

SECTION TWO

DEFINITIONS

For the purpose of these Regulations, certain words and terms shall have the meanings as listed below. Questions as to the precise meaning of other words and terms shall be determined by the Planning and Zoning Commission with reference to the Connecticut General Statutes. Words in the present tense include the future and words in the singular include the plural and vice versa. The word “shall” is always mandatory and “person” includes a partnership, firm, association, or corporation.

2-01 A

ACCESSORY USE OR BUILDING - A use or building customarily incidental and subordinate to the principal use or building which is located on the same lot as such principal use or building, or on a contiguous lot under the same ownership subject to the following conditions:

A. In Residential Zones, the following uses shall be considered accessory uses:¹

1. Private garages greater than 3 spaces (as defined below) shall require a Special Permit Use and in addition all garages, sheds and other accessory structures shall be located a minimum of 10 ft. from any property line when located in the rear yard otherwise complying with the appropriate front or side yard requirement. A garage space shall be defined as a 14 foot x 26 foot, or 364 square foot², dimensional footprint for purposes of calculation on number of spaces.³ Other than garages used to house motorized vehicles or barns used to shelter animals, accessory buildings shall follow the area schedule below. No more than one (1) accessory shed shall be erected on a lot. Maximum accessory shed or building size per zoning district shall be as follows:
 - R-80 = 350 square feet
 - R-40 = 300 square feet
 - R-20/25 = 260 square feet
 - R-12, RO and RHD = 200 square feet⁴
2. One commercial vehicle with a storage or carrying capacity not exceeding one ton which is owned and operated by the owner or occupant of each dwelling unit;
3. The renting of rooms and/or table board to not more than two paying guests;
4. Private stables for the keeping of horses or ponies for the exclusive use of the occupant of the principal building on lots having an area of 3 acres or more, and provided that not more than two horses or ponies are kept. Stables shall be located at least 100 feet from any street or property line;
5. No Recreational vehicle (RV), including boats, shall be parked or stored on any lot unless such lot contains a dwelling as a primary use and is in compliance with the following provision:

¹ revised, ZA #544, effective 3/22/08

² revised, ZA 3592, effective 5/20/17

³ revised, ZA #577, effective 3/7/14

⁴ revised, ZA #558, effective 12/25/10

- a. Shall be registered and shall not be used for permanent or temporary human habitation unless used as a mobile home under the conditions provided for in Section 11-08.¹
6. Swimming pools, in compliance with the provisions of the Town of Southington ordinance entitled, “Ordinance Requiring the Fencing of Swimming Pools”, shall be located in the rear yard a minimum of 10 feet from any property line;
 7. Fences as defined in Section 2-19 S, STRUCTURE of these Regulations;
 8. For Farms, the following uses will be considered as accessory uses:
 - a. all buildings which are customarily a part of the use such as barns, shed, silos, stables, chicken houses, garages for motor vehicles and farm machinery;
 - b. warehouses, processing plants, refrigeration plants and other secondary uses frequently a part of the primary agricultural use.
- B. In Business Zones the following uses shall be considered as accessory uses:
1. Garages for vehicles used by the tenant of the premises;
 2. Off-street parking and loading spaces as required in Section 12.
 3. Greenhouses
 4. Outside Storage - Outside storage, including the storage of goods and/or merchandise, shall be allowed in the Business (B) Zone Only, subject to the provisions of Section 8, unless certain requirements are waived by the Commission, and the following standards. Such storage is limited to a maximum height of 8 feet and shall be screened from view from any other lot and from any street. Screening standards shall be determined by the Commission with consideration for location, total proposed area of storage, and the types of materials to be stored. The storage area shall be limited to the first floor area of the principal building, conform to the building setback requirements, and shall be limited to the rear yard. All items shall be stored in a safe and secure manner and may be stored in enclosed storage containment units so long as such units comply with the requirements of this section. Nothing in this section shall be interpreted to allow the outside storage or accumulation of any materials which, in the opinion of the Commission, violate the provisions of Section 1-01 herein.
 5. Satellite receiving antennas subject to the following conditions:
 - a. All structures shall be located in the rear yard, when possible and shall comply with all building setback requirements for the applicable zoning district.

¹ revised, ZA #582, effective 1.9.15

- b. The erection of satellite receiving antennas shall be subject to the requirements contained within Section 9 of these regulations.

