

13. DEFINITIONS

For purpose of this Ordinance, certain terms are defined as indicated in this section. These definitions and all other provisions of this Ordinance are subject to the following rules of interpretation:

1. The present tense includes the past and future tenses and the future tense the present.
2. The singular number includes the plural number and vice-versa.
3. The word "shall" is mandatory.
4. The masculine gender includes the feminine and neuter.
5. All measured quantities shall be to the nearest integral unit of measure, and if a fraction is one-half or greater, the next highest integral unit shall be used.
6. The term "person" shall refer to any person, firm, partnership, association, corporation, or organization of any kind.
7. Any term not herein defined shall be as defined elsewhere in the Municipal Code or, if not defined elsewhere in the Code, as defined in Black's Law Dictionary, or, if not defined therein, as defined in Webster's New Collegiate Dictionary.

ACCESSORY BUILDING: *SEE BUILDING, ACCESSORY*

ACCESSORY
STRUCTURE: *SEE STRUCTURE, ACCESSORY*

ACCESSORY USE: *SEE USE, ACCESSORY*

ADULT USE: Any commercial or recreational establishment from which minors are at all times excluded from admittance by virtue of their age, including adult bookstores, adult motion picture theaters, adult mini-motion picture theaters, adult drive-in theaters, adult massage parlors, adult modeling studios, and eating and drinking places with sexually-oriented entertainment. Eating and drinking establishments that at no time have entertainment that is obscene or harmful to juveniles as defined by the Illinois Revised Statutes Chapter 38 Sections 11-20 (b) and 11-21 (b)(1) are not considered to be adult uses.

AGRICULTURE: The use of land for farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry, and the necessary accessory uses for packing, treating, and storing the produce but not including the commercial feeding of garbage or offal to swine or other animals; provided that the operation of accessory uses shall be secondary to that of normal agricultural activities.

AIRPORT: Any public or private land area or other facility designed for the landing and take-off of aircraft, including all taxiways, hangars, airport buildings, and other related structures and open spaces.

ALLEY: A public or private right-of-way not constituting a street used primarily for secondary motor vehicle access to property abutting on a street.

DEFINITIONS

- ALTERATION: Any change in the size, shape, character, occupancy, or use of a structure.
- ALTERATION, STRUCTURAL: *SEE STRUCTURAL ALTERATION*
- ANIMAL HOSPITAL: A building or portion thereof designed or used for the care, observation, and medical treatment of animals commonly used as household pets.
- ANTENNA HEIGHT: The height of an antenna measured from the ground level at the lowest grade level within three feet of any part of the antenna.
- APARTMENT HOTEL: *SEE HOTEL, APARTMENT*
- ARBORICULTURAL and OPEN SPACE MANUAL: The document "Arboricultural and Open Space Manual for the City of Warrenville, Illinois". This manual is prepared and maintained by the Warrenville Environmental Advisory Commission. It sets forth regulations and standards for the selection, planting, maintenance, and removal of trees, shrubs, or other plants upon City-owned property. (Ord. 2392, 8-20-07)
- AUTOMOBILE BODY SHOP: A business establishment where collision service such as body, frame, or fender straightening or repair, painting of more than 10 percent of the surface of a vehicle, or upholstering is conducted wholly within an enclosed building.
- AUTOMOBILE LAUNDRY: A permanent commercial facility where motor vehicles are washed--by hand, by mechanical devices, or both--excluding temporary car washes organized for civic or charitable purposes.
- AUTOMOBILE SERVICE STATION: A facility or premises primarily used for retail sale of fuels or oils for automobiles, trucks, or boats and which may include as a secondary activity retail sale of tires, batteries, and similar accessories and the making of repairs to vehicles or parts thereof that do not normally require storing such vehicles on the premises overnight.
- AUTOMOBILE REPAIR SHOP: A premises primarily used for the commercial repair, rebuilding, or reconditioning of motor vehicles or parts thereof, wholly within enclosed buildings, including repairs that normally require vehicles being repaired to be stored on the premises overnight. Automobile repair shops include transmission shops, muffler shops, brake shops, rustproofing shops, auto glass shops, and the like.
- AUTOMOBILE WRECKING YARD: *SEE WRECKING YARD*
- AVERAGE GROUND LEVEL: The average elevation of the natural grade along the exterior of the building taken at four equally spaced points at the building line, as illustrated on the "Average Ground Level Calculation Illustration" attached hereto as an Appendix. (Ord. 2231, 7-21-05)

- BASEMENT:** That portion of a structure located partly underground but having less than half its clear floor-to-ceiling height below the mean average grade of the adjoining ground.
- BED AND BREAKFAST:** *SEE TOURIST HOME*
- BEDROOM:** Any private room in a dwelling unit suitable for regular use for sleeping purposes. Bedrooms include rooms designated on development floor plans as dens, studies, or libraries but exclude living rooms, family rooms, dining rooms, kitchens, bathrooms, laundry rooms, and mud rooms. Any room designated as other than a bedroom but which in the judgment of the Zoning Administrator would normally be usable for sleeping purposes shall be considered a bedroom.
- BERM:** A raised mound of earth planted with vegetative cover and used for landscaping, screening, noise reduction, or other purposes.
- BLOCK:** A tract of land bounded by streets or by a combination of one or more streets and public parks, cemeteries, railroad rights-of-way, bulkhead lines or shore lines of waterways, or corporate boundary lines.
- BOARDING HOUSE:** *SEE ROOMING HOUSE*
- BODY PIERCING:** Penetrating the skin to make a hole, mark, or scar that is generally permanent in nature. "Body piercing" does not include practices that are considered medical procedures or the puncturing of the outer perimeter or lobe of the ear using a pre-sterilized, single-use stud and clasp ear piercing system. (Ord. 2621, 12-21-10)
- BREW PUB:** A restaurant that produces beer or ale from malt and hops by infusion, boiling, fermentation for on-premises consumption only.
- BUILDING:** Any structure permanently affixed to the land and constructed or used for the shelter, enclosure, or protection of persons, animals, or property.
- BUILDING, ACCESSORY:** A building that is an accessory use.
- BUILDING, COMPLETELY ENCLOSED:** A building separated on all sides from the adjacent open space or from other buildings or structures by a permanent roof and by party walls or exterior walls having only windows and normal entrance or exit doors.
- BUILDING, DETACHED:** A building surrounded by open space.
- BUILDING HEIGHT:** In subdivisions approved prior to January 1, 2000, or approved without an overall engineered grading plan that establishes top of foundation elevations: the vertical distance measured from the average ground level at the front building line of a principal or accessory building to the highest point, vertex or ridge line of a roof.
- In subdivisions approved after January 1, 2000: the vertical distance measured from six inches below the top of foundation elevation illustrated on the approved overall subdivision engineered grading plan to the highest point, vertex or ridge line of a roof. (Ord. 2231, 7-21-05)

