

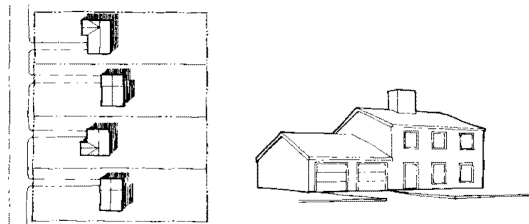
## ARTICLE 15. RULES OF INTERPRETATION AND DEFINITIONS

### DIVISION I. RULES OF INTERPRETATION

### DIVISION II. DEFINITIONS

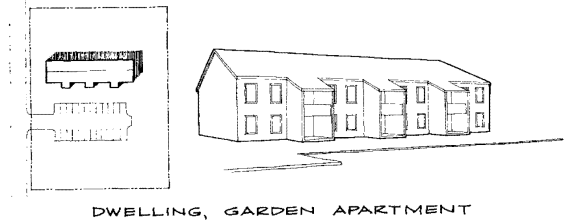
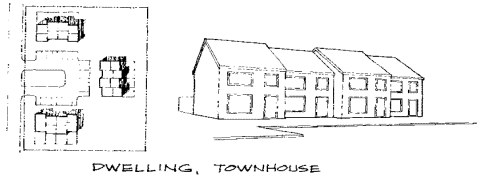
#### Sec. 15.1110. Dwelling.

Dwelling shall mean a room or suite of rooms within an apartment building arranged, intended or designed as a place of residence; or any building, or portion thereof, which is designed, built, leased, rented, let, or hired to be occupied, or which is occupied as the home or residence of three or more families living independently of each other and doing their own cooking in the said building; or a building or portion thereof, designed exclusively for residential occupancy, including one-family, two-family, and multiple dwellings, boarding and lodging houses, apartment houses and apartment hotels, but not hotels, motels, rooming houses, nursing homes, travel trailers, recreational vehicles, manufactured or mobile homes. The following words or terms associated with dwelling shall have the following meanings:



DWELLING, SINGLE-FAMILY DETACHED

- A. Four-family dwelling (fourplex). A dwelling situated on one lot occupied exclusively by four families, respectively, in separate dwelling units living independently of each other.
- B. Garden apartment building. A multi-family dwelling in which a dwelling unit may be located above another.
- C. Loft dwelling. A dwelling located above the first floor of a non-residential use such as a store or office.
- D. Multi-family dwelling. A dwelling situated on one lot occupied by five or more families in separate dwelling units living independently of each other.
- E. Single-family attached dwelling (twin home or townhome). Single family dwellings sharing a common wall but situated on separate lots designed to be occupied exclusively by separate families.



- F. Single-family detached dwelling. A dwelling situated on one lot designed to be occupied exclusively by one family.
- G. Three-family dwelling (triplex). A dwelling situated on one lot occupied exclusively by three families, respectively, in separate dwelling units living independently of each other.
- H. Two-family dwelling (duplex). A dwelling situated on one lot occupied exclusively by two families, respectively, in separate dwelling units living independently of each other.
- I. Manufactured home. (See section 15.1730.)
- J. Zero-lot line development dwelling. The location of a building on a lot in such a manner that any portion of one or more of the building's walls rests directly on a side lot line. Each dwelling in a zero-lot line development shall be located on its own individually platted lot.

**Sec. 15.1120. Easement.**

Easement shall mean a grant to the public or a person by the owner of land of the use of a described area of the land for specified purposes, where fee simple title to the land remains with the property owner.

**Sec. 15.1130. Effective date.**

Effective date shall mean the date the ordinance adopting this chapter takes effect.

**Sec. 15.3445. Zero-lot line development dwelling.**

See "Dwelling."

**Sec. 15.3450. Zoning map.**

Zoning map shall mean the Zoning District Maps of the City of Lee's Summit, Missouri.