C. In Industrial Zones the following uses shall be considered as accessory uses:

1. Garages for commercial vehicles or vehicles necessary in connection with the principal use;
2. Off-street parking spaces as required in Section 12;
3. Restaurants, cafeterias, clinic or hospital facilities necessary in connection with the principal use, and used exclusively by the employees of the principal use;
4. Outside Storage - Outside storage subject to the provisions of Section 2-01 A.B4 herein;
5. Satellite receiving antennas in accordance with Section 2-01 A.B.5.

2-01.A

D. In Executive Park - Besides those accessory uses as defined in 2-01 A C.3, the following uses are considered accessory uses within the confines of the Executive Park:

- A. Banks
- B. Drugstores
- C. Florists
- D. Delicatessens and “fine food” shops
- E. Books, stationery, office supplies and notions shops
- F. Jewelry stores and gift shops
- G. Custom tailoring and clothing shops
- H. Travel agencies
- I. Luggage stores
- J. Tobacco, candy and related products stores
- K. Barber shops and beauty parlors
- L. Printing, publishing and reproduction establishments employing not more than five (5) persons
- M. Restaurants which are not of the “drive-in” type and which are contained within the Conference Center
- N. Other uses which, in the opinion of the Commission, are of the same general character as those listed as permitted uses and which will not, in the opinion of the Commission, be detrimental to the zone.

However, grocery stores, massage parlors and theaters are prohibited.

ADMINISTRATIVE ORDER - Any order, regulation, or specification issued by the Zoning Enforcement Officer acting in accordance with the Zoning Regulations, as amended.

ADULT ORIENTED BUSINESS – an Adult Oriented Business as defined in Section 11-17.¹

ALCOHOLIC BEVERAGE - The term alcoholic beverage shall include all spirituous and intoxicating liquors, all mixed liquor of which a part is spirituous and intoxicating, all distilled spirits, all Jamaica ginger, all wine, ale porter and all beer manufactured from hops and malt or from hops and barley.

ANTENNA - A device used to collect or transmit telecommunications or radio signals. Devices shall be limited to dish antennas (also known as microwave antennas), whip antennas (also known as omnidirectional antennas) and panel antennas.

APARTMENT, HIGH-RISE - A building containing multi-family dwellings, with a maximum of four stories in height.

2-02 B

BASEMENT - A story which is partly underground and has less than six feet of its story height above the average level of the ground along all walls of the building.

¹ new, ZA #553, effective 6/23/10

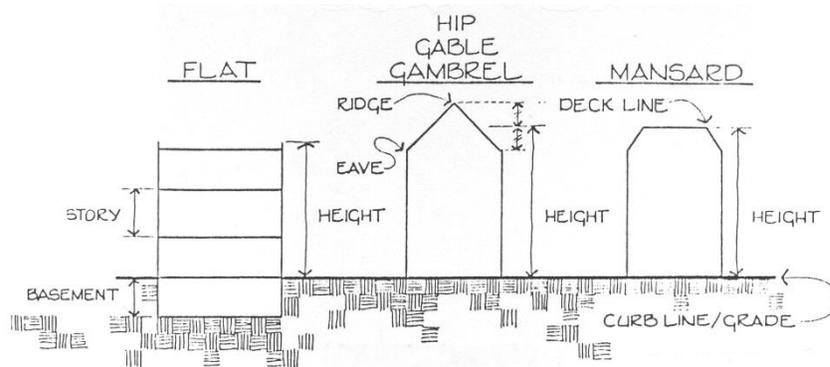
BED AND BREAKFAST FACILITY - An owner occupied private residence in which lodging and breakfast service only is provided for not more than eight transient paying guests.

BLASTING SERVICES BUSINESS - Any person, firm, partnership, association or corporation involved in the storage, sale, and/or distribution of explosives and/or blasting agents, as defined in Title 29, Chapter 541, Sec. 29-343 of the General Statutes. Said business shall not include the manufacture of same.

BOARDING HOUSES - A dwelling, part of which is occupied by the owner or tenant of the building as his principal permanent residence, in which room and/or board is offered or provided, for compensation, to three or more persons.

BUILDING - Any structure having a roof and intended for the shelter, housing or enclosure of persons, animals, or materials. Any other structure more than eight feet high shall be considered as a building, excluding a public utility pole or flagpole.

