

19.04 - Definitions

Chapter 19.04 - DEFINITIONS

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19.04.010. Definitions and interpretation of language. For the purpose of this title, certain terms, phrases, words, and their derivatives shall be construed as specified in this chapter, or in the building code. Words used in the singular include the plural, and the plural the singular. The Municipal Code shall apply to those statutes and codes as amended. Reference to any and all statutes, building codes, or the Evans Municipal Code shall imply to the codes as amended. (Ord. 499-10: Ord. 005-00: 15.06)

19.04.030. Accessory building/structure. See Chapter 19.48 of the Evans Municipal Code. (Ord. 499-10: Ord. 351-05: Ord. 005-00: 15.06)

19.04.050. Accessory Use. See Chapter 19.48 of the Evans Municipal Code. (Ord. 499-10: Ord. 351-05: Ord. 005-00: 15.06)

19.04.070. Adult Business. Business, service or entertainment establishment subject to the licensing requirements, provisions, and restrictions of Chapter 5.10 of the Evans Municipal Code. (Ord. 499-10: Ord. 005-00)

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19.04.090 Agriculture. The production of crops such as vegetables, fruit trees, grain, plants, shrubs, vines or flowers; the growing of trees and shrubs for commercial landscape purposes, ranching, riding stables without arenas, and similar uses and activities. (Ord. 499-10:Ord. 066-01)

19.04.110 Animals, Confined. Consists of the commercial raising of animals such as, but not limited to, horses, cattle, sheep, goats, swine, turkeys and chickens, the commercial production of milk, commercial pen feeding operations (feed lots), riding stables with arenas, and similar activities. (Ord. 499-10:Ord. 066-01: Ord. 005-00)

19.04.120 Auction Yard. A property on which merchandise or other property is sold by auction. (Ord. 499-10:Ord. 351-05)

19.04.130. Board. "Board" means the zoning board of appeals. (Ord. 499-10:Ord. 005-00: 15.06)

19.04.150. Building. Any structure used or intended for supporting or sheltering any use or occupancy. (Ord. 499-10: Ord. 005-00: 15.06)

19.04.155. Car Wash Facilities. A principal or accessory use for the purpose of washing vehicles and with the capacity to wash more than one vehicle at a time, or with the capacity to wash a commercial semi-truck. (Ord. 499-10:Ord. 253-04)

19.04.160. Cemetery. Shall mean land used for the burial and memorializing of the dead and dedicated for cemetery purposes, including columbariums, mausoleums, and pet cemeteries. (Ord. 499-10:Ord. 005-00)

19.04.170. Commercial Residence. Consists of establishments for the housing of transient residences such as motels, hotels and tourist homes, except for living quarters of the operators. (Ord. 499-10:Ord. 005-00)

19.04.180. Community Facilities. Consists of noncommercial establishments such as places of worship, libraries, museums, public or quasi-public buildings and other cultural and religious facilities for general public use. (Ord. 499-10: Ord. 005-00)

19.04.190. Congregate Residence. Any building or portion thereof which contains facilities for living, sleeping and sanitation, as required by the International Building Code, and may include facilities for eating, cooking and general care not involving special medical treatment, for occupancy by other than a family. A congregate residence may be a shelter, convent, monastery, dormitory, orphanage or children's home, fraternity or sorority house but does not include jails, hospitals, nursing homes, hotels, motels, lodging houses or similar uses. (Ord. 499-10: Ord. 005-00)

19.04.200. Court. A space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls of a building. (Ord. 499-10: Ord. 005-00)

19.04.255. Coverage. Shall mean land area which is covered with impervious surfaces, such as buildings, patios or decks with roofs, carports, swimming pools, tennis courts, or land area covered by any other type of structure, including parking lots. (Ord. 499-10: Ord. 005-00)

19.04.210. Crematorium. Shall mean a place for the cremation of human or animal remains. (Ord. 499-10: Ord. 005-00)

19.04.215. C.R.S. or CRS. "C.R.S." or "CRS" refers to the Colorado Revised Statutes, as amended. (Ord. 499-10: Ord. 351-05)

19.04.220. Day Care Center. Day care center means an establishment, other than a home or residence, which provides care for children, other than one which can be classified as a school. These facilities shall comply with the guidelines established and enforced by the Weld County Health Department. (Ord. 499-10: Ord. 005-00)

19.04.240 Day care, Home. A home occupation providing less than 24-hour supervision of up to 12 children, in addition to any children of the day care provider. Day care homes shall be required to meet all state and local laws and regulations, including, but not limited to, home occupation permits, business licenses, and requirements of the Building and Fire Codes, as adopted and amended in this Municipal Code. Day care provided to one child or two or more siblings, as well as occasional care (one day per week or less), shall not be considered home day care and

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shall not require a home occupation permit or business license. (Ord. 499-10: Ord. 348-05: Ord. 005-00)

