

CHAPTER 2
DEFINITIONS

SECTION:

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10-2-1: DEFINITIONS:

For the purposes of this Title the terms defined in this Section have the meanings given them by this Section. Terms not defined herein have the meanings given them by other ordinances of the City or general usage.

ACCESSORY BUILDING OR USE: Any subordinate building use customarily subordinate to the principal use located on the same lot as the principal use.

ANIMAL CLINIC: Any establishment where animals are examined and treated by veterinarians.

ANTENNA: Includes satellite receive-only antennas, amateur radio antennas, multipoint distribution service antennas, direct broadcast system antennas and other similar antennas and facilities necessarily accessory thereto.

AUTOMOBILE REDUCTION OR JUNK YARD: Any place where two (2) or more motor vehicles not in operating condition or parts thereof are stored and not being restored to operation; or any land, building or structure used for the wrecking or storage of such motor vehicles or parts thereof; the term includes any commercial salvaging and scavenging of any other goods, articles or merchandise.

BLOCK: A tract of land bounded by streets, or a combination of streets, parks, railroad right of way, shorelines, or corporate boundary lines of the City.

BOARDING HOUSE: A building, not a hotel or motel, where for compensation and for prearranged periods, meals or lodging are provided to not less than three (3) nor more than ten (10) unrelated persons.

BUILDABLE AREA: The space remaining on a lot after minimum yard and open space requirements have been met.

BUILDING: Any structure intended for the shelter, support, or enclosure of persons, animals, or property of any kind; where separated by party walls without openings, each portion of such building is considered a separate building.

BUSINESS SERVICE: Any business activity which renders service to other commercial or industrial enterprises.

CLINIC: Any establishment where human patients are examined and treated by doctors or dentists.

CLUB OR LODGE, PRIVATE: Any establishment operated for social, recreational, or educational purposes but open only to members and not the general public.

CONDITIONAL USE: A use, which because of special problems of control the use presents, requires reasonable but special, unusual and extraordinary limitations peculiar to the use for the protection of the public welfare and the integrity of the Municipal land use plan.

CONDITIONAL USE PERMIT: A permit, issued by the Council in accordance with procedures specified in this Title, as a flexibility device to enable the Council to assign dimensions to a proposed use or conditions surrounding it after consideration of adjacent uses and their functions and the special problems which the proposed use presents.

COVERAGE: That portion of a lot covered by principal and accessory use structures.

DAY CARE; GROUP NURSERY: A service provided to the public, in which six (6) or more children of school or preschool age are cared for during established business hours, where no overnight facilities are provided and where the children are delivered and picked up daily.

DRIVE-IN ESTABLISHMENT: An establishment which accommodates the patron's automobile from which the occupants may receive a service or in which products purchased from the establishment may be consumed or business conducted in the automobile.

DWELLING: Any structure designed or used as the living quarters for one or more families. The term includes single family dwellings, two (2) family dwellings, multiple dwellings and apartment houses. The term does not include hotels, motels, boarding houses, or townhouses.

DWELLING UNIT: One or more rooms including complete kitchen facilities used or intended for use as living quarters by one family.

ESSENTIAL SERVICES: Underground or overhead gas, electrical, steam, water or other transmission or distribution system and collection, communication, supply, or disposal systems.

FAMILY: One or more persons related by blood, marriage, adoption or foster parent relation occupying a premises and living as a single housekeeping unit, or a group of not more than three (3) persons not so related, maintaining a common household and using common cooking and kitchen facilities.

FLOOR AREA: The sum of the gross horizontal areas of the several

floors of a building measured from the exterior faces of exterior walls or from the center line of party walls.

FLOOR AREA RATIO: The total floor area on a zoning lot divided by the total site area of the lot or parcel being developed.

HEIGHT OF BUILDING OR STRUCTURE: The vertical distance from the average level of the highest and lowest point of that portion of a lot covered by a building, to the highest point 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.

HOME OCCUPATION: An occupation carried on in a dwelling unit which is clearly incidental and secondary to the use of the building for dwelling purposes, and which does not change the character thereof.