BUILDING HEIGHT - The vertical distance from the finished grade at any point under construction to the highest point of flat or mansard roofs including the top of a parapet or to the mean level between the eaves and ridge for gable, hip, or gambrel roofs. A flat roof is one whose pitch has a rise of less than three inches in one foot of run.



BUILDING SETBACK LINE - A line within a lot defining the minimum required distance between the principal and any adjacent street or lot line.

2-03 C

CERTIFICATION - A signed, written approval by the Planning and Zoning Commission, or its designated agent that a soil erosion and sediment control plan complies with the applicable requirements of the regulations.

CHILD DAY CARE CENTERS

1. CHILD DAY CARE CENTER - A facility which offers or provides a program of supplementary care to more than twelve related or unrelated children outside their own homes on a regular basis for a part of the twenty-four hours in one or more days in the week.

2-03 C

2. GROUP DAY CARE HOME - A private family home which offers or provides a program of supplementary care to not less than seven nor more than twelve related or unrelated children on a regular basis for a part of the twenty-four hours in one or more days in the week.

CLUB - Means an organization of persons incorporated pursuant to provisions of the membership corporations law or the benevolent orders law, which is the owner, lessee or occupant of an establishment operated solely for a recreational, social, patriotic, political, benevolent or athletic purpose but not for pecuniary gain, and includes the establishment so operated. A club shall cater only its members or guests accompanying them. A “member of a club” is a person who, whether as a charter member or admitted in agreement with the by-laws of the club, has become a bona fide member thereof, who maintains his membership by payment of his annual dues in a bona fide manner in accordance with such by-laws, and whose name and address are entered on the list of membership.

CO-LOCATED WIRELESS TELECOMMUNICATION FACILITIES - Telecommunication facilities which utilize existing towers, buildings or other structures for the placement of antennas and do not require the construction of a new communications tower.

COMMUNICATIONS TOWER - A structure that is intended to support antennas in the provisions of wireless telecommunication services. Such structures shall be limited to monopoles and lattice towers.

COMMUNITY CENTER BUILDING - A building designed or intended to be used for essential community services that are not conducted for profit.

CONFERENCE CENTER - A privately operated multi-purpose facility contained within a single structure and designed to provide public space for meetings and seminars. Such operations shall include full service dining facilities located within the conference center which shall be designed to primarily service the patrons utilizing the conference center. A conference center shall also include provisions for overnight accommodations with not less than 200 guest rooms serving such purpose. A conference center may include ancillary services such as recreational facilities and retail shops, provided such facilities do not exceed 10% of the gross floor area of the conference center building. Recreational facilities shall be operated primarily for employees or guests residing at the conference center and may include outdoor facilities such as swimming pools, tennis and basketball courts or similar athletic amenities.

CREMATORY - A facility for the disposal by incineration of the bodies of dead people.

2-04 D

DEVELOPMENT - Any construction or grading activities to improved or unimproved real estate.

2-04 D

DINNER THEATER - A structure used for dramatic, operatic, motion pictures, or similar legitimate performances for paid admission which may contain an additional accessory facility within the confines of the structure for a public establishment for preparation and service of food, non-alcoholic, and alcoholic beverages primarily for consumption by its patrons.

DISPENSARY – See Section 11-23 for definition.¹

DISTURBED AREA - An area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.

DWELLING OR RESIDENCE - A structure intended for human habitation and constructed in accordance with the State of Connecticut Health and Building Codes.

DWELLING, CONDOMINIUM - Privately owned multiple and detached single family dwellings within a condominium project.

DWELLING, MULTI-FAMILY - A building designed or intended to be occupied as a residence for three or more families living independently of each other.

DWELLING, SINGLE-FAMILY - A building designed or intended to be occupied as a residence for one family.

DWELLING, TWO-FAMILY – A building on a single lot containing two dwelling units, each of which is totally separated from each other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

2-05 E

ELDERLY HOUSING - A multi-family dwelling containing dwelling units each of which units is occupied in the case of private elderly housing by at least one person 55 years of age or older and none below the age of 16 years and in the case of municipal elderly housing by at least one person meeting the definition of “Elderly Persons” as set forth in Section 8-113a(m) of the Connecticut General Statutes as may from time to time be revised or amended.

EROSION - The detachment and movement of soil or rock fragments by water, wind, ice or gravity.

