

SECTION 2

DEFINITIONS

For the purpose of this Ordinance, certain terms and words are hereby defined as follows:

The words "used for" include "designed for" and vice versa; words used in the present tense include the future; words in the singular number include the plural number and vice versa; the word "building" includes the word "structure"; the word "dwelling" includes the word "residence"; the word "lot" includes the word "plot"; and the word "shall" is mandatory and not directory.

Accessory Building. A building customarily incidental and subordinate to the main building and located on the same lot with the main building.

Accessory Use. A use incidental to the principal use of a building. In buildings restricted for residential use, an office used for family occupations and workshops shall be deemed accessory uses.

Agricultural Use. The growing of crops in the open and the raising of such stock and poultry as are incidental to the acreage farmed, provided however, that such land shall consist of at least ten (10) acres in one parcel or in contiguous parcels under common ownership or operation. The feeding or disposal of community or collected garbage shall not be deemed an agricultural use; nor shall the raising of fur-bearing animals, riding academies, livery or boarding stables, or dog kennels be so considered.

Alterations. As applied to a building or structure, means a change or rearrangement in the structural parts or in the exit facilities, or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another.

Apartment House. A building arranged, intended or designed to be occupied by three (3) or more families living independently of each other.

Area, Building. The total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings exclusive of uncovered porches, terraces and steps.

Area, Net Site. The total area within the property lines excluding external streets and utility easements.

Basement. A story partly or wholly underground. For purposes of height measurement, a basement shall be counted as a story where more than one-half of its height is above the average level of the adjoining ground.

Billboard or Sign Board. Any sign or advertisement used as an outdoor display for the purpose of making anything known, the origin or point of sale of which is remote from said display.

Building, Front Line Of. The line of that face of the building nearest the front line of the lot. This face includes sun parlors and covered porches whether enclosed or unenclosed but does not include steps.

Building, Height Of. The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs.

Building, Principal. A building in which is conducted the main or principal use of the lot on which said building is situated.

Child Care Center. Any place, home, or institution which receives three or more children under the age of sixteen (16) years and not of common parentage for care apart from their natural parents, legal guardians or custodians, for regular periods of time for compensation. However, this definition shall not include public and private schools organized, operated or approved under the laws of this state, custody of children fixed by a court of competent jurisdiction, children related by blood or marriage within the third degree of the custodial person, or to churches or other religious or public institutions caring for children within the institutional building while their parents or legal guardians are attending services or meetings or classes or engaged in church activities.

Comprehensive Plan. A long-range master plan for area development including studies of land use, traffic volume and flow, schools, parks, and other public buildings.

Coverage. That percentage of the plot or lot area covered by the building area.

Dog Kennel. The keeping of more than three (3) dogs that are more than six (6) months old.

Dump. A lot or land or part thereof used primarily for the disposal by abandonment, dumping, burial, burning, or any other means and for whatever purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind.

Dwelling. A building or portion thereof designed exclusively for residential occupancy, including single-family and two-family, but not including hotels, boarding and rooming houses.

Dwelling, Single-Family. A detached building designed exclusively for occupancy by one (1) family.

Dwelling, Two-Family. A building designed exclusively for occupancy by two (2) families living independently of each other, including a duplex (one dwelling unit above the other) or a semi-detached dwelling (one dwelling unit beside the other).

Dwelling, Multiple-Family. A building or portion of a building designed for or occupied by more than two families living independently of each other.

Family. One or more persons related by blood, marriage, or adoption or a group of not more than five persons not all related by blood, marriage, or adoption occupying premises and living as a single non-profit housekeeping unit.

Filling Station, Public Gasoline. Any area of land, including any structure or structures thereon, that is used or designed to be used for the supply of gasoline or oil or other fuel (not including liquid petroleum gases) for the propulsion of vehicles.

Frontage. All the property fronting on one (1) side of a street between the two nearest intersecting streets or other natural barriers.

Garage, Private. An enclosed space for the storage of one or more motor vehicles, provided that no business, occupation or service is conducted for profit therein, nor space therein for more than one car is leased to a non-resident of the premises.

Garage Public. Any garage which is used for the storage, repair, rental, or servicing of motor vehicles.

Garage, Public. Any garage which is used for the storage, repair, rental, or servicing of motor vehicles.