DEFINITIONS

- BUILDING LINE:** The straight line parallel or nearly parallel to a lot line that separates all parts of a building from the open space adjacent thereto on the same lot.
- BUILDING, PRINCIPAL:** A non-accessory building in which is conducted the principal use of the lot on which it is located.
- BUILDING, TEMPORARY:** A building that is established for a period of less than one year or such other period as may be approved by the City Council and is removed within that time period.
- BUSINESS PARK:** A special or exclusive type of planned business area designed and equipped to accommodate a community of manufacturing, showroom, warehousing, research, or similar industrial uses together with substantial office development related thereto.
- CABLE TELEVISION SYSTEM FACILITIES:** A system of antennas, cables, wires, lines, towers, amplifiers, conductors, convectors, and other equipment for producing, receiving, amplifying and distributing by coaxial cable, fiber optics, microwave, or other means audio or visual signals to and from subscribers.
- CAR WASH:** *SEE AUTOMOBILE LAUNDRY*
- CARGO CONTAINERS:** A standardized, reusable vessel, designed without an axle or wheels, which was originally, specifically, or formerly designed for or used in the packing, shipping, movement or transportation of freight, article, goods or commodities, and/or designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship. (Ord. 2191, 2-9-05)
- CELLAR:** That portion of a building located partially or wholly underground and having more than half its clear floor-to-ceiling height below the mean average grade of the adjoining ground.
- CEMETERY:** A parcel of land used for the interment of human or domestic pet remains, including crematories, mausoleums, and columbariums.
- CHICKEN COOP:** A structure exclusively used for the housing of chickens. A chicken coop is not considered a building for the purposes of this Ordinance. (Ord. 2539, 9-9-09)
- CHICKEN RUN:** An enclosed outside yard for keeping chickens. (Ord. 2539, 9-9-09)
- CITY-OWNED PROPERTY:** Property within the city limits of the City of Warrenville, Illinois, and (1) owned by the City in fee simple absolute, or (2) implied or expressly dedicated to the public for present or future use for purposes of vehicular or pedestrian traffic.
- CLINIC:** A place where 2 or more physicians, dentists, or similar professionals provide care, diagnosis, and treatment of persons needing medical, dental, or surgical attention but where in-patient care is not provided.

DEFINITIONS

CLUB, HEALTH:	Any establishment providing physical culture or health services, including health clubs, racquetball or tennis clubs, reducing salons, tanning salons, or massage salons.
CLUB OR LODGE, PRIVATE:	A non-profit association of persons who are bonafide members paying dues which owns or leases premises the use of which is restricted to members and their guests.
COMMERCIAL VEHICLE:	A (i) motorized vehicle other than a passenger car, passenger van, or recreational vehicle used by a household for non-commercial personal or family transportation, for recreation, or for van pooling or ride-sharing use that requires a State vehicle license greater than Class "B," (ii) tow trucks, (iii) vehicles equipped with dump, lift bodies, flat beds, or stake beds, (iv) extended wheel base limousines, (v) boom trucks, (vi) step vans, sprinter vans, panel trucks, and box trucks, (vii) buses, (viii) tractors, (ix) semi-trailers, (x) motorized farm vehicles, (xi) earth-moving equipment, and (xii) open, enclosed, or dump trailers used to haul commercial vehicles or contractors equipment and supplies. See Appendix for graphic illustrations of different forms of Commercial Vehicles. (Ord. 2386, 7-6-07)
COMMON OPEN SPACE:	<i>SEE OPEN SPACE, COMMON</i>
COMMUNITY ANTENNA TELEVISION SYSTEM:	Any facility located at least in part on public property that for hire receives, amplifies, and distributes television signals to subscribers, but excluding systems that serve fewer than 50 subscribers or serve only a single development under common ownership or management.
COMMUNITY CENTER:	A building together with its accessory uses used for recreation or cultural activities, not operated for profit, and available to all residents of a specific geographic area.
COMPREHENSIVE PLAN:	The officially adopted plan for the physical development, conservation, and redevelopment of the City of Warrenville.
CONTRACTORS STORAGE YARDS:	An accessory use consisting of the neat and orderly outdoor storage of goods, materials, and/or equipment commonly used by the building trade/construction contractor operating as a principal use from a building located on the same property. Said outdoor storage shall be enclosed with a solid 8' tall screening fence.
CORNER LOT:	<i>SEE LOT, CORNER</i>
CORNER SIDE LOT LINE:	<i>SEE LOT LINE, CORNER SIDE</i>
CORNER SIDE YARD:	<i>SEE YARD, CORNER SIDE</i>
COURT:	Any open space other than a yard bounded on two or more sides by the walls of one or more buildings.
CURB LEVEL:	The height of the established street curb abutting a street line measured at the midpoint of such line. Where no curb has been established, the curb level shall be considered to be the established level of the surface

DEFINITIONS

of the street abutting the street line measured along the street center line opposite the midpoint of the street line. On lots abutting more than one street line, the average of the measurements at the midpoints of all street lines shall determine the curb level.

CURRENT PLAT OF SURVEY:

SEE PLAT OF SURVEY, CURRENT

DAY CARE CENTER, CHILD:

A facility that receives more than 8 children at any one time for daytime care and that provides personal care, protection, supervision, training, and other programs. Child day care centers exclude:

1. kindergartens and other programs run by public or private schools or churches
2. centers conducted on federal, state, or local government premises
3. facilities operated in connection with a shopping center or other facilities where children are cared for while their parents or custodians are in the vicinity and readily available
4. special activities conducted periodically by civic, charitable, and government organizations.

DECK, ENCLOSED:

A deck protected from the weather with a roof, and enclosed on the sides with windows, screens, doors and/or walls.

DECK, OPEN:

A deck, with or without a roof, that is open to the weather. An open deck is not enclosed on the side with windows, screens, or walls.

DECK/PATIO/PORCH/BREEZEWAY, ENCLOSED:

A deck/patio/porch/breezeway protected from the weather with a roof, and enclosed on the sides with windows, screens, doors and/or walls. (Ord. 2625, 1-4-11)

DECK/PATIO/PORCH/BREEZEWAY, OPEN:

A deck/patio/porch/breezeway with or without a roof, that is open to the weather. An open patio is not enclosed on the side with windows, screens, or walls. (Ord. 2625, 1-4-11)

DENSITY:

The number of dwelling units per acre of land. GROSS DENSITY refers to the number of units per acre of the total land to be developed. NET DENSITY refers to the number of units per acre of land devoted to residential use.

DETACHED STRUCTURE:

Any structure having no party wall or common wall with another structure, but which may share a bridge, tunnel, breezeway, or similar facility with another structure.

DETENTION POND:

An area intended to hold surface runoff rainwater for relatively brief periods of time (typically from a few hours to one or two days); also called a "dry-bottom pond."

DIAMETER:

The diameter in inches of a tree's trunk measured at one foot above the existing grade.