EXECUTIVE OFFICE - General business office of at least 1,250 sq.ft., from which services are not offered to the general public except as incidental, as determined by the Planning and Zoning Commission, to the business operations of the office occupant, but including professional office suites of not less than 1,250 sq.ft. A proposed general business office or professional office suite of less than 1,250 sq.ft. may be considered by the Planning and Zoning Commission in those situations where all of the remaining space on the floor in question has been occupied by tenants.

EXECUTIVE PARK - Shall mean pre-planned integrated development consisting of

¹ new, ZA #565, effective 10/6/12

Executive Office, Light Industrial/Warehousing (I-1), Conference Center, Colleges, Universities or other post-secondary schools, hospitals, medical clinics and medical offices which are ancillary and subordinate to an existing on-site medical clinic or hospital and Accessory Uses as defined by Section 5-01.2 & 2-01.A.D.

EXECUTIVE PARK CONFERENCE CENTER - A facility located within an Executive Park which provides overnight accommodations, dining facilities, meeting rooms and incidental recreational facilities.

2-06 F

FAMILY - Any number of persons related by blood or marriage living in the same dwelling; or not more than four persons unrelated by blood or marriage living together as a single housekeeping unit.

FAMILY RECREATION/AMUSEMENT PARK - A theme park designed for patronage of the family as a group, with integrated rides, shows, exhibits, events and services in a wholesome, clean and secure environment having a land area not less than 50 acres.

FARM - A plot, tract or parcel of land at least three acres in size devoted primarily to farming.

FARMING - The use of a farm for the production of crops therefrom, including the raising of livestock or poultry.

FENCE - All fencing shall be maintained in good repair. The supporting structure shall be on the interior side, except wire fences enclosing livestock may have the supporting structure on the exterior side. Repairs made to fences shall be of the same material as the existing fence.

FLOOR AREA - The sum of the horizontal area of all floors of a building and its accessory buildings on the same lot, measured from the exterior faces of the walls. Such area shall not include basements designed and used solely for storage or mechanical equipment and unenclosed porches or attics not used for human occupancy or for commercial and industrial purposes.

FOUNDATION, PERMANENT - A masonry or concrete foundation wall designed to be permanent and to support the entire building.

2-07 G

GARAGE, PRIVATE - A detached accessory building or a portion of a main building for the parking of automobiles belonging to the occupants of the premises and in which no occupation or business for profit is carried on. A detached¹ private garage shall not exceed a height of one and one half story and shall be constructed with the same exterior building material as that of the principal structure. Also see Accessory Use or Building in Section 2 – Definitions.²

GARAGE, PUBLIC - A building other than a private garage used for maintenance, mechanical repairs, including body repairs and painting, or storage of motor vehicles.

¹ Revised, ZA #592, effective 5/20/17

² revised, ZA #577, effective 3/7/14

2-07 G

GASOLINE FILLING STATION - Any area of land, including structures thereon, that is used for the sale of gasoline or other motor vehicle fuel and oil and/or lubricating substances, including the sale of motor vehicle accessories and which may or may not include facilities for lubricating, or otherwise servicing passenger motor vehicles. "Passenger motor vehicle" means a motor vehicle which has a capacity of carrying not more than ten (10) passengers, and which is designed and used for the purpose of transporting persons with their necessary personal belongings. Such uses shall be operated primarily for the servicing of passenger automobiles.

GRADING - Any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.

2-08 H

HOME OCCUPATION - Certain limited uses such as dressmaking, millinery, laundering, sewing, telephone answering services, and the sale of crafts and antiques which may, in the opinion of the Planning and Zoning Commission following Public Hearing, be properly carried on for compensation entirely within a dwelling by the occupant thereof. Home Occupations shall not include those activities which are customarily conducted as a principal use within a principal structure. The Planning and Zoning Commission shall permit those uses which:

- A. Are clearly incidental and subordinate to the use of the dwelling for residential purposes;
- B. Do not change the residential character of the dwelling in any visible manner;
- C. Do not create objectionable noise, odor, vibrations, or unsightly conditions;
- D. Do not create interference with radio and television reception in the vicinity;
- E. Do not create health or safety hazards;
- F. Do not generate pedestrian or automobile traffic other than that normally generated by a residence;
- G. Do not give rise to outside storage;
- H. Are not carried on or located within the garage portion of the main building or within a detached accessory building;
- I. Equipment used in such occupation shall be customarily incidental to residential occupancy;
- J. No finished consumer goods shall be acquired outside the dwelling unit for sale in connection with a Home Occupation within the dwelling unit;
- K. No classes or meetings shall be held for the purpose of giving lessons or instructions for more than two students or pupils at a time.
- L. Home occupation permits are non-transferable.

