

## ARTICLE 15. RULES OF INTERPRETATION AND DEFINITIONS

### DIVISION II. DEFINITIONS

#### **Sec. 15.170. Agricultural sales and services.**

Agricultural sales and services shall mean establishments or places of business engaged in sale from the premises of feed, grain, fertilizers, pesticides and similar goods or in the provision of agriculturally related services with incidental storage on lots other than where the service is rendered. Typical uses include hay, feed and grain stores, and tree service firms.

#### **Sec. 15.180. Aircraft.**

Aircraft shall mean any contrivance now known or hereafter invented for flight in air.

#### **Sec. 15.190. Alley.**

See "Street."

#### **Sec. 15.200. Alteration.**

Alteration Alteration shall mean any addition, removal, extension or change to any part of a structure or fixture.

(Ord. No. 8694, § 1, 8-6-2019)

#### **Sec. 15.210. Alternative communication tower structure.**

Alternative communication tower structure shall mean man-made trees, clock towers, bell steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

#### **Sec. 15.220. Animal services.**

See "Veterinarian."

#### **Sec. 15.230. Antenna.**

See "Tower."

#### **Sec. 15.240. Antenna support system.**

See "Tower."

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**Sec. 15.250. Antenna system.**

See "Tower."

**Sec. 15.260. Antenna system height.**

See "Tower."

**Sec. 15.270. Antenna tower.**

See "Tower."

**Sec. 15.280. Apartment.**

See "Dwelling."

**Sec. 15.290. Apartment building.**

See "Dwelling."

**Sec. 15.300. Appeal.**

Appeal for variance from any provision of the Comprehensive Zoning Ordinance shall be to the Board of Adjustments.

**Sec. 15.310. Applicant.**

Applicant shall mean the owner of land, or the owner's authorized agent, or any person authorized by this chapter for which an approval in relation to this chapter is sought.

**Sec. 15.315. Architecture.**

- A. **Building Facadism.** Building facadism is the application of false or fake building facades or elements over an existing building façade or roof.
- B. **Clear Glass.** Clear glass is defined as glass windows and doorway openings with at least a seventy percent (70%) light transmittance and no visible reflective coating, coloring, or other covering. An exception is made for glass integrated with low-emissivity glass (low-e) or UV coatings or treatments.
- C. **Façade Area.** The total exterior wall area of all vertical or near-vertical faces of a building wall that are four feet (4') in width or greater when viewed in elevation. Façade area shall be calculated to include the entire building face of each elevation while excluding any wall area resulting from minor projections and recessions (less than five feet (5') feet in depth) from the predominant wall plane. Façade area shall be calculated to include the area of parapets, cornices, and similar wall extensions and trim.
- D. **Fenestrations.** For the purposes of this chapter, fenestrations are defined as window and doorway openings.
- E. **Franchise Architecture.** For the purposes of this chapter, franchise architecture refers to the standardized design of buildings or integral building forms that are readily identifiable with a specific commercial franchise.
- F. **Major Façade Materials.** Exterior finish materials that cover at least five percent (5%) of a building's façade area. Any material that covers less than five percent (5%) of a building façade area shall not be considered a "major" façade material and will not count towards meeting any requirement for use of

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multiple Class 1, 2, 3, and/or 4 materials. For the purposes of this definition, a distinctly different color of fired clay brick (full brick or brick veneer) may be considered as an additional Class 1 or Class 2 material for the purposes of meeting the required minimum number of different major façade materials.

- G. **Pedestrian View Zone.** For the purposes of this chapter, the pedestrian view zone is defined as the 8-foot-tall area of the subject building's primary façade(s) that is between two feet (2') and ten feet (10') feet above the adjacent sidewalk or ground level.
- H. **Primary Façade.** All street-facing façades (i.e., all building façades that face or front along a public or private street including highways), and façades containing a primary entrance to a building or unit. Buildings may have more than one primary façade as is the case with buildings located on corner lots and double frontage lots. All other façades not meeting these criteria shall be considered "secondary" façades.
- I. **Secondary Façade.** All facades that do not meet the criteria as a "primary" façade. See definition for "Primary Façade."
- J. **Street Facing Façade.** All building façades that have frontage along or face a public or private street at an angle of forty-five degrees (45°) or less from the street line. This definition includes those building façades separated from the street by a parking lot or open space. This definition does not include frontage along an internal drive that is not classified as a private street.

#### **Sec. 15.320. Art and craft studio (general).**

Art and craft studio (general) shall mean a use involving the production of works of art which require mechanical equipment exceeding two horsepower or a single kiln that is eight kilowatts or greater. This use shall include the incidental sale to consumers of those works produced on site.

