

**CHAPTER 7  
APPENDICES**

**11-7-1: DEFINITIONS.**

Land Use Classification	Definition
<b>Accessory use</b>	A use that is incidental and subordinate to the principal use, conducted upon the same property.
<b>Accessory Structure</b>	A detached structure that is incidental and subordinate to the primary structure and is located upon the same property. The term accessory structure shall include, but not be limited to, the following: private garage, storage structure, workshop, and/or greenhouse.
<b>Adult Business</b>	See Adult Business Chapter of the Code.
<b>Agriculture</b>	The use of land for farming, dairying, pasturage, aquaculture, horticulture, floriculture, viticulture, and animal husbandry, including riding stables and equestrian schools and the associated accessory structures for packing, treating and storing produce to standard industry practices. "Agriculture" does not include commercial stock yards or feed yards, where a concentration of livestock is fed for the purpose of fattening for market.
<b>Agriculture Tourism</b>	The use of working agricultural lands for commercial purposes including farm stands, roadside markets, orchards, wineries, pumpkin patches , U-pick operations, corn mazes, hayrides, farm stays, farm tours, petting farms, on-farm retail dairies and creameries, on-farm restaurants or cafes, on-farm retail, farm museums and education related purposes.
<b>Agriculture Sales and Service</b>	The use of a site for the sale and rental of farm tools, and implements, feed, grain, tack, animal care products, and farm supplies.  Agriculture sales and services shall not include the sale of large machinery, such as tractors and combines that are activities classified as Equipment Sales, Rental and Service.
<b>Airport</b>	The use of a site for the take-off and landing of aircraft, and other associated activities including, aircraft maintenance and storage; aviation training; regulation of air traffic control; passenger terminals; parking; and vehicle rentals.
<b><u>Airport Elevation</u></b>	<u>The highest point of an airport's usable landing area measured in feet from mean sea level.</u>
<b><u>Airport Disclosure Note</u></b>	<u>A required note on a recorded plat that discloses the properties proximity to the airport, potential noise impacts, and future improvements and aircraft operations of the Idaho Falls Regional Airport.</u>
<b>Alley</b>	A public way primarily for utility use and for servicing the contiguous property.
<b>Amenity</b>	An area of activity, either indoor or outdoor, designed to be accessible to and principally for the use of persons residing or working within a PUD development. An amenity may be located within the required common space, for example, a playground placed within a common yard.
<b>Amusement Center</b>	The use of a building for indoor amusement including, but not limited to, video games, laser games, bingo, pool, billiards, card rooms, bowling alleys, shooting ranges, child amusement rides, and indoor playground facilities.

<b>Amusement Center, Outdoors</b>	The use of a site that contains outdoor amusement facilities, such as miniature golf courses, water parks, amusement parks, movie theaters, race tracks, or zoos.
<b>Animal Care Clinic</b>	The use of a site where small animals or household pets weighing less than two hundred pounds (200lbs) are given animal daycare, grooming, medical or surgical treatment and are cared for during the time of such treatment.
<b>Animal Care Facility</b>	The use of a site that is designed or used for the boarding, care, grooming, diagnosis or treatment of four (4) or more animals, including all animals over two hundred pounds (200lbs). Animal care shall include an animal clinic, animal hospital, or veterinary office or kennel. Care of smaller animals is also classified as “Animal Care Clinic”.
<b>Antenna</b>	An exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.
<b>Applicant</b>	An individual, firm, corporation, partnership, association, syndicate, trust or other legal entity that executes an application. The applicant need not be the owner of the property; however, he shall be an agent of the owner or have sufficient proprietary rights in the property to represent the owner.
<b><u>Approach Surface</u></b>	<u>A surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in this Ordinance. In plan the perimeter of the approach surface coincides with the perimeter of the approach zone.</u>
<b>Artist Studio</b>	The use of a site for the practice and instruction of applied arts or crafts or performing arts.