DOG KENNEL:	<i>SEE KENNEL</i>
DOG RUN, ENCLOSED:	An outdoor area enclosed on all sides by a fence for the exclusive purpose of continuous or occasional confinement of one or more animals commonly kept as household pets.
DOUBLE-FRONTAGE LOT:	<i>SEE LOT, DOUBLE-FRONTAGE</i>
DRIVE-IN ESTABLISHMENT:	An establishment at which patrons may be served without leaving their motor vehicle. Any restaurant, bank, dry cleaning establishment, or other business having drive-up or curbside service facilities shall be considered a drive-in establishment.
DRIVE-IN RESTAURANT:	<i>SEE RESTAURANT, DRIVE-IN</i>
DWELLING:	A building or portion thereof designed or used as a residence, including model homes but excluding boarding or lodging houses, nursing homes, motels, hotels, tourist homes, cabins, tents, and recreational vehicles.
DWELLING, EFFICIENCY:	<i>SEE EFFICIENCY UNIT</i>
DWELLING, FOURPLEX:	A building consisting of exactly four dwelling units.
DWELLING, GROUP QUARTERS:	A building other than a hotel, motel, tourist home or bed and breakfast facility, or single- or multi-family dwelling that contains living facilities for 5 or more persons not related to the ownership or management of the premises.
DWELLING, MULTI-FAMILY:	A building consisting of three or more dwelling units.
DWELLING, SINGLE-FAMILY:	A residential building consisting of exactly one dwelling unit.
DWELLING, SINGLE-FAMILY ATTACHED:	A single-family dwelling attached to one or more other single-family dwellings by one or more common vertical walls with each dwelling located on a separate lot.
DWELLING, SINGLE-FAMILY DETACHED:	A single-family dwelling separated from other dwelling units by open space.
DWELLING, TWO-FAMILY:	A building consisting of exactly two dwelling units.
DWELLING, TOWNHOUSE:	A dwelling unit that is attached to one or more other dwelling units on the same lot and that has an individual private ground-level entrance to the outside and no portion of which is located above or below any other unit or portion thereof.
DWELLING UNIT:	Space within a building designed or used exclusively as living quarters for one family, not more than 2 household employees, and not more than 2 boarders, roomers, or permanent paying or non-paying guests, and which includes cooking, bathing, and toilet facilities.

EDUCATIONAL INSTITUTION:	<i>SEE INSTITUTION, EDUCATIONAL</i>
EFFICIENCY UNIT:	A dwelling unit consisting of just one principal room together with bathroom, kitchen, hallways, closets, and/or dining alcove, and which does not include a bedroom as defined herein.
ELECTRICAL TRANSMISSION REGIONAL SERVICE LINE:	An electrical transmission line which provides electrical service on a regional basis and is capable of transmitting electricity at a voltage of 34 KV or more.
EMPLOYEE:	Any person working full- or part-time at an establishment, including owners and managers, at any one time during the largest shift.
ERECT:	To build, construct, locate, hang, attach, manually place, suspend, or affix, including the initial painting of all signs.
EXPRESSWAY:	A highway that is part of the federal system of interstate and defense highways under the Federal-Aid Highway Act of 1956 or any other highway designated as an expressway in the City Comprehensive Plan.
FAMILY:	One or more persons who live together in a single dwelling unit and constitute a single household in which members share common kitchen facilities and have access to all parts of the dwelling.
FENCE:	An artificially constructed barrier of any material or materials erected to enclose, screen, or decorate areas of land. Fences include walls, hedges, and earth berms meeting this definition.
FENCE HEIGHT:	The height of a fence, hedge, or wall measured from the ground level at the lowest grade level within three feet of either side thereof.
FENCE, OPEN:	A fence, including entrance and exit gates, designed and constructed so that the surface area of any segment of such fence contains at least 70 percent open spaces and 30 percent or less solid materials.
FENCE, SOLID:	A fence that is not an open fence.
FLOOR AREA:	The sum of the gross horizontal area of space contained on all floors measured in square feet from the exterior walls of each building, or from the center line of party walls separating two buildings. Floor area includes space in accessory buildings; all cellar, basement, and attic space; and space for stairs, elevators, maintenance areas, and equipment areas except as provided in the definitions herein of FLOOR AREA, GROSS and FLOOR AREA, NET. For grain elevators, liquid storage tanks, and other similar structures devoted to bulk storage of materials, every 10 feet of building height shall be considered as one floor for purposes of calculating floor area.
FLOOR AREA, GROSS:	A measure of floor area, as defined herein, used for purposes of calculating floor area ratio, conversions of existing structures, and maximum size of business establishments. Gross floor area is floor area excluding only:

DEFINITIONS

1. areas devoted to off-street parking or off-street loading, including aisles, ramps, and maneuvering space
2. attic or half-story space having headroom of 7.5 feet or less
3. exterior balconies
4. space on the roof used for mechanical equipment.

FLOOR AREA, NET:	A measure of floor area as defined herein used for purposes of calculating off-street parking and off-street loading requirements. Net floor area is floor area excluding only: <ol style="list-style-type: none">1. areas devoted to off-street parking or off-street loading, including aisles, ramps, and maneuvering space2. areas devoted primarily to storage and not located within selling or working spaces, except for facilities such as warehouses where the principal use is storage.
FLOOR AREA RATIO:	The total floor area, as defined herein, of all buildings on a lot divided by the area of the lot.
FOURPLEX:	<i>SEE DWELLING, FOURPLEX</i>
FREIGHT TERMINAL:	<i>SEE TERMINAL, FREIGHT</i>
FRONTAGE:	The length of any street line.
FRONT LOT LINE:	<i>SEE LOT LINE, FRONT</i>
FRONT SETBACK:	<i>SEE YARD, FRONT</i>
FRONT WALL:	<i>SEE WALL, FRONT</i>
FUNERAL HOME:	<i>SEE MORTUARY</i>
GAME ROOM:	Any premises where there are available to the public more than 2 coin-operated amusement devices, excluding vending machines that do not incorporate gaming or amusement features and excluding coin-operated musical devices.
GARAGE:	A structure or part thereof used or designed to be used primarily for the enclosed parking or storage of one or more motor vehicles, boats, or trailers, but excluding: <ol style="list-style-type: none">1. exhibition areas, showrooms, or other facilities for display of such vehicles in shows or exhibits or in connection with their being offered for sale, rent, or lease2. sale, lease, or rental of vehicles or of parts or equipment3. repair or servicing thereof.
GARAGE, PUBLIC:	A garage where more than one vehicle is stored for compensation.
GARAGE SALE:	<i>SEE YARD SALE</i>
GARAGE, STORAGE:	A garage used only for the housing of vehicles pursuant to previous arrangements and not by transients.
GARBAGE:	The animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