Home Occupation. Any occupation or profession carried on by the inhabitants which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, which does not change the character thereof, and which is conducted entirely within the main or accessory buildings; provided that no trading in merchandise is carried on and in connection with which there is no display of merchandise or sign other than one non-illuminated nameplate, not more than two square feet in area attached to the main or accessory building, and that no mechanical equipment is used or activity conducted which creates any noise, dust, odor or electrical disturbance beyond the confines of the lot on which said occupation is conducted. The conducting of a beauty or barber shop, tea room or restaurant, rest home, clinic, doctor or dentist office, child care center, tourist home, real estate office, or cabinet, metal or auto repair shop shall not be deemed a home occupation.

Hotel. Any building or portion thereof which contains guest rooms, which are designed or intended to be used, let or hired out for occupancy by, or which are occupied by ten (10) or more individuals for compensation, whether it be paid directly or indirectly.

Hospital. A building used for the diagnosis, treatment or other care of human ailments, unless otherwise specified.

House Trailer. Any portable or mobile vehicle used or designed to be used for living purposes and with its wheels, rollers or skids in place.

Junk Yard. A lot, land or structure, or part thereof, used primarily for the collecting, storage and sale of waste paper, rags, scrap metal or discarded material, or for the collecting, dismantling, storage and salvaging of machinery or vehicles not in running condition, and for the sale of parts thereof.

Loading Space. An off-street space or berth on the same lot with a building, or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street or other appropriate means of access.

Lot. Land occupied or to be occupied by a building, or unit group of buildings, and accessory buildings, together with such yards and lot area as are required by this resolution, and having its principal frontage upon a street or a place approved by the Commission.

Lot, Corner. A lot, or portion thereof, not greater than one hundred (100) feet in width and situated at the intersection of two (2) or more streets, having an angle of intersection of not more than 135 degrees.

Lot Depth. The horizontal distance between the front and rear lot lines, measured along the median between the two side lot lines.

Lot Width. The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

Mobile Home. A movable living unit designed for year-round occupancy, sometimes termed a trailer home; any portable contrivance used or intended to be used generally for living and sleeping quarters and which is capable of being moved by its own power or towed or transported by another vehicle.

Mobile Home Area. Any area, tract or site or plot of land whereupon a minimum of twenty-five (25) mobile homes as herein defined are placed, located or maintained or intended to be placed, located or maintained, for dwelling purposes only and upon a permanent or semi-permanent basis.

Mobile Home Space. A plot of ground within a mobile home community or park which is designed for and designated as the location for only one mobile home and not used for any purposes other than the customary accessory uses thereof.

Motel. A group of buildings including either separate cabins or a row of cabins or rooms which:

- a) contain individual sleeping accommodations for transient occupancy, and
- b) have individual entrances.

Motor Vehicle Repair Shop. A building, or portion of a building, arranged, intended or designed to be used for making repairs to motor vehicles.

Nonconforming Use. A building, structure, or use of land existing at the time of enactment of this Ordinance, which does not conform to the regulations of the district or zone in which it is situated.

Parking Space, Automobile. Space within or on a building or on a private or public parking area for the parking of one (1) automobile.

Plat. A map, plan or layout of a city, township, section or subdivision indicating the location and boundaries of individual properties.

Sign. Any words, numerals, figures, devices, designs or trademarks by which anything is made known, such as are used to designate an individual, a firm, profession, business or a commodity and which are visible from any public street or from the air.

Story. That portion of a building included between the surface of any floor and the surface of the next floor above it, or, if there be no floor above it, then the space between such floor and ceiling next above it.

Street. Any public or private right-of-way which affords the primary means of access to abutting property.

Street Line. The legal line between street right-of-way and abutting property.

Structure. Anything constructed or erected which requires location on the ground or which is attached to something having a location on the ground.

Tourist Camp. Land used or intended to be used by two or more campers, trailers, tents, or movable dwellings.

Trailer. A vehicle or residence on wheels, skids or rollers without motive power, designed to be used for human habitation or for carrying persons or property, including a trailer coach or house trailer.

Use. The purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may be occupied or maintained.

Yard. Any open space located on the same lot with a building or structure, unoccupied and unobstructed from the ground up, except for any accessory buildings or projections as are permitted on the lot.

Yard, Front. A yard extending across the front of a lot between the side lot lines and being the minimum horizontal distance between the street line and the front building line.

Yard, Rear. A yard extending along the rear of a lot between the side lot lines and being the minimum horizontal distance between the rear lot line and the rear building line.

Yard, Side. A yard extending along each side of a lot between the front yard line and the rear yard line and being the minimum horizontal distance between the side lot line and the side building line.