<b>Auction, Livestock</b>	The use of a site for the sale of livestock to the highest bidder.
<b><u>Avigation Easement</u></b>	<u>A non-possessory property interest in airspace over a land parcel or portion of land. It is a legally developed document obtained by an airport to transfer airspace rights to the airport and covers items such as the right of flight, right to remove obstructions, et cetera, but not necessarily to the extent of prohibiting the use of the land within the limits of the rights obtained by the airport.</u>
<b>Base Flood</b>	The flood having a one percent (1%) chance of being equaled or exceeded in any given year. Also referred to as the 100-year flood.
<b>Base Flood Elevation</b>	The computed elevation to which floodwater is anticipated to rise during the base flood.
<b>Basement</b>	The story or level of a building which is partially or totally below ground level.
<b>Bed and Breakfast</b>	A building which has no more than eight (8) sleeping rooms for guests to stay of less than thirty (30) days. “Bed and breakfast” shall not include boarding /rooming house, lodging facility, group dwelling unit or short term rental as defined by this Zoning Code
<b>Boarding /Rooming House</b>	A building, other than a lodging facility, or bed and breakfast where meals or sleeping accommodations are provided for compensation for more than thirty (30) days.

<b>Building</b>	Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.
	Grade: The average of the finished ground level at the center of exterior walls of a building.
	Height: The vertical distance from the grade to top of building walls. Where the building walls vary in height along a side yard, the height of the building shall be determined by multiplying the length of each section of the wall by its height and dividing the sum derived by the total length of the wall.
	Main: One (1) or more of the principal buildings upon a lot.
<b>Building Contractor Shop</b>	The use of a site for exclusive use of a building contractor and employees that is not a "storage yard."
<b>Building, Garden and Farm Supplies</b>	The use of a site for the retail sale and service of merchandise typically, used for home, farm and garden improvements. Building, garden and farm supplies includes but is not limited to; home and garden centers; hardware stores; lawn and garden equipment supply stores; paint and wall paper stores; building supply stores; lumber yards; nursery, garden and farm supply stores
<b>Carport</b>	An unenclosed structure for the storage of automobiles.
<b>Cemetery</b>	The use of a site for the permanent preservation of human remains and which is dedicated for cemetery purposes. Cemetery purposes may include columbarium, crematorium, mausoleum, and mortuary operated in conjunction with the cemetery.
<b>Change of Use</b>	An enlargement of the use through the addition of more square footage devoted to the use; or if a use changes from one category to another as listed in Chapter 2 Land Use Regulations allowed uses in all zones.
<b>Clear Vision Triangle</b>	A triangular area on a corner lot within which there are certain height limitations in order to provide sight distance for vehicles.
<b>Club</b>	The use of a site owned or operated by an organized association of persons for a social, literary, political, educational and/or recreational purpose that is primarily operated for the exclusive use of members and their guests; and not primarily operated for profit or to render a service customarily carried on as a business.
<b>Commercial Vehicle</b>	A vehicle used for the transportation of persons or property for hire, compensation or profit, or used in connection with the operation of a business or home occupation.
<b>Common Space</b>	Land which is held in common by all property owners in the PUD and is accessible to all occupants of the PUD. Common spaces shall not include areas within any road (excluding landscaped medians within private roads), driveway, parking area, sidewalk contiguous to a street right-of-way, required landscape strip or buffer, or a drainage facility that does not include additional physical amenities other than open space.
<b>Communication Facility</b>	The use of a site for broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms, and excluding "public service facilities" and "personal wireless service facilities."
<b>Comprehensive Plan</b>	A plan which has been adopted by the Council pursuant to Idaho Code Section 67-6508 for the purpose of guiding development in the City.

<b>Conditional Use</b>	A use that because of peculiar characteristics, size, operations, location with reference to surroundings, streets and existing improvements, or demands upon public facilities is allowed in a zone subject to approval by the Planning and Zoning Commission or Board of Adjustment and subject to special requirements in accordance with Chapter 6 Administration of the Zoning Code and as enabled by IC §67-6512.