19.04.250 Drive-through windows. An opening in the wall of a building through which sales are made to patrons who remain in their vehicles. (Ord. 499-10: Ord. 348-05)

19.04.260. Dwelling, condominium. A building, or group of buildings, in which at least three dwelling units, offices, or commercial areas are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis. (Ord. 499-10: Ord. 005-00)

19.04.270. Dwelling, multifamily. A building with individual sanitary and eating facilities, occupied by two or more families living independently of each other on a more or less permanent basis, but not including congregate residences and similar group accommodations. (Ord. 499-10: Ord. 005-00)

19.04.280. Dwelling, single-family. A detached principal building, designed and intended to be occupied by not more than one family with common access and use of eating and sanitary facilities. (Ord. 499-10: Ord. 005-00)

19.04.290. Dwelling, townhouse. A single family attached dwelling of two or more units but not more than six dwelling units per structure, with each unit having separate eating and sanitary facilities, utility services, access, required parking for each of the units; no unit is located over another unit. (Ord. 499-10: Ord. 005-00)

19.04.300. Dwelling, two-family. Building occupied by two families living independently of each other with separate eating and sanitary facilities on a more or less permanent basis. (Ord. 499-10: Ord. 005-00)

19.04.310. Dwelling unit. Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by the International Building Code, for not more than one family, or a congregate residence for 10 or less persons. (Ord. 499-10: Ord. 005-00)

19.04.330. Factory-built housing. A dwelling which is partially or entirely manufactured in a factory and designated for long-term residential use; built in multiple sections. Factory built homes must be constructed to the standards of the State of Colorado Factory Built Construction Certification Code (8CRR 1302-3) and bear a certification insignia in compliance with those standards. (Ord. 499-10: Ord. 005-00)

19.04.340. Family. Family means an individual living alone, or any number of persons living together as a single household, who are interrelated by blood, marriage, adoption or other legal custodial relationship; or not more than three unrelated adults and any number of persons related to those unrelated adults by blood, adoption, guardianship or other legal custodial relationship. For the purpose of this definition, a bona fide employee of the family who resides in the dwelling unit and whose live-in status is required by the nature of their employment is a member of the family, but this exception shall allow only two employees per dwelling unit. (Ord. 499-10: Ord. 005-00: 15.16)

19.04.350. Farming. The production of crops such as vegetables, fruit trees, grain, plants, shrubs, vines or flowers; the growing of trees and shrubs for landscape purposes. Farming shall not include the commercial raising of animals, commercial production of milk, commercial pen feeding (feed lots) or the commercial feeding of garbage or offal to swine or other animals. (Ord. 499-10: Ord. 005-00)

19.04.360. Flammable &/or combustible liquids & gases, storage. Consists of storage and handling of bulk gasoline and bulk flammable fertilizer, propane, natural gas or other flammable liquids or gases. (Ord. 499-10: Ord. 005-00)

19.04.370. Flea Market. A business operation or bazaar consisting of more than one independent vendor who is allocated space and does business on the premises and is not in charge of the premises, and where goods and/or services are offered for sale or exchange at retail to the general public, either indoors or outside, or both, including but not limited to antiques, curios, new and used merchandise, equipment, appliances and other goods and wares, (excluding yard sales, auctions, pawn brokers and retail business establishments, and the like) where sales are made to the general public by the individual vendor who leases space where such sales are made. (Ord. 499-10: Ord. 005-00)

19.04.380. Floodplain. An area which is adjacent to a stream or watercourse and which is subject to flooding as a result of the occurrence of an intermediate regional flood, and which is so adverse to past, current or foreseeable

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construction or land use as to constitute a significant hazard to public health and safety or to property. This term includes, but is not limited to, mainstream flood plains, debris fan flood plains and dry wash channels and flood plains. (Ord. 499-10: Ord. 005-00)

19.04.400. Group Homes. Shall mean a residence operated as a single dwelling, licensed by and operated in accordance with all local, state and federal regulations, housing no more than eight persons provided that appropriate supervisory personnel are on the premises at all times for the purpose of providing care to the following individuals:

- a) Developmentally disable persons, as defined by section 31-23-303, C.R.S.
- b) For persons sixty (60) years of age or older. Group homes for the aged shall not be located within seven hundred-fifty (750) feet of another such group home.
- c) Mentally ill persons, as defined by section 27-10-102(7) C.R.S. Group homes for persons with mental illness shall not be located within seven hundred-fifty (750) feet of another such group home. No person shall be placed in such home without being screened by an appropriate licensed mental health professional. (Ord. 499-10: Ord. 005-00)

19.04.405. Height. Height shall be measured vertically from the surrounding grade at the base of a structure to its highest point or, for pitched roofs, to the midpoint between the eaves and the highest point of the roof. (Ord. 499-10: Ord. 351-05)

