, the building official may order the work stopped by serving the permittee or owner of the property or by posting a notice on the work being done. The owner or person responsible for the performance of such work shall promptly cease performing any work on the advertising display or structure until the building official gives him authority to proceed.

**Section 110.5024.70 Sign inspection and responsibilities.**

1. Inspection. Every advertising display or advertising structure erected in the county is subject to inspection by the Department of Community Development to assure compliance with the provisions of this chapter.
2. Responsibility. The owner of the advertising display or advertising structure is responsible for its proper construction, maintenance, repair and compliance with the provisions of this chapter.

[§8, Ord. No. 536]

**Section 110.502.75 Violations.**

1. Procedure for violations. Any advertising display or structure erected or maintained, or any use of property contrary to the provisions of this chapter, is unlawful and a public nuisance. The following procedure applies to enforcement of the provisions of this chapter:
  - (a) In the event of a violation of this chapter, the Director of Community Development shall deliver to the person or persons in violation of this chapter a "Notice of Violation" ordering the persons to comply with the provisions of this chapter within 10 days of receipt of the notice.
  - (b) Upon failure of the persons in violation to comply, the Director of Community Development may issue to the persons in violation a citation to appear before any justice's court within the county and may refer the notice of the violation to the district attorney for commencement of an action or actions for the abatement, removal and enjoinder of such violation as a public nuisance pursuant to sections 125.010 to 125.040, inclusive, and the institution of a criminal action in the manner provided by law.
2. Remedies. All remedies provided for in this chapter are cumulative and not exclusive. The conviction and punishment of any person under this chapter do not relieve such person from the responsibilities of correcting conditions or removing prohibited sign displays and structures which are in violation of this chapter.
3. Penalties. Any person violating any of the provisions of this chapter or any applicable provisions of the Uniform Building Code is guilty of a separate offense for each day or a portion thereof during which a violation of any of the provisions of this chapter is committed, continued or permitted, and upon conviction for any such violation shall be punished by a fine of not more than \$1,000, or by imprisonment for not more than 6 months, or by both fine and imprisonment.

[§14, Ord. No. 536]