DEFINITIONS

GRADE:	The average level of the finished surface of the ground within 20 feet of a building or structure.
GROUND-FLOOR AREA:	The lot area covered by a building measured from the exterior faces of exterior walls but excluding open porches, patios, or terraces, garages, or carports.
GROUP HOME:	A non-hospital residential facility housing more than three persons not related by blood, marriage, or adoption to the owner who need protective custody or psychological counseling or treatment and that are provided 24-hour supervision or care while on the premises, or a home providing temporary shelter or protection operated by a bona fide non-profit organization recognized by the Internal Revenue Service.
GRUBBING:	The selective removal of under story vegetation from the site.
HABITABLE ELEVATION:	The height of the highest space in any existing or future building that is designed for use as a residence or working area. Used to measure odor for conformance with Performance Standards.
HALF STORY:	<i>SEE STORY, HALF</i>
HEDGE:	A continuous belt of trees or shrubs, in one or more rows, maintained at a uniform height, which presents both a barrier to movement and a continuous visual screen from ground level to the height of the hedge.
HEIGHT, BUILDING:	<i>SEE BUILDING HEIGHT</i>
HEIGHT, FENCE:	<i>SEE FENCE HEIGHT</i>
HOME FOR THE AGED:	<i>SEE NURSING HOME</i>
HOME OCCUPATION:	A gainful pursuit conducted by one or more members of a family within their place of residence located in a Residential District that is subject to the provisions herein concerning home occupations.
HOSPITAL:	An establishment that provides accommodations, facilities, and services over a continuous period of 24 hours or more for observation, diagnosis, and care, of two or more individuals not related by blood, marriage, or adoption to the operator, who are suffering from illness, injury, deformity, or abnormality, or from any condition requiring obstetrical, medical, or surgical services.
HOTEL:	A building containing lodging rooms, a general kitchen and dining room, a common entrance lobby, halls and stairways; and where each lodging room does not have a doorway opening directly to the outdoors except for emergencies; and where more than 50 percent of the lodging rooms are for rent to transient guests for a continuous period of less than 30 days.
HOTEL, APARTMENT:	An establishment having the character of a hotel but in which at least 50 percent of the accommodations are for occupancy by guests staying 30 consecutive days or more.

DEFINITIONS

INDUSTRIAL ASSEMBLY USE:	An industrial use engaged in the assembly or fabrication of finished or partially finished products from pre-made component parts produced off-site. Such processes shall occur entirely within an enclosed building. No outdoor storage is allowed.
INDUSTRIAL PARK:	A special or exclusive type of planned industrial area designed and equipped to accommodate a community of industries.
INSTITUTION, EDUCATIONAL:	A public or private school, college, university, seminary, museum, library, or similar educational or cultural establishment.
INSTITUTION, PHILANTHROPIC AND CHARITABLE:	An office or meeting hall used exclusively by a non-profit public service organization.
INSTITUTION, RELIGIOUS:	A church, synagogue, temple, convent, monastery, or other premises devoted to religious or church-connected activities.
INSTITUTION, RECREATIONAL:	A public or private facility for group recreational or social activity, including private clubs, lodges, recreation buildings, and community centers.
INTERIOR LOT:	<i>SEE LOT, INTERIOR</i>
JUNKYARD:	An open area where waste or used or second-hand materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled, including scrap iron and other metals, paper, rags, rubber tires, and bottles. A wrecking yard is considered a junkyard, but uses carried on entirely within enclosed buildings and establishments engaged only in the processing of scrap metal to be sold for the manufacture of steel are not considered junkyards.
KENNEL:	Any lot or premises on which four or more animals commonly used as household pets that are more than four months of age are regularly bred, groomed, boarded, sheltered, trained, or sold for commercial or humane purposes, including animal shelters. (Ord. 2190, 2-9-05)
LABORATORY, RESEARCH:	A facility for scientific research, investigation, testing, or experimentation of which no more than 50 percent is used for administrative offices and no more than 15 percent for ancillary manufacturing, storage, or service.
LAND CLEARING STAGE:	Those operations in which trees and vegetation are removed and which occur previous to the construction of building. This includes, but is not limited to, road right-of-way excavation and paving, lake and drainage system excavation, utility excavation, grubbing, and any other clearing operations.
LANDSCAPE COVERAGE:	The portion of a lot free from buildings, structures and pavement, but inclusive of water bodies and detention and retention areas. Landscape coverage is expressed as a percentage of lot area.

DEFINITIONS

LAUNDROMAT:	A retail business providing coin-operated self-service facilities for washing, drying, dry cleaning, or ironing of apparel and domestic linens that employs 4 or fewer employees, and that provides no pick-up or delivery service.
LIGHT INDUSTRY:	The assembly, fabrication or processing of goods or materials using processes which do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside the building. Such processes shall occur entirely within an enclosed building. No outdoor storage is allowed. Light manufacturing generally includes processing and fabrication of finished products, predominantly from previously prepared materials.
LOADING SPACE, OFF-STREET:	A completely off-street space or berth located on the same lot, except as otherwise permitted herein, for the loading or unloading of freight carriers, having adequate ingress and egress to a public street or alley.
LODGING ROOM:	A room or suite rented for use by a single individual, family, or group as sleeping or living quarters, but without cooking facilities and with or without an individual bathroom.
LOT:	A parcel of land under the same ownership or control (whether legally so described or subdivided as one or more contiguous parcels or parts of parcels) located within a single block, occupied by or suitable for occupancy by one principal building, and having its principal frontage upon a dedicated public street. In a PUD a lot may have multiple buildings, and principal frontage may be upon a private street if approved as part of the PUD plan approval.
LOT AREA:	The area of a lot within its front, rear, and side lot lines.
LOT, CORNER:	A lot located at the intersection of two or more streets, or a lot located at the point where the alignment of a single street curves or changes; provided that an interior angle of not more than 135 degrees is created by the right-of-way lines of the abutting street or streets or, in the case of a curving right-of-way, by straight lines projected tangent to the curve from the points of intersection between the curve and the lot lines.
LOT COVERAGE:	The percentage of a lot covered by principal and accessory structures.
LOT DEPTH:	The mean average of the lengths of the side lot lines on either side of a lot.
LOT, DOUBLE-FRONTAGE:	A through lot abutting only two streets.
LOT, INTERIOR:	A lot other than a corner lot.
LOT LINE:	A property boundary line of any lot, except that where any portion of a lot extends into an abutting street or alley the lot line shall be deemed to be established at the existing street or alley right-of-way line.
LOT LINE, CORNER SIDE:	Any street line that is not a front lot line.
LOT LINE, FRONT:	<ol style="list-style-type: none">1. The only street line bordering a lot, or2. otherwise, if the lot is a through lot, every street line, or3. otherwise, if the lot is a corner lot:

DEFINITIONS

- a. the shortest street line
- b. otherwise, if more than one street line is the shortest:
 - (1) the lot line designated as the front lot line on a plat of dedication or plat of subdivision
 - (2) otherwise, the lot line designated as the front lot line by the Zoning Administrator, or
- 4. otherwise, if the lot is fully or partially land-locked, the lot line that faces the access to the lot.

LOT LINE, REAR: That lot line which is most distant from and is, or is approximately, parallel to the front lot line. If the rear lot line is less than ten feet in length, or if the lot forms a point at the rear, the rear lot line shall be deemed to be a line ten feet in length within the lot, parallel to and at the maximum distance from the front lot line.

LOT LINE, SIDE: Any lot line that is not a front or rear lot line.