<b><u>Conical Surface</u></b>	<u>A surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty to one feet (20:1) for a horizontal distance of four thousand feet (4000’).</u>
<b>Correctional Facility or Jail</b>	The use of a site for housing, care, and supervision of persons confined by law.
<b>Day Care</b>	The use of a home, structure or place where non-medical care, protection or supervision is regularly provided to children under twelve (12) years of age, or disabled persons of any age, for periods less than twenty-four (24) hours per day, while the parents or guardians are not on the premises. There are three types of day care facilities distinguished by the number of individuals served:
	<b>Day care, center:</b> more than thirteen (13).
	<b>Day care, group:</b> more than six (6) but no greater than thirteen (13).
	<b>Day care, home:</b> five (5) or fewer.
<b>Density</b>	A unit of measurement, the number of dwelling units per acre of land.
<b>Drinking Establishment</b>	The use of a site primarily for the sale or dispensing of liquor by the drink or glass, but not including eating establishments with a wine and beer license where the principal business is serving food. The drinking establishment includes, but is not limited to a bar, brewery, lounge, night club, and tavern.
<b>Drive-Through Establishment</b>	The use of a site where the principle business is transacted directly with customers who are in a motor vehicle. The term drive-through establishment shall include, but not be limited to, providing food or beverage service, bank service, prescription drugs, and/or film processing. The term “drive-through establishment” shall not include fuel sales facility or vehicle washing facility as herein defined.
<b>Dwelling Unit</b>	<p>A structure(s) designed for or occupied exclusively by one (1) “household,” for living or sleeping purposes and having one (1) kitchen or set of cooking facilities, or group residence in which eight (8) or fewer unrelated persons with disabilities, elderly persons, or minors when in a facility licensed by the State of Idaho and who are supervised at the group residence in connection with their disability or age related infirmity under the following conditions:</p> <ol style="list-style-type: none"> <li>1. Resident staff, if employed, need not be related to each other or to any of the persons with disabilities, elderly persons, or minors residing in the group residence</li> <li>2. No more than two (2) of such staff shall reside in the dwelling at any one time.</li> </ol> <p>The term dwelling does not include boarding /rooming house, lodging, residential care facility or recreational vehicle.</p>
<b>Dwelling, Accessory Unit</b>	A dwelling unit that is incidental and subordinate to the principal use of the premises and that does not alter the essential characteristic of the use. In commercial and industrial zones, these units may be allowed for use as a custodial or caretaker dwelling unit.

<b>Dwelling, Single Unit Attached</b>	A structure containing two (2) dwelling units attached by a common wall or walls, where each dwelling unit is located on a separate lot.
<b>Dwelling, Single Unit Detached</b>	A structure consisting of only a single dwelling unit separated from all other dwelling units by open space.
<b>Dwelling, Two-Unit</b>	A structure consisting of two (2) dwelling units which may either be attached side by side or one (1) above the other.
<b>Dwelling, Multi-Unit</b>	A structure, or portion thereof, that contains three (3) or more dwelling units, where all such units are located on the same property.
<b>Eating Establishment</b>	The use of a site where food items are prepared, served and consumed by patrons, primarily on-site. The serving of alcoholic beverages may also be provided but is secondary to the service of food. Eating establishment includes, but is not limited to: a café, coffee shop, delicatessen, diner, eatery, grill, pizza parlor, restaurant, and sushi bar.
<b>Eating Establishment, Limited</b>	The use of a site for an establishment not exceeding a total of three thousand square feet (3,000 ft <sup>2</sup> ), where a limited number of food items are prepared, served and consumed by patrons on or off the site. Eating establishment, limited includes but is not limited to: a coffee shop, delicatessen, pizza parlor, retail bakery, fast food, sushi bar, and food stand.
<b>Entertainment and Cultural Facility</b>	The use of a site that provides space for performing and visual arts, film or cultural activities.