2-08 H.

HOTEL, INN - A building, designed or altered and used exclusively for temporary occupancy by transients which may include the serving of food, alcoholic beverage, and rooms for public assembly.

2-09 I

INSPECTION - The periodic review of sediment and erosion control measures shown on the certified plan.

2-11 K

KENNEL - Any premises on which four or more dogs six months old or older are kept, day and/or night, where permitted by zoning classification. For clarification purposes, all pet spay/neuter clinics, dog grooming/doggie daycare/dog therapy facilities are considered to be “kennels”.¹

2-12 L

LATTICE TOWER - A trestle framework consisting of horizontal and vertical structures used to support antennas and designed to resist all loads, including wind loads, without requiring or having guyed wires at any point.

LICENSED DISPENSARY – See Section 11-23 for definition²

LICENSED PRODUCER – See Section 11-23 for definition³

LOT - A plot or parcel of land occupied or capable of being occupied by one principal building and the accessory buildings or uses customarily incidental to it, including such open spaces as are required by these Regulations.

LOT, CORNER - A lot of which two adjacent sides face a street or streets so that the interior angle of the intersection is not more than 120 degrees, provided that the corner of any such intersection is not rounded by a curve having a centerline radius of greater than 150 feet. The “primary front yard” (as depicted in the illustration) of a corner lot is defined as that side of the lot which the front door is positioned.⁴ See the following for corner lot illustration.

LOT COVERAGE - The ground area enclosed by the walls of a building together with the areas of all covered porches and other roofed buildings.

LOT, WIDTH OF - The distance between the side lines of a lot measured along the street line except where the street line is an arc or the side lines converge toward the street line, in which case the distance may be measured along the minimum front yard setback line.

LOT LINE - Any property line bounding a lot.

2-13 M

¹ Revised, ZA #592, effective 5/20/17

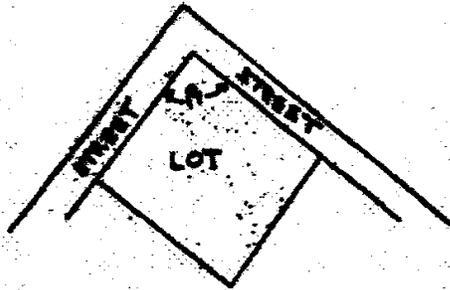
² new, ZA #565, effective 10/6/12

³ new, ZA #565, effective 10/6/12

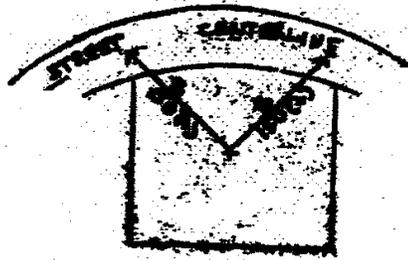
⁴ revised, ZA #559, effective 8/19/11

MOBILEHOME - A trailer coach or mobilehome, which is or can be used for sleeping, living or working quarters, and which is, has been, or can be mounted on wheels, and which may contain cooking, bathing and toilet facilities, and is capable of being connected to a water supply and sewage disposal system.

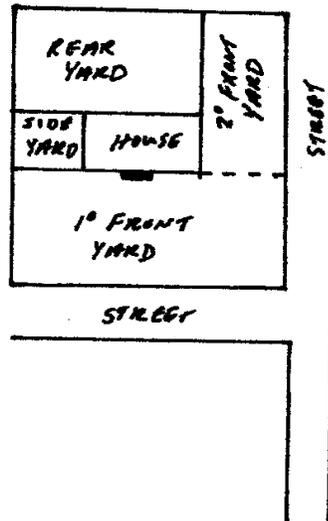
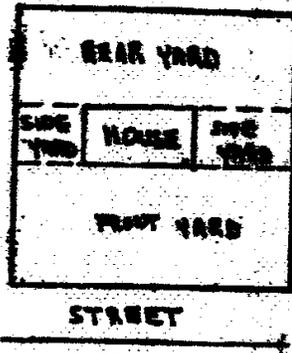
MOBILEHOME CAMP OR PARK - A lot, parcel or area which is subdivided into sites for the purpose of leasing, but not for the sale of, sites and/or mobilehomes and sites for the location of two or more mobilehomes to be occupied for living purposes.