#### **Sec. 15.330. Art and craft studio (limited).**

Art and craft studio (limited) shall mean a use involving the production of works of art by individuals and assistants and the incidental sale to consumers of those works produced, limited to the use of hand tools or domestic mechanical equipment not exceeding two horsepower or a single kiln not exceeding eight kilowatts.

#### **Sec. 15.340. Arterial.**

See "Street."

#### **Sec. 15.350. Automobile wrecking yard.**

See "Junkyard."

#### **Sec. 15.360. Automotive convenience station (C-store).**

See "Automotive service."

#### **Sec. 15.370. Automotive parking garage or lot.**

See "Automotive service."

#### **Sec. 15.380. Automotive parts and supply store.**

See "Automotive service."

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**Sec. 15.390. Automotive rental agency.**

See "Automotive service."

**Sec. 15.400. Automotive repair services—Major repairs.**

See "Automotive service."

**Sec. 15.410. Automotive repair shop—Minor repairs.**

See "Automotive service."

**Sec. 15.420. Automotive sales, lease and rentals.**

See "Automotive service."

**Sec. 15.430. Reserved.****Sec. 15.440. Automotive service.**

Automotive service shall mean an establishment or place of business primarily engaged in the sale of products related to automobiles and the provision of services related to automobile maintenance, repair and reconstruction. The following automotive use types shall be defined as follows:

- A. Automotive parking garage or lot. A garage or area, available to the public for the temporary parking of motor vehicles.
- B. Automotive sales, lease and rentals. An establishment or place of business primarily engaged in the sale, lease or rental of automobiles, vans and trucks less than two tons, including incidental parking and servicing of vehicles available for sale, lease or rent or lease.
- C. Automotive convenience station (C-Store). A building or premises where gasoline, diesel fuel and oil may be dispensed at retail with no automobile repair facilities. Uses permissible also include the sale of cold drinks, packaged foods, tobacco and similar household convenience goods for station customers.
- D. Automotive parts and supply store. An establishment or place of business primarily engaged in the sale of merchandise that is associated with the use, repair or upkeep of automobiles.
- E. Automotive rental agency. An establishment or place of business primarily engaged in renting automobiles for a temporary period of time.
- F. Automotive service station. Buildings and premises where gasoline or diesel fuel is dispensed at retail for automobiles, recreation vehicles and motorcycles, and where in addition at least one of the following services is rendered: sale, replacement, or servicing of spark plugs, oil, water hoses, brake fluids, batteries, distributors, tires, carburetors, brakes, fuel pumps, or other automotive parts or accessories. See "Automotive repair services, major repairs" for major mechanical activities.
- G. Automotive repair services, major repairs. The use of a building or premises for the repair of automotive bodies and/or major mechanical works, straightening of body parts, painting, welding, including storage of automobiles not in operable condition waiting to be repaired.
- H. Automotive repair shop, minor repairs. The use of a building for the replacement or repair of any automobile part that does not require removal of the engine head or pan, engine transmission, or

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differential but may include incidental body and fender work i.e., dent repair and minor painting and upholstery service. Muffler replacement, brake service, lube and oil service and glass installation/replacement are considered minor repairs.

- I. Automotive tire store. An establishment or place of business primarily engaged in the sale of tires and services relating to the repair or purchase of tires for automobiles.
- J. Automotive washing. Washing and cleaning of automobiles and related light equipment. Typical uses include auto laundries or car washes.

**Sec. 15.450. Automotive service station.**

See "Automotive service."

**Sec. 15.460. Automotive tire store.**

See "Automotive service."

**Sec. 15.470. Automotive upholstery shop.**

See Repair services in Article 15.

**Sec. 15.480. Automotive washing.**

See "Automotive service."

**Sec. 15.490. Aviation field, airport and heliport.**

An area of land or water that is used or designed for the landing and takeoff of aircraft of any type, and includes its buildings and facilities for the shelter, servicing or repair of aircraft.

**Sec. 15.500. Bar or tavern.**

Bar or tavern shall mean an establishment or place of business primarily engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, from which at least 50 percent or more of the gross income is derived from the sale of alcoholic beverages, including taverns, bars, cocktail lounges, and similar uses other than a "restaurant," as that term is defined in this article.

**Sec. 15.510. Basement.**

Basement shall mean that portion of a building that is partly or completely below grade.

**Sec. 15.520. Bed-and-breakfast homestay.**

Bed-and-breakfast homestay shall mean an establishment or place of business that is a private, owner-occupied residence with one (1) to three (3) guest rooms, occupied or used as a transient abiding place of individuals or groups of individuals who are lodged for compensation, with or without food service.