LOT OF RECORD: A lot that is part of a subdivision, the plat of which was recorded in the office of the County Recorder of Deeds, or a parcel of land the deed to which was recorded in the office of said Recorder, prior to the adoption of this Ordinance or of any applicable amendment thereto.

LOT, REVERSED CORNER: A corner lot that is a reversed frontage lot.

LOT, REVERSED FRONTAGE: A lot with a front lot line at right angles or approximately right angles to the general pattern of front lot lines in the block.

LOT, THROUGH: An interior lot with frontage on more than one street.

LOT WIDTH: The width of a lot measured along a line parallel to the front lot line located at the setback line established by the applicable front yard requirement of this Ordinance.

MANUFACTURED HOME: A factory-produced dwelling unit, sometimes called a "mobile" or "sectional" home, designed and used exclusively for long-term residential occupancy that is built on a permanent chassis, is transportable in one or more sections, and is ready for occupancy at the building site except for minor and incidental unpacking, assembly, and connection operations.

This term shall not include units using prefabricated subelements requiring major on-site combination or installation that do not otherwise meet the requirements of this definition, such as "modular," "component," "panelized," or "prefabricated" dwellings.

MANUFACTURED HOME PARK: Any lot or tract of land other than a manufactured home subdivision or manufactured home sales or storage lot upon which 3 or more manufactured homes used for long-term residential occupancy are located.

MASSAGE ESTABLISHMENT: A place of business where one or more persons licensed by the State of Illinois Department of Regulation practices massage. (Ord. 2335, 11-7-06)

MENTAL HEALTH CENTER: Any institution providing in-patient or outpatient care or therapy for the mentally ill, developmentally disabled, alcoholics, abusers of controlled

DEFINITIONS

- substances, or others needing psychological therapy but which does not serve as a residence for such individuals.
- MICRO BREWERY: A brewery that produces less than 30,000 barrels (35,200 hectoliters) of beer or ale per calendar year from malt and hops by infusion, boiling and fermentation. (Ord. 2379, 5-24-07)
- MOBILE HOME: *SEE MANUFACTURED HOME*
- MODEL HOME: A building or portion thereof within or adjoining a development arranged and displayed temporarily for purposes of selling or renting of residential or business real estate, which may include a temporary sales or leasing office and which is suitable for subsequent conversion to a Permitted or Special Use allowed in the zoning district.
- MORTUARY: An undertaking establishment or funeral parlor, which may include a single residence as an accessory use.
- MOTEL: A building containing lodging rooms that is designed primarily for transient automobile travelers with a parking space on the lot for each lodging unit and where more than 50 percent of the lodging rooms are for rent for a continuous period of less than 30 days.
- MOTOR FREIGHT TERMINAL: *SEE TERMINAL, FREIGHT TERMINAL*
- MOTOR VEHICLE: Any self-propelled wheeled vehicle designed primarily for transportation of persons or goods along public streets.
- MOTOR VEHICLE TERMINAL: *SEE TERMINAL, MOTOR VEHICLE*
- MULTI-FAMILY DWELLING: *SEE DWELLING, MULTI-FAMILY*
- NET FLOOR AREA: *SEE FLOOR AREA, NET*
- NET LOT AREA: *SEE LOT AREA*
- NONCONFORMITY: Any characteristic of a use, building, structure, or lot that was lawful prior to the effective date of this Ordinance or of any amendment thereto but which does not conform to all applicable requirements therein.
- NONCONFORMITY, USE: Any activity or function lawfully carried on at the premises at the time of enactment of this Ordinance but that is not thereafter allowed by the Permitted and Special Uses of the zoning district in which the premises are located.
- NONCONFORMITY, DESIGN: The design or intended use of all or substantially all of a premises for any use not allowed by the Permitted and Special Uses of the zoning district in which it is located, irrespective of the nature of the activities carried on at that premises.
- NONCONFORMITY, STANDARDS: Any Nonconformity other than a Use or Design Nonconformity.
- NURSING HOME: An establishment providing full-time convalescent or chronic care or both for three or more individuals not related by blood, adoption, or marriage

DEFINITIONS

to the operator and which does not provide care for surgical or medical cases commonly treated in hospitals.

OBSTRUCTION: Any building, structure, or object, or part thereof, located in the way of any yard or open space required by this Ordinance, excluding trees and shrubs.

OFF-TRACK

ENTERTAINMENT COMPLEX: An inter-track wagering establishment permitted under the Illinois Horse Racing Act (230 ILCS 2/i et. seq.) operated in conjunction with a full service restaurant and which may also include a hotel and related facilities.

OPEN FENCE: *SEE FENCE, OPEN*

OPEN SALES LOT: Open land that is used or occupied for the purpose of buying and selling merchandise, passenger cars, trucks, motor scooters, motorcycles, boats, nursery plants or supplies, or monuments, or for the storing of same prior to sale thereupon, and that is provided with a surface of asphalt, concrete, or the equivalent and is drained to dispose of all surface water.

OPEN SPACE: Uncovered area open to the sky on the same lot with a building.

OPEN SPACE, COMMON: Net site area in a Planned Unit Development that is not covered by buildings or pavement that is permanently set aside for the common use and enjoyment of the residents or businesses within a development or for the community at large and the preservation and perpetual maintenance of which is assured by dedication to the City or other satisfactory legal arrangement. Common open space may include parks, playgrounds, and tot lots; parkway medians; landscaped green space; natural lakes, ponds, and streams; and 75 percent of dry and 50 percent of wet stormwater retention or detention basins. Common open space shall not include street rights-of-way or parking or loading areas.

ORNAMENTAL TREE: A tree which is planted primarily for its ornamental assets (flower, form, foliage color, etc.) rather than for shade or screening purposes.

OUTDOOR ADVERTISING SIGN:

A sign that directs attention to a business, profession, commodity, service, entertainment, person, cause, event, or organization conducted, sold, offered, operating, or having premises elsewhere than on the lot on which the sign is located, and only incidentally, if at all, on such lot.

OUTDOOR STORAGE: The neat and orderly storage of goods, materials, and equipment outside of any building or structure, but not including storage of a temporary or emergency nature of the open storage of rubbish or garbage. Rubbish and garbage shall at all time be disposed of in a clean and sanitary manner in an approved container.

PARKING SETBACK: An area in which off-street parking is prohibited, although driveways, turn aisles and sidewalks are permitted when needed to provide reasonable access.