If θ is 120° or less then lot is a corner lot, unless



Radius of θ is 120° or more, in which case the lot is still considered conventional.



* Rev. ZA #559, effective 8/19/11

ILLUSTRATION
SECTION 2-12 L

2-13 M

MOBILEHOME SITE - A parcel of land on which one occupied mobilehome may be legally maintained.

MONOPOLE - A structure composed of a single spire used to support antennas.

MOTEL - A building or buildings designed and used for all weather occupancy, primarily for overnight accommodations for motor tourists and transients, with no fewer than twelve (12) non-housekeeping units enclosed within the walls of any one building.

2-14 N

NON-CONFORMING USE - A use of land, building, or premises which is not a use permitted by the provisions of these regulations for the zone in which such land, building or premises is situated, and which is legally in existence at the time of passage of these Regulations.

NON-CONFORMING BUILDING - A building which does not conform to all the applicable provisions of these Regulations, and which is legally in existence at the time of passage of these Regulations.

NON-CONFORMING LOT - A lot which does not meet the requirements of the applicable provisions of these Regulations for the zone in which it is presently located but which was legally in existence as a lot of record in accordance with Section 1-07 of these Regulations.

2-15 Q

OPEN SPACE - An unoccupied space open to the sky on the same lot as the building.

2-16 P

PARENT/GRANDPARENT APARTMENT - An apartment located within a single family home and owned by individuals who are the children (i.e., natural born or adopted) of the apartment occupants. Those occupants shall be either the owner's parents or grandparents or their parents- in-law or grandparents-in-law. Conversely, the relationships and home/apartment occupants may be reversed with the parent/grandparent occupying such an apartment.

PARKING AREA - An area other than a street used for the temporary parking of more than three motor vehicles.

PARKING SPACE - An off-street space available for the parking of one motor vehicle conforming to the typical parking lot standards, Section Twelve.

PREMISES - All land comprising a lot, and including all buildings and uses located on the lot.

PRINCIPAL USE OR BUILDING - The main use of the land or building(s) as distinguished from an incidental and subordinate accessory use of land or building(s) (see also Section 1-09).

2-16 P

PRODUCER – See Section 11-23 for definition¹

PROFESSIONAL OFFICE - An office of recognized professions such as doctors or physicians, dentists, lawyers, architects, engineers, planners, landscape architects, artists, musicians, designers, teachers, authors, and others who are qualified to perform, with or without staff, personal services of a professional nature, provided no human patient is hospitalized or housed overnight.

PLAN OF CONSERVATION AND DEVELOPMENT “POCD”- The adopted Comprehensive POCD, as amended, and all the land use studies and fact sheets leading to it.²

PUT INTO EFFECT - To substantially commence and implement the completion of plans approved under the provisions of these Regulations by showing actual accomplishment of concrete measures.

2-18 R

RECREATIONAL VEHICLE (RV) - A portable vehicle built on a chassis, which can be towed, hauled or driven and primarily designed to be used as temporary living accommodations for travel, camping and recreational purposes, including but not limited to campers, boats and associated travel trailers, but excluding mobile homes as defined in the zoning regulations.³

ROOMING HOUSE - See “Boarding House”

2-19 S

SEDIMENT - Solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

SHED - A structure, either free standing or attached to a larger structure, designed exclusively for the keeping and/or storage of items accessory to the principal use. Sheds shall be constructed of wood, metal or vinyl, and shall not exceed a height of one and one-half story. Sheds are not to be used for human habitation, the operation of a business, the sheltering of motor vehicles, or for the housing of animals.⁴

SHOPPING CENTER, REGIONAL - An area originally planned and developed as a single unit, having a total ground floor building area of not less than 90,000 square feet, with immediate adjoining off-street parking facilities for not less than 300 automobiles.

SHOPPING CENTER, NEIGHBORHOOD - A complex of shopping facilities of less than 90,000 square feet catering to the shopping needs of the residents of the neighborhood.