LIGHT MANUFACTURING: The processing and fabrication of certain materials and products where no process involved will produce noise, vibrations, air pollution, fire hazard or noxious emission which will disturb or endanger neighboring properties.

LOT: A parcel of land occupied or capable of being occupied by one or more structures or buildings having a principal frontage on a street or a proposed street approved by the Council.

LOT, CORNER: A lot situated at the junction of and abutting on two (2) or more intersecting streets.

LOT, DEPTH OF: A mean horizontal distance between the front and rear lot lines.

LOT, MINIMUM AREA OF: The measurements of a lot computed exclusive of any portion of the right of way of any public thoroughfare.

LOT OF RECORD: Any lot which individually or as a part of a subdivision has been recorded in the appropriate County office.

LOT, WIDTH OF: The mean width measured at right angles to the depth.

MOTOR FUEL STATION: An establishment where gasoline, kerosene, motor oil and lubricants are sold or used in servicing motor vehicles and where usual motor vehicle repairs and services are performed.

NONCONFORMING BUILDING STRUCTURE: A building structure designed, converted or adopted for a use prior to the adoption of provisions prohibiting such use in such location.

NONCONFORMING USE: Any use or arrangement of land or structures legally existing at the time of enactment of the Ordinance codified in this Title or any of its amendments which does not conform to the district regulations in which it is located.

NURSING HOME OR REST HOME: A licensed establishment having accommodations for the continuous care of two (2) or more invalid, infirm, aged convalescent patients or physically disabled persons that are not related; the term does not include hospitals, clinics, sanitariums, or similar institutions.

PERMITTED OR PRINCIPAL USE: The main use of land, building or structures as distinguished from accessory uses. A principal use may be either permitted or conditional.

PLANNED UNIT DEVELOPMENT: A tract of land which contains one or more principal and accessory uses developed under unified ownership or control, the development of which may be unique and of a substantially different character than that of the surrounding area.

RECREATIONAL VEHICLES: A mobile vehicle including boats used for recreational purposes, capable of being towed or being self-propelled.

SIGN: Any name, identification, display, illustration structure or device which is publicly displayed and which is used to direct attention to a product, person, business, institution or place.

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

STRUCTURE: Anything constructed or erected, the use of which requires a fixed location on the ground or an attachment to something having a fixed location on the ground, including, in addition to buildings, billboards, carports, porches, and other building features, but not including sidewalks, drives, fences, patios, recreational equipment and small utility sheds.

SUPPLY YARD: A commercial establishment storing or offering for sale building supplies, steel supplies, coal, heavy equipment, feed and grain, and similar goods. The term does not include auto reduction yards or junk yards.

TOWNHOUSE: Single family attached units in structures housing three (3) or more continuous dwelling units, sharing a common wall, each having separate and individual front and rear entrances; the structure is of a row house type as distinguished from multiple dwelling apartment buildings. No single townhouse shall contain more than eight (8) dwelling units.

USEABLE OPEN SPACE: A ground area or terrace area on a lot which is graded, developed, landscaped or equipped or intended and maintained for recreation or leisure, available to and useable by persons occupying a dwelling unit and their guests. Such areas must be landscaped or covered only for recreational purposes. Roofs, driveways, and parking areas do not constitute useable open space.

VARIANCE: The waiving by Board action of the literal provisions of the zoning ordinance in instances where their strict enforcement would cause undue hardship because of circumstances unique to the individual property under consideration.

YARD: A required open space on the front, side or rear of a lot which is unoccupied or unobstructed by structures from ground level upward.

ZONING DISTRICT: An area or areas for which the regulations and requirements governing use, lot and bulk of buildings and premises are uniform.

ZONING MAP: An unofficial map entitled "Lauderdale Zoning Map" which remains on file at the City Hall depicting all zoning districts designated within the City. (Zoning Ord. as amd.)
!DEFEND!

10-2-2: OTHER TERMS:

The terms, "Council", "Commission", "Board", "Administration" and "City" unless otherwise identified mean the City Council, the City Planning Commission, the Board of Adjustments and Appeals, the Zoning Administrator, and the City of Lauderdale, respectively. (Zoning Ord. as amd.)