<b>Equipment Sales, Rental and Service</b>	The use of a site the sale, rental or servicing of farm and construction heavy equipment and vehicles; machinery; tools; and other similar industrial equipment but excluding junk yards and auto wrecking yards.
<b>Financial Institutions</b>	The use of a site for lending, exchanging and handling money or currency for customers. Financial Institutions includes, but is not limited to credit unions, savings and loan, commercial banks, cash machines, insurance agents, and loan establishments.
<b>Flood Insurance Rate Map (FIRM)</b>	The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.
<b>Floodway</b>	The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot (1’).
<b>Floor Area</b>	The sum of the areas of the several floors of the building, including basements, mezzanine and intermediate floored tiers and penthouses of headroom height, measured from the exterior walls or from the centerline of walls separating buildings. Covered walkways, open, roofed-over areas that are paved, porches, and similar spaces shall have an area factor of 0.50. The floor area does not include such features as pipe trenches, exterior terraces or steps, chimneys, roof overhangs, or other similar areas or facilities.
<b>Food Products, Processing</b>	The use of a site for producing, manufacturing, processing or storage of food products. Food products (processing) includes, but is not limited to beverages, coffee, ice, snacks, fruits, vegetables, spices, confectionery, meat, seafood, and dairy products. May include retail sales of products on the premises.
<b>Food Products, Processing (Small Scale)</b>	The use of a site not exceeding three thousand a total of square feet (3,000 ft <sup>2</sup> ) for producing, manufacturing, processing, or storage of food products on a small scale and limited production. The use includes but is not limited to catering, smoking and curing, canning and preserving. Typically also includes retail sales of products on the premises.

<b>Food Store</b>	The use of a site for the sale of fresh, partially or fully prepared food for off-site consumption with an inventory of consumable goods, toiletries, cleaning supplies, and household supplies. “Food store” includes grocery store, delicatessens, bakery and convenience stores.
<b>Fuel Station</b>	The use of a site which has no more than eight (8) fuel dispensing pumps. The term shall exclude bulk wholesale fuel dispensing facilities.
<b>Fuel Station, Super</b>	The use of a site for the sale of motor fuel and automotive related merchandise. The use may also include bulk wholesale fuel dispensing facilities, a convenience store selling a limited number of groceries and self-service items. The use has nine (9) or more gasoline dispensing pumps.
<b>Guest</b>	A person staying or receiving services at a lodging facility, boarding house, rooming house or rest home, or similar use for compensation.
<b>Grade</b>	The elevation of the finished surface of the ground adjacent to the exterior wall of a building or structure.
<b><u>Hazard to Air Navigation</u></b>	<u>An obstruction or interference determined to have a substantial adverse effect on the safe and efficient utilization of navigable airspace.</u>
<b>Health Care and Social Services</b>	The use of a site for ambulatory health care services. Health care and social services included offices of dentists; physicians; chiropractors; optometrists; mental health practitioners; physical, occupational and speech therapists; audiologists; outpatient care centers; family planning centers, medical and diagnostic laboratories, imaging centers, kidney dialysis centers; blood and organ banks, and clinics.
<b><u>Height</u></b>	<u>The datum shall be mean sea level elevation, unless otherwise specified.</u>
<b>Higher Education Center</b>	The use of a site for institutions of higher learning, post-high school, including colleges and technical training centers.
<b>Home Occupation</b>	An occupation or profession conducted entirely within a dwelling unit or an accessory building and carried on by persons residing on the premises and clearly incidental to a residential use.
<b>Hospital</b>	The use of a site primarily for the maintenance and operation of medical or surgical care of patients twenty four (24) hours a day. “Hospital” does not include clinic, convalescent, or boarding /rooming house, residential care facility or other types of cases necessitating forcible confinement of patients.