DEFINITIONS

- PARKING SPACE DEPTH: The longer of the two dimensions of a rectangular parking space. In the case of a space that is not rectangular, the depth shall be the length of the largest imaginary rectangle that can fit within the space.
- PARKING SPACE WIDTH: The shorter of the two dimensions of a rectangular parking space. In the case of a space that is not rectangular, the width shall be the width of the largest imaginary rectangle that can fit within the space.
- PARKING SPACE, OFF-STREET: An area outside of any public street or alley right-of-way that is adequate for parking an automobile with room for opening doors on both sides together with maneuvering room and properly related access to a public street or alley.
- PARKWAY: The unpaved portion of a dedicated public right-of-way between a parcel's property line and a public street or highway.
- PARKWAY TREE: A tree planted in a parkway.
- PARTICULATE MATTER: Material, other than steam or water vapor, suspended in or discharged into the atmosphere in finely divided form as a liquid or solid at atmospheric pressure and temperature.
- PARTY WALL: A wall starting from the foundation and extending continuously through all stories to or above the roof that separates one building from another and that is in joint use by each building.
- PAY DAY LOAN STORES: Short-Term Loan or Payday Loan Business:
A business that provides short-term loans upon which interest is charged at an annual percentage rate exceeding 36 per cent and which loans are for a term of not more than 30 days in the case of a non-title-secured loan or for a term not more than 60 days in the case of a title-secured loan. A title-secured loan as used herein means a loan wherein, at commencement, an obligor provides to the obligee at that time, as security for the loan, physical possession of the obligor's title to a motor vehicle. (Ord. 1963, 2-25-02)
- PERFORMANCE STANDARD: A criterion to control objectionable noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, glare, heat, or other effects generated by or inherent in uses of land or buildings.
- PERMIT, SPECIAL USE: A permit required for the use of land, water, or buildings as a Special Use received only after approval by the Plan Commission of an application for a Special Use.
- PERMITTED PUBLIC USE: *SEE USE, PERMITTED PUBLIC*
- PERMITTED USE: *SEE USE, PERMITTED*
- PHILANTHROPIC AND CHARITABLE INSTITUTION: *SEE INSTITUTION, PHILANTHROPIC AND CHARITABLE*

DEFINITIONS

PLANNED UNIT DEVELOPMENT:	A tract of land initially under the same ownership or control that is or shall be developed as an integral unit based on a plan that allows for more flexible standards than would normally apply in order to provide a higher quality of design and amenity than would otherwise be possible.
PLAT OF SURVEY, CURRENT:	A plat prepared by a licensed surveyor containing the legal description of the premises thereon and showing: <ol style="list-style-type: none">1. the boundary lines of the property, and2. the locations of all improvements and monuments thereupon, and3. all encroachments, and4. the boundaries of all existing streets, easements, rights-of-way, and areas dedicated to public use within 200 feet of the property as all of the foregoing exist as of the date of filing.
PREMISES:	Any improved or unimproved property.
PRINCIPAL USE:	<i>SEE USE, PRINCIPAL</i>
PUBLIC PAPER RECYCLING BIN	A container designed for paper recycling materials drop off by the general public and operated as an accessory use in accordance with the provisions of this Ordinance. (Ord. 2593, 6-21-10)
REAR LOT LINE:	<i>SEE LOT LINE, REAR</i>
RECREATIONAL EQUIPMENT	Equipment associated with outdoor recreational and sport facilities, including but not limited to protection fences, tennis court nets, volleyball nets, basketball hoops, football goals, tetherball poles, bleachers, etc. (Ord. 2533, 8-5-09)
RECREATIONAL INSTITUTION:	<i>SEE INSTITUTION, RECREATIONAL</i>
RECREATIONAL VEHICLE:	Vehicles which are (1) primarily designed as temporary living quarters in conjunction with recreation, camping, or travel use that either have their own motive power or are drawn by another vehicle and/or (2) Seasonal Recreational Vehicles. Recreational Vehicles include travel trailers, camping trailers, truck campers, boats on or off trailer, motor homes, similar vehicles and Seasonal Recreational Vehicles. Multiple pieces of equipment such as snowmobiles on a single trailer shall be considered a single Recreational Vehicle.
RECREATIONAL VEHICLE PARKING:	The temporary daily or weekly storage of a recreational vehicle during periods of common use. "Periods of common use" shall mean from March 15th through November 15th for travel trailers, camping trailers, truck campers, boats, motor homes, jet skis, all-terrain vehicles and similar vehicles and from November 16th through March 14th for snowmobiles and similar vehicles.

RECREATIONAL VEHICLE STORAGE:	Storage of one or more recreational vehicles that have not been used or moved for 8 consecutive weeks. The parking of recreational vehicles before or after periods of common use shall be considered Recreational Vehicle Storage (see Recreational Vehicle Parking definition for explanation of "periods of common use").
RECREATIONAL VEHICLE, SEASONAL:	Vehicles, either self-propelled or capable of being towed, which are used primarily for seasonal recreational activities, including but not limited to jet skis, snowmobiles, all-terrain vehicles, and horse trailers.
REFUSE:	All waste products resulting from human activity except sewage.
RELIGIOUS INSTITUTION:	<i>SEE INSTITUTION, RELIGIOUS</i>
RESTAURANT, DRIVE-IN:	A restaurant that is a drive-in establishment as defined herein.
REST HOME:	<i>SEE NURSING HOME</i>
RETENTION POND:	An area intended for the permanent maintenance of storm water; also called a "wet bottom" pond.
REVERSED CORNER LOT:	<i>SEE LOT, REVERSED CORNER</i>
REVERSED FRONTAGE LOT:	<i>SEE LOT, REVERSED FRONTAGE</i>
RIGHT-OF-WAY:	A strip of land used for passage of motor vehicles, railroads, or pedestrians or for the location of utility or communications lines. An access easement shall not be considered a right-of-way.
RIGHT-OF-WAY, PUBLIC:	A right-of-way as defined herein dedicated to or owned by a public body and available for use by the general public. In the case of public streets, the right-of-way normally includes the curbs, lawn strips, and lighting and drainage facilities.
ROADSIDE STAND:	A structure of no more than 600 square feet of floor space and other than a tent used for the display and sale of agricultural products grown on the same property and that contains no space for customers within.
ROOMING HOUSE:	A building or part thereof that is not a hotel, motel, or tourist home and that provides lodging rooms to three or more paying guests who are not members of the keeper's family and mainly to non-transients.
RUBBISH:	Combustible and noncombustible waste materials, except garbage; the term shall include the residue from burning of wood, coal, coke and other combustible materials, rags, cartons, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral materials, glass, crockery and dust and other similar materials.
SANITARY LANDFILL:	A site used for disposal of refuse from more than one residential premises or one or more non-residential premises in which refuse is covered daily with compacted earth or other suitable cover material.