SIGN – Any device, emblem, logo or insignia for visual communication which is used for the purpose of bringing the subject thereof to the attention of the public and/or which is situated so that it

¹ new, ZA #565, effective 10/6/12

² Revised ZA #592, effective 5/20/17

³ new, ZA #582, effective 1/9/15

⁴ new, ZA #558, effective 12/25/10

can be seen from a public street. Noncommercial flags or any other flags displayed from flagpoles or staffs will not be considered to be signs.¹

SIGN, portable (a.k.a. “A-Frame Sign”) A street graphic not permanently attached to the ground or a building or designed to be permanently attached to the ground or building. Does not include “wire-frame” temporary signs. Design standards shall be substantially similar to the material example available in the Planning Department with preference given to chalkboard, dry-erase, or wood.²

SOIL - Any unconsolidated mineral or organic material of any origin.

SOIL EROSION & SEDIMENT CONTROL PLAN - A scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.

STORY - A story is that part of a building other than a half-story between any floor and the ceiling or roof above it. In determining the number of stories in a building, a story with a ceiling which is six feet or more above the average level of the ground along all walls of the building shall be included.

STORY, HALF - A half-story is that portion of a building between a gable, hip or gambrel roof and the floor below provided the floor is not more than two feet below the plate, or otherwise as defined by the Building Department via the State Building Code.³

STREET - Any right-of-way used as a public thoroughfare dedicated and accepted for public travel and any right-of-way recorded in the office of the Town Clerk constructed and accepted before the passage of these Regulations.

STREET LINE - The dividing line between the street and the lot. In any case where the width of the street and the location of the street lines have not been established, the street line shall be assumed to be a distance of twenty-five feet from the center line of the traveled path. Where the width of the street has been established but where the exact locations of the street lines have not been determined, they shall be assumed to be equidistant from the center line of the traveled path.

STRUCTURE - Anything constructed or erected which requires location on the ground or attachment to something having location on the ground, including foundations and signs. In any zone, walls and fences, except those less than four feet in height and located in a front yard or less than seven feet in height and located in a rear or side yard, shall be classified as structures, and with regard to their erection and maintenance, shall be subject to the same rules and regulations herein contained for other structures. In a rear lot, walls and fences less than seven feet in height and located in the front yard of the rear lot, shall be exempt from classification as a structure. In a residentially zoned corner lot, walls and fences may be erected on the secondary front yard with a setback distance of 1/2 the published front yard setback. All other structures must use and conform to standard published setbacks as outlined in the zoning regulations.⁴

STRUCTURAL ALTERATION - Any change in or addition to the supporting members of

¹ revised, ZA #583, effective 1/9/15

² new, ZA #579, effective 8/2/14

³ Revised, ZA #592, effective 5/20/17

⁴ revised, ZA #559, effective 8/19/11

a structure such as bearing walls, columns, beams or girders.

2-20 T

TOURIST HOME - A residence in which the owner offers overnight accommodations to not more than 5 transient persons for compensation.

TRAILER - See "Mobilehome".

TRUCK SERVICE CENTER - A privately operated business in which the primary activity involves the maintenance and servicing of trucks; including the sale of gasoline, oil, petroleum-related products and services utilized in the operations of commercial trucking. For purposes of this definition, a truck means a motor vehicle designed, used or maintained primarily for the transportation of property. A truck service center may include ancillary services such as a restaurant, laundry facilities, retail shops and other support services expressly for the purpose of servicing highway oriented traffic, provided the area of such ancillary services does not exceed 50% of the floor area of the principal building in which the truck service center is located. Truck service centers shall not include provisions for the sale of new or used vehicles, including but not limited to trucks, nor facilities for the overnight accommodation of people and/or overnight parking of trucks.

2-23 W

WIRELESS TELECOMMUNICATION FACILITIES - Antenna(s), telecommunications equipment, monopole(s) or lattice tower(s) and equipment shed(s) or cabinet(s) used together in conjunction with the provision of wireless communication services. Wireless telecommunication services shall be limited to cellular communications services, personal communications services, paging, radio and television broadcasting services.

2-25 Y

YARD, FRONT - An open space extending across the full width of the lot between the street line and the nearest point of the front wall of a principal building. Refer to illustration in Section 2-12.

YARD, REAR - An open space extending across the full width of the lot between the rear lot line and the nearest point of the rear wall of a principal building. Refer to illustration in Section 2-12.

YARD, SIDE - An open space extending from the front yard to the rear yard between the side lot line and the nearest point of the side wall of a principal building. Refer to illustration in Section 2-12.

2-26 Z

ZONE - Any portion set aside on the Zoning Map having separate requirements established by these regulations.