<b>Household</b>	One (1) or more individuals occupying a dwelling unit and living as a single household unit, and pursuant to IC §67-6531 any group residence in which eight (8) or fewer unrelated persons with disabilities or elderly persons reside and who are supervised at the group residence in connection with their disability or age related infirmity.
<b>Household Pet</b>	A dog, cat, fowl, reptile, fish, rodent or similar domestic animal weighing less than two hundred pounds (200 lbs.) at full maturity.
<b>Improvement</b>	Any alteration to the land or other physical constructions associated with building site developments.
<b>Industry, Craftsman</b>	The use of the site not exceeding one thousand five hundred square feet (1,500 ft <sup>2</sup> ) for small-scale, craftsman-operated production of materials, assembly of parts, or the blending of materials including wood, metal, plastics, canvas, fabrics, computer components, electronics, oils, and resins; the sale of works produced and instruction. “Craftsman-Industry” includes but is not limited to; artist studios, jewelry manufacturing, candle-making, furniture and re-finishing, machine shops, cabinet makers, sign shops, and frame shops.

<b>Industry, Heavy</b>	A use engaged in the basic processing and manufacturing of materials or products, predominately from extracted or raw materials or engaged in storage or manufacturing processes using flammable or explosive materials. Or storage or manufacturing processes that involve hazardous or commonly recognized offensive conditions. This also includes the distribution of such products and parts. (Ord. 3210, 8-23-18)
<b>Industry, Light</b>	The use of a site for the manufacture, processing, fabrication, assembly, treatment, publishing, and/or packaging of finished products or parts, predominantly from previously prepared materials. This also includes the distribution of such products and parts. (Ord. 3210, 8-23-18)
<b>In-Fill</b>	Development designed to occupy vacant land that remains after the majority of development has occurred in an area.
<b>Information Technology</b>	The use of a site for processing data. The use includes, but is not limited to, internet and software; recording and broadcasting studios; data processing centers, internet providers and other information systems.
<b>Laundry and Dry Cleaning</b>	The use of a site for the pick-up and delivery of dry cleaning and laundry without the operation of a laundry or dry cleaning on site.
<b>Live-Work Unit</b>	The use of a site for commercial or small scale manufacturing activity and dwelling unit(s) located within, near or contiguous to the working space.
<b>Lodging Facility</b>	A building that is designed for or is occupied by guests for a stay of thirty (30) days or less. Physical features of a lodging facility generally include sleeping rooms, sanitary facilities, and a registration/lobby area for guests. Hotels, inns, and motels, as defined by this Zoning Code, are lodging facilities. Bed and breakfasts, recreation vehicle parks, and short term rentals, as defined by this Zoning Code, are not lodging facilities.
<b>Lot</b>	Real property occupied or to be occupied by a building or buildings, together with open spaces associated with the use(s) on the lot.  <b>Corner:</b> A lot situated at a junction of two (2) public streets, or situated on a curved street whose radius is thirty five feet (35') or less, and where the angle formed by the intersection of the tangent is one hundred and five degrees (105°) or less.  <b>Interior:</b> A lot with only one (1) frontage on a street.
<b>Manufactured Home</b>	A structure, constructed after June 15, 1976, pursuant to Idaho Code HUD manufactured home construction and safety standards.
<b>Medical Support Facilities</b>	The use of a site to store and sale medical supplies and equipment, and medical waste storage and disposal.
<b>Mixed Use Development</b>	A development that combines both residential and limited commercial uses within the same physical structure or in close proximity within the same development and where both uses exist individually and are not accessory to each other.
<b>Mobile Home</b>	Factory-assembled structure(s) generally constructed prior to June 15, 1976 as defined by Idaho Code.
<b>Mobile/Manufactured Home Park</b>	Any parcel of ground upon which two (2) or more manufactured homes and/or mobile homes are located. A mobile/manufactured home park shall not include a location used by mobile home dealers exclusively for the display, storage or sale of manufactured/mobile homes.
<b>Monopole</b>	A structure composed of a single spire.