SCREENING:	A structure erected or vegetation planted to wholly or partially conceal the area behind it.
SETBACK:	The shortest horizontal distance between a lot line and the closest part or projection thereof of any structure or area. If no lot line is specified, the applicable lot line shall be the street line(s).
SETBACK, FRONT:	<i>SEE YARD, FRONT</i>
SHED:	A subordinate structure or building with a building footprint greater than fifty (50) square feet used primarily for storage purposes. (Ord. 1906, 4-18-01)
SHOPPING CENTER:	A group of three or more retail or personal service commercial uses characterized by any one or more of the following: <ol style="list-style-type: none">1. Uses are designed as a single commercial group, whether or not located on the same lot2. Contiguous uses occupy premises that are under common ownership or management3. Uses are connected by party walls, partitions, canopies, or other structural members to form one continuous structure4. Uses are located in separate buildings but are interconnected by walkways or access ways designed to facilitate customer interchange between the uses5. Uses share a common parking area, other than through Shared Parking arrangements as provided herein6. Uses otherwise present the appearance of a single continuous commercial development.
SHRUB:	Any self-supporting, woody plant of a species which normally, in the northeastern Illinois area, grows at maturity to an overall height of less than 15 (fifteen) feet.
SIDE LOT LINE:	<i>SEE LOT LINE, SIDE</i>
SIDE YARD:	<i>SEE YARD, SIDE</i>
SINGLE-FAMILY DWELLING:	<i>SEE DWELLING, SINGLE-FAMILY</i>
SINGLE-FAMILY ATTACHED DWELLING:	<i>SEE DWELLING, SINGLE-FAMILY ATTACHED</i>
SINGLE-FAMILY DETACHED DWELLING:	<i>SEE DWELLING, SINGLE-FAMILY DETACHED</i>
SITE AREA, NET:	The acreage of land excluding the rights-of-way of streets within and bordering a development.
SOLID FENCE:	<i>SEE FENCE, SOLID</i>
STABLE, PRIVATE:	An accessory structure to a dwelling for housing horses for the private use of the residents thereof.
STABLE, PUBLIC:	A structure on at least 20 acres of land housing horses for remuneration, hire, or sale.

STORAGE GARAGE:	<i>SEE GARAGE, STORAGE</i>
STORAGE TENT:	A temporary structure, enclosure or shelter constructed of fabric or pliable material supported by any manner except by air or the contents that it protects. (Ord. 2191, 2-9-05)
STORY:	That portion of a building included between the top surface of any floor and the top surface of the floor next above, or, if there is no floor above, the ceiling next above. A split-level story shall be considered a single story if the difference in elevation between the floors thereof does not exceed 4 feet. A basement shall be counted as a story but a cellar shall not.
STORY, HALF:	A space under a sloping roof where the line of intersection of roof decking and wall on at least 2 opposite exterior walls is not more than 4.5 feet above the top floor level.
STREET:	<p>A public or private right-of-way as defined herein that affords a primary means of motor vehicle access to abutting property and/or provides for the movement of traffic.</p> <p>Principal Arterial, Minor Arterial, Collector, Minor, and Marginal Access Streets shall be as designated in the Warrenville Comprehensive Plan.</p>
STREET, PUBLIC:	Any street owned by a unit of government.
STREET FURNITURE:	All appurtenances to streets and sidewalks located on or above the ground, including light standards, utility poles and wires, traffic signs and signals, tree guards, waste receptacles, telephone booths, bus shelters, benches, planters, canopies, and barricades.
STREET LINE:	The dividing line between a lot, tract, or parcel of land and the right-of-way of a contiguous existing or dedicated street or planned street included in the Thoroughfare Plan of the City.
STRUCTURAL ALTERATION:	Any change, other than incidental repairs, in the supporting members of a building or structure such as bearing walls, columns, beams, or girders.
STRUCTURE:	Anything erected, the use of which requires a more or less permanent location on the ground or attachment to something having such a location. A sign, if detached or projecting, shall be construed to be a separate structure. Structures also include buildings, manufactured homes, walls, fences, decks, sheds, patios and swimming pools. (Ord. 1906, 4-18-01) (Ord. 2339, 11-27-06)
STRUCTURE, ACCESSORY:	A structure that is an Accessory Use.
STRUCTURE, TEMPORARY:	A structure that is established for a period of less than one year or such other period as may be approved by the City Council and is removed within that period.
STUDIO APARTMENT:	<i>SEE EFFICIENCY UNIT</i>

DEFINITIONS

- SWIMMING POOL: Any artificially constructed body or open tank of water usable for swimming or bathing, whether in or above the ground, that:
- a. contains or is normally capable of containing water to a depth at any point greater than 2 feet, and
 - b. has a surface area of 250 square feet or more.
- TATTOO AND BODY
PIERCING ESTABLISHMENT: Premises where a body piercing operation, a tattooing operation, or a combination of both operations is performed. (Ord. 2621, 12-21-10)
- TATTOOING: Making permanent marks on the skin of a live human being by puncturing the skin and inserting indelible colors. "Tattooing" includes imparting permanent makeup on the skin, such as permanent lip coloring and permanent eyeliner. "Tattooing" does not include any of the following:
- a. The practice of electrolysis, as defined in the electrolysis Licensing Act.
 - b. The practice of acupuncture, as defined in the acupuncture Licensing Act.
 - c. The use, by a physician licensed to practice medicine in all its branches, of colors, dyes, or pigments for the purpose of obscuring scar tissue or imparting color to the skin for cosmetic, medical, or figurative purposes. (Ord. 2621, 12-21-10)
- TEMPORARY BUILDING: *SEE BUILDING, TEMPORARY*
- TEMPORARY
CONSTRUCTION YARD: The temporary use of land for installation, maintenance, and operation of facilities used by contractors in the ordinary course of construction.
- TEMPORARY MEMBRANE
STRUCTURE: An air-inflated, air-supported, cable, or frame-covered structure or a temporary structure, enclosure or shelter constructed of fabric or pliable material and not otherwise defined as a tent, or canopy. (Ord. 2191, 2-9-05)
- TEMPORARY STORAGE
CANOPY: A temporary structure, enclosure, or shelter constructed of fabric or pliable materials supported by any manner, except by air or the contents it protects, and is open without sidewalls or drops on 75 percent or more of the perimeter. (Ord. 2191, 2-9-05)
- TEMPORARY STRUCTURE: *SEE STRUCTURE, TEMPORARY*
- TEMPORARY USE: *SEE USE, TEMPORARY*
- TERMINAL, FREIGHT: A use engaged in the staging, packaging and loading of bulk freight onto trucks for shipment elsewhere. Freight terminals are principally engaged in the short-term handling and short-term storage of freight as an intermediate phase of its transport, as opposed to long term storage for warehousing. Freight terminals are often characterized by a large number of loading berths in proportion to enclosed building area, storage of trailers on site and storage of shipping containers on site. (Ord. 2190, 2-9-05)