<b>Mortuary</b>	The use of a site in which deceased human bodies are kept temporarily while prepared for burial or cremation.

<b><u>NAVD 88</u></b>	<u>North American Vertical Datum 1988. All elevations in this ordinance are referenced to the 1988 North American Vertical Datum.</u>
<b>Nonconforming</b>	<p><b>Building:</b> Any structure that legally existed prior to the adoption date of this code, or at the time of annexation or rezone, which does not conform to the site area, coverage, setback, open space, height, or other regulations prescribing physical development standards for the zone in which it is located.</p> <p><b>Lot:</b> A lot that lawfully existed prior to the effective date of this title, but that does not now conform to the dimensional standards for the zone in which it is located.</p> <p><b>Use:</b> A use which does not conform to the provisions of the Zoning Code, but which was in existence at the effective date of the Zoning Code or any amendment to the Code.</p>
<b>Open Space</b>	An area substantially open to the sky and suitable for outdoor recreation or enjoyment. The term open space may include, but is not limited to parks, playgrounds, water areas, landscaping, patios, enclosed yards, sports courts, swimming pools, and picnic areas. The term shall not include impervious surface area such as parking and driveways.
<b>Parcel</b>	A lot.
<b>Park and Recreation Facility</b>	The use of a site which has been dedicated, designed for, or used for outdoor recreation activities, including City parks and playgrounds, church or club-sponsored parks and playgrounds and the like, but not including outdoor theaters and similar commercial recreational activities.
<b>Parking Facility</b>	The use of a site for parking vehicles for a fee. "Parking facility" includes surface lots and garages, but shall not include the storage of wrecked or dismantled automobiles.
<b>Parking Space</b>	Space within a building or parking area, exclusive of drive-ways, ramps, columns, booths, and office and maintenance facilities in an area for the exclusive purpose of vehicular parking.
<b>Pawn Shop</b>	The use of a site for the transaction that loans money on the security of pledges of personal property; or deposits or conditional sales of personal property; or the purchase or sale of personal property.
<b>Personal Service</b>	The use of a site for the provision of individualized services generally related to personal needs. "Personal service" include, but are not limited to, beauty and health care services (such as salons, hair nail and skin care, spa, and barbers); locksmiths; and repairs such as footwear and leather goods, electronics, and watches.
<b>Planned Unit Development</b>	A development planned as a whole that demonstrates innovation in design to protect natural features or create public amenities through more flexible standards, (such as lot sizes, densities and setbacks), than would normally apply under the Zoning Code.
<b><u>Primary Surface</u></b>	<u>A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends two hundred feet (200') beyond each end of that runway; for military runways or when the runway has no specially prepared hard surface or planned hard surface, the primary surface ends at each end of that runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.</u>



<b>Professional Service</b>	The use of a site for the provision of professional service uses including, but not limited to; accountants, architects, landscape architects and other design services; computer designers; printers and engravers; consultants; lawyers; media advisors; photography studios, and title companies.
<b>Public Service Facility</b>	The use of a site for a public utility or infrastructure. “Public service facility” includes power plants and substations; water treatment plants or pumping stations, transmission, sewage disposal or pumping plants; recycling centers; storage yards; well-houses, and other similar public service structures.
<b>Public Service Facility, Limited</b>	Small-scale public infrastructure such as storm ponds, lift stations, and other similar utility infrastructure.
<b>Public Service Use</b>	The use of a site for administrative, judicial and cultural activities provided to the public from the city, state or federal government; and non-profit organizations.
<b>Railroad Freight Terminal and Station</b>	The use of a site for the freight and passenger pick-up, and may also include a freight distribution facility for truck or shipping transport.
<b>Recreational Vehicle</b>	Any vehicle or unit mounted on wheels designed to provide temporary living quarters for recreational, camping, travel or emergency use and of a size or weight for which unrestricted use of the highways of the state can be made without a special highway use permit. The term shall not include a van or camper shell which does not have self-contained sleeping accommodations, eating or restroom facilities. The term recreational mobile homes shall include, without limitation, all travel trailers, self-propelled motor home units, self-contained campers and camping tent-trailers.
<b>Recreation Vehicle Park</b>	The use of a site by two (2) or more recreational vehicles or travel trailers for temporary living.
<b>Redeveloping</b>	A parcel of land that has been previously developed or subdivided and to which municipal water, sewer, power, police, fire and other services are already available, but that has never built upon, or where existing buildings are vacant or underutilized and where new building, infrastructure or other development activity is intended to take place.
<b>Religious Institution</b>	An establishment that by design and construction is primarily intended for the use of conducting organized religious services, meetings, and associated activities and that is recognized as a religious corporation or society of the State of Idaho with a state tax exempt status in accord with Idaho Code.
<b>Research and Development Business</b>	The use of a site, generally in a campus style environment, for research, development, education, testing, training, and light manufacturing of ideas from various fields of science and technology.
<b>Residence</b>	A dwelling.
<b>Residential Care Facility</b>	The use of a site for providing routine living assistance to more than eight (8) clients. “Residential care facility” includes, but is not limited to, assisted, assisted care and skilled nursing facility, children’s or other residential care facility, and drug and alcohol treatment facility.
<b>Right-Of-Way</b>	A strip of land reserved or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting and drainage facilities, and landscaped areas.

<b>Retail</b>	The use of a site that offers on-site sales of merchandise to the public for monetary compensation. “Retail” includes, but is not limited to, convenience stores; food stores; apparel and accessories stores; book, computer, auto parts (but excluding installation and repair), and music stores; electronics and appliances; florists; furniture and home furnishings; general merchandise stores; health and personal care stores; hobby, office supplies, stationary and gift stores; specialty stores; sporting goods; and used merchandise stores.
<b>Retail, with Limited Wholesaling</b>	Retail establishments with incidental wholesaling, but excluding establishments where the principle activity is a storage warehouse.
<b><u>Runway</u></b>	<u>A defined area on an airport that is specifically prepared for landing and takeoff of aircraft along its length.</u>
<b>School</b>	The use of a site as a public or private educational facility designed, constructed, or used for education or instruction in any branch of knowledge.
<b>Setback</b>	The shortest distance between the property line and any portion of the foundation, wall or frame of a building.
<b>Setback Line</b>	A line established by this title, generally parallel with and measured from the lot line, defining the limits of a yard in which no building or structure may be located above ground except as may be allowed in any code (fire, building, life safety, etc.) adopted by the City.
<b>Short Term Rental</b>	Any individually or collectively owned dwelling unit or any unit or group of units in a condominium, cooperative, or timeshare, or owner-occupied residence that is offered for a fee and for thirty (30) days or less. Short term rental shall not include a unit that is used for any retail, restaurant, banquet space, event center, or another similar use.
<b>Sidewalk</b>	That portion of the road right-of-way outside the roadway which is improved for the use of pedestrian traffic.
<b>Storage Facility, Self-service</b>	The use of a site that provides commercial storage space within an enclosed building and with direct public access to individual storage spaces. May include caretaker dwelling or office.
<b>Storage Yard</b>	The use of a site where equipment, inventory, supplies, vehicles or other similar items are stored outside.
<b>Story</b>	That portion of a building included between the surface of a floor and the next ceiling above it.
<b>Street</b>	The entire width between the boundary lines of a public right-of-way. A public right-of-way for an alley shall not be considered a street  <b>Arterial:</b> A major street intended to move traffic from one part of the City to another. Arterial streets are identified in The Access Management Plan.  <b>Collector:</b> A street which provides direct access to abutting property and collects and distributes traffic between local and arterial streets. Collector streets are identified in the The Access Management Plan.  <b>Local:</b> A street whose primary function is to provide access to abutting property.
<b>Structural Alterations</b>	Any change in the supporting members of the building such as the bearing walls, columns, beams, girders or roof.