DEFINITIONS

- TERMINAL, MOTOR FREIGHT: A building or premises the principal use of which is the receipt of freight for forwarding or trans-shipment or the dispatching of freight by motor vehicle.
- TERMINAL, MOTOR VEHICLE: A facility which includes equipment and garage for the maintenance, storage, and refueling of motor vehicle fleets used for commercial purposes. (Ord. 2190, 2-9-05)
- THROUGH LOT: *SEE LOT, THROUGH*
- TOURIST HOME: A building or part thereof other than a hotel, motel, or rooming house where lodging is provided by a resident family to more than two paying guests and mainly to transients.
- TOWING & VEHICLE RELOCATION SERVICE: A building, property, use or activity which involves the retrieving, removal or securing of distressed, disabled, trespassing or illegally packed motor vehicles. (Ord. 2103, 12-2-03)
- TOWNHOUSE: *SEE DWELLING, TOWNHOUSE*
- TOXIC MATTER: Any liquid, solid, semi-solid, or gaseous substance or mixture thereof which if discharged into the environment could, alone or with other substances likely to be present in the environment, cause or threaten to cause bodily injury, illness, or death to members of the general public through ingestion, inhalation, or absorption through any body surface. Substances that are corrosives, irritants, strong sensitizers, or radioactive substances shall be considered toxic substances.
- TRAILER: Any portable structure or vehicle designed to be towed or hauled by another vehicle in highway travel and used on a short-term or interim basis for living, sleeping, hauling, or commercial purposes.
- TRAILER PARK: Any site under single ownership or control other than a construction site, trailer service or repair facility, trailer manufacturing plant, trailer sales, rental, or storage lot, or wrecking yard on which 2 or more trailers or recreational vehicles are located in the open.
- TRANSPLANT: The digging up by a property owner of a tree from one place on his property and the planting of the same tree in another place on the same property.
- TREE: Any self-supporting, woody plant of a species which normally, in the northeastern Illinois area, grows at maturity to an overall height of at least 15 (fifteen) feet.
- TRUCK FREIGHT TERMINALS: A use engaged in the staging, packaging and loading of bulk freight onto trucks for shipment elsewhere. Truck freight terminals are principally engaged in the short term handling and short storage of freight as an intermediate phase of its transport, as opposed to long term storage for warehousing. Truck freight terminals are often characterized by a large number of loading berths in proportion to enclosed building area, storage of trailers on site and storage of shipping containers on site.

DEFINITIONS

TURF:	An area planted exclusively with grasses which form a dense mat completely covering the soil surface.
TWO-FAMILY DWELLING:	SEE DWELLING, TWO-FAMILY
UNIT:	SEE DWELLING UNIT
UNIT GROUPING:	A single detached building consisting of multiple dwelling units.
USE:	The purpose or activity for which land or structures thereon are designed, arranged, or intended or for which they are occupied or maintained.
USE, ACCESSORY:	A subordinate land use located on the same lot or parcel as a Principal Use (except for such off-street parking or off-street loading facilities as may be permitted to be located on a separate lot) and serving a purpose customarily incidental to that of the Principal Use.
USE AREA:	An area of land within an SD District designated for a particular range of uses and subject to special design standards under SD Development Control Regulations.
USE, PERMITTED:	A use allowable generally within a zoning district without a Special Use Permit.
USES, PERMITTED PUBLIC:	Poles, towers, tunnels, conduits, wires, cables, vaults, laterals, pipes, drains, mains, valves, hydrants, and similar distribution equipment for public services or utilities; fire alarms and police call boxes; traffic signals; and pay telephones.
USE, PRINCIPAL:	The main use of a parcel as distinct from an Accessory Use.
USE, SPECIAL:	A use that because of its special character cannot be allowable generally in a particular zoning district but which may be allowed under special conditions and which is therefore subject to the prior approval of a Special Use Permit.
USE, SPECIAL PUBLIC:	The use of property other than as Permitted Public Uses as defined herein by a public utility, railroad, or governmental body for the provision of public safety, government administration, transportation, and communications, utilities or services, including sewerage, water supply, electricity, gas, fire stations. (Ord. 1817, 3-23-00)
USE, TEMPORARY:	A Principal or Accessory Use that is established for a period of less than one year or such other period as may be approved by the City Council and is discontinued within that period.
VARIANCE:	A modification of the provisions of this Ordinance in accordance with the provisions herein concerning variances in cases where strict enforcement would cause undue hardship as a result of special circumstances affecting an individual property that do not generally affect other properties in the same zoning district.
VARIANCE, MINOR:	A modification of the provisions of this Ordinance of 10 percent or less in accordance with the provisions herein concerning variances in cases

DEFINITIONS

where strict enforcement would cause undue hardship as a result of special circumstances affecting an individual property that does not generally affect other properties in the same zoning district.

VISION CLEARANCE TRIANGLE:

The triangular area located at the at-grade intersection of streets, railroads, driveways, or any combination thereof, formed by the centerlines of driving lanes on the streets and driveways or the center of the railroad tracks with the length of these two legs defined by the table and illustration provided in Section 10.B.7, and by a straight line between the ends of these two legs. (Ord. 2144, 6-23-04)

WALL, FRONT:

The wall of a building nearest the front lot line that is parallel to or most nearly parallel to said line.

WAREHOUSE/DISTRIBUTION: A use within an entirely enclosed building engaged in the storage of goods/materials awaiting shipment to a retail or wholesale uses, or to another warehouse. This use shall not include truck freight terminals.

WAREHOUSE, MINI:

One or more one-story structures providing individual storage compartments that afford individual grade-level access thereto to the renters thereof.

WHOLESALE ESTABLISHMENT:

An establishment primarily devoted to sale of merchandise in gross for resale.

WRECKING YARD:

Any place where there are stored in the open two or more motor vehicles--including automobiles, trucks, and construction and farm implements--or trailers, boats, or manufactured homes, which are not in operating condition and have not been restored to operation within 30 days of their arrival, or where parts thereof are stored in the open, including any building or structure used for the wrecking or storing of such vehicles or parts.

YARD:

An open space on a lot other than a court that either is ("Actual Yard") or is required hereunder to be ("Required Yard") unoccupied and unobstructed above ground level by any structure or part or projection thereof other than those permitted in yards herein. An Actual Yard may be larger than the corresponding Required Yard. Where a yard is not specified herein to be a Required Yard or an Actual Yard, it shall be construed to be a Required Yard.

YARD, CORNER SIDE:

A yard extending between a corner side lot line and a line drawn parallel thereto at a distance therefrom equal to that established by the corner side yard requirements of the Ordinance ("required corner side yard") or the building line ("actual corner side yard") and also extending the full depth of the lot but excluding any area included in a front yard.

YARD, FRONT:

A yard extending the full width of a lot between the front lot line as defined herein and a line drawn parallel thereto at a distance therefrom equal to that established by the front yard requirements of this Ordinance ("required front yard") or the building line ("actual front yard").

YARD, INTERIOR SIDE:

A yard extending between an interior side lot line and a line drawn parallel thereto at a distance therefrom equal to that established by the

DEFINITIONS

interior side yard requirements of this Ordinance ("required interior side yard") or the building line ("actual interior side yard") and also extending the full depth of the lot but excluding any area included in a front or rear yard.

YARD, REAR: A yard extending the full width of a lot between the rear lot line and a line drawn parallel thereto at a distance therefrom equal to that established by the rear yard requirements of this Ordinance ("required rear yard") or the building line ("actual rear yard") but excluding any portion of a corner side yard.

YARD SALE: A temporary sale open to the public and conducted as an accessory use to a residential premises at which more than 5 items of personal household property owned and used by members of the household living thereupon are offered for sale and at which no merchandise purchased for resale or obtained on consignment is offered.

YARD, SIDE: A corner side yard or an interior side yard.