<b>Structure</b>	<p>Anything constructed or erected, the use of which requires location on the ground or attachment to something having a fixed location on the ground. The term structure includes buildings, manufactured and mobile homes, walls and fences.</p> <p><b>Accessory:</b> A detached structure in a residential zone that is incidental and subordinate to the principal structure and is located upon the same property. The term accessory structure shall include, but not be limited to, the following: private garage, storage structure, workshop, and/or greenhouse.</p>
<b>Terminal Yard, Trucking and Bus</b>	The use of a site where equipment, inventory, supplies, vehicles or other similar items are stored inside or outside.
<b>Tower</b>	<p>Any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, and alternative tower structures. The term also includes any supporting structures.</p> <p><b>Guyed:</b> A supporting structure of metal crossed strips or bars steadied by wires in a radial pattern around the structure.</p> <p><b>Height:</b> When referring to a tower or other similar structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad and any antenna.</p> <p><b>Lattice:</b> A supporting structure consisting of metal crossed strips or bars supporting antennas and related equipment.</p> <p><b>Preexisting Towers and Preexisting Antennas:</b> A tower or antenna for which a building permit has been properly issued prior to the effective date of this Zoning Code, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired.</p>
<b>Transit Station</b>	The use of a site for passenger loading, unloading, transferring passengers, including station platforms or park and ride lots.
<b><u>Transitional Surfaces</u></b>	<u>These surfaces extend outward at ninety degree angles to the runway centerline and the runway centerline extended at a slope of seven feet (7') horizontally for each foot (1') vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces. Transitional surfaces for those portions of the precision approach surfaces, which project through and beyond the limits of the conical surface, extend a distance of five thousand feet (5,000') measured horizontally from the edge of the approach surface and at ninety degree angles to the extended runway centerline.</u>
<b>Use</b>	The specific purposes for which land or a building is designed, arranged, intended or for which it is or may be occupied or maintained.
<b>Vehicle Body Shop</b>	The use of a site for painting repairing or straightening the body and/or chassis of vehicles
<b>Vehicle Repair</b>	The use of a site for the repair, rebuilding or reconditioning of motor vehicles.

<b>Vehicle Sales, Rentals and Service</b>	The use of a site for the sale or rental of new and used motor vehicles, manufactured homes, travel trailers, recreation vehicles, and incidental repairs and servicing. Trucks and/or farm implements are classified as Equipment Sales, Rental and Service.
<b>Vehicle Washing Facility</b>	A facility used to clean the exterior and/or interior of motor vehicles. (Ord. 3210, 8-23-18)
<b>Warehouse</b>	The use of a site for wholesale distribution of manufactured products, supplies and equipment, excluding retail sales. (Ord. 3210, 8-23-18)
<b>Wholesale</b>	Sale of goods for resale as distinguished from sale of goods to ultimate consumers.
<b>Yard</b>	<p>An open space on the same lot with a building unoccupied or unobstructed from the ground upward, except as otherwise provided in this Zoning Code.</p> <p><b>Front:</b> A yard lying between the front lot line and the nearest foundation line of the main building and extending across the full width of the lot.</p> <p><b>Rear:</b> A yard lying between the rear lot line and the nearest foundation line of the main building and extending across the full width of the lot. In the case of a corner lot where the building fronts on a side street, the rear yard may be established from the rear of the house to the side property line.</p> <p><b>Required:</b> The open space around building as required by the Zoning Code.</p> <p><b>Side:</b> An open space between the side of the main building and the side line of the lot and extending from the front yard to the rear yard.</p>
<b>Zone</b>	<p>A specifically delineated area within which uniform development regulations set out the uses, placement, spacing, and size of land and structures.</p> <p><b>Base:</b> The underlying zone.</p> <p><b>Overlay:</b> A Zone which is superimposed over a Base Zone and in which certain regulations and restrictions apply which supplement or which modify the regulations and restrictions applying in the underlying Base Zones.</p>