19.04.410. Home Occupation. See Chapter 19.48 of the Evans Municipal Code. (Ord. 499-10: Ord. 351-05: Ord. 005-00)

19.04.420. Hospital. A state or federal certified facility providing health services primarily for in-patients and medical or surgical care of the human sick and injured, including as an integral part, such related facilities as laboratories, out-patient services, rehabilitation and recovery services, training facilities, central service facilities and staff offices. (Ord. 499-10: Ord. 005-00)

19.04.430. Industrial uses. Consists of establishments for wholesale, commercial service and storage of goods and materials, such as warehouses, commercial laundries and dry-cleaning plants, bottling works, builders' supply yards, printing and publishing plants, tire vulcanizing shops, automobile and truck body work, and establishments of a similar nature. (Ord. 499-10: Ord. 005-00)

19.04.435. International Building Code or IBC. The 2003 edition of the International Building Code published by the International Code Council, as amended and adopted by Ordinance No. 266-04 of the City of Evans. See Title 15 of the Municipal Code. (Ord. 499-10: Ord. 270-04)

19.04.440. Junk. Shall mean garbage and all other waste matter or discarded or unused material such as, but not limited to, salvage materials, scrap metal, scrap materials, bottles, tin cans, paper, boxes, crates, rags, used lumber and building materials; manufactured goods, appliances, fixtures, furniture, machinery, motor vehicles or other such items which have been abandoned, demolished or dismantled, or are in such a condition as to be unuseable for their original use, but may be used again in present or different form for a new use; discarded or inoperable vehicles, machinery parts and tires; and other commonly considered to be refuse, rubbish or junk. (Ord. 499-10: Ord. 005-00)

19.04.450. Junkyard/salvage yard. An industrial use for collecting, storing and/or selling scrap metal or discarded material or for collecting, dismantling, storing, salvaging or demolishing vehicles, machinery or other material and including the sale of such materials or parts. (Ord. 499-10: Ord. 005-00)

19.04.460. Kennel. Any property used for commercial purposes, on which four (4) or more pet animals, at least (4) four months of age, are kept for training, boarding or breeding, whether in special structures, runs or not. (Ord. 499-10: Ord. 005-00)

19.04.465. Livestock trailer washout. A property where trailers used for hauling livestock are washed. (Ord. 499-10: Ord. 351-05)

19.04.470. Long-term care facility. A health institution that is licensed to provide health care under medical supervision for twenty-four or more consecutive hours to two or more patients including continuum care facilities, hospices, assisted living, and nursing care facilities on a more or less permanent basis. (Ord. 499-10: Ord. 005-00)

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19.04.480. Lot. Lot means a parcel of land vacant, occupied or designed to be occupied by one or more buildings and the accessory uses allowed in that zone, including the open spaces required. A lot is also the land designated as such on a duly recorded plat. (Ord. 499-10: Ord. 005-00: 15.06)

19.04.490. Lot area. The total area within the lot lines of a lot, excluding any street rights-of-way. (Ord. 499-10: Ord. 005-00)

19.04.500. Lot, corner. Shall mean a lot abutting on and at the intersection of two (2) or more streets (public rights-of-way). (Ord. 499-10: Ord. 005-00)

19.04.510. Lot depth. The average distance measured from the front lot line to the rear lot line. (Ord. 499-10: Ord. 005-00)

19.04.520. Lot frontage. The length of front lot line measured at the street(s) right-of-way line. (Ord. 499-10: Ord. 005-00)

19.04.530. Lot line, front. Front lot line means the property line dividing a lot from a street. On a corner lot only one street lot line, which generally has the shortest street frontage, shall be considered as a front line. (Ord. 499-10: Ord. 005-00)

19.04.540. Lot line, rear. Rear lot line means the property line opposite the front lot line. (Ord. 499-10: Ord. 005-00)

19.04.550. Lot line, side. Side lot line means any lot lines other than front or rear lot lines. (Ord. 499-10: Ord. 005-00)

19.04.560. Lot width. Lot width means the distance between the side lot lines, measured congruent with the front lot line. (Ord. 499-10: Ord. 005-00)

19.04.570. Lot line, zero. The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line, provided that separations or setbacks between buildings meets all applicable building and fire code provisions. (Ord. 499-10: Ord. 005-00)

19.04.580. Manufactured Home. Any dwelling which is: 1) partially or entirely manufactured in a factory, 2) is not less than twenty-four (24) feet in width and thirty-six (36) feet in length; 3) is installed on an engineered permanent foundation; 4) has brick, wood, or cosmetically equivalent exterior siding and a pitched roof; 5) and is certified pursuant to "National Manufactured Housing Construction and Safety Standards Act of 1974," 42 U.S.C. 5401 et seq. as amended. (Ord. 499-10: Ord. 005-00)

19.04.590. Manufacturing/Assembly Plant. Establishments engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembly of component parts, the creation of products, the blending of materials, and other similar uses. (Ord. 499-10: Ord. 005-00)

19.04.600. Mini Storage Units. Mini Storage Units consist of building(s) containing limited size storage areas not to exceed three hundred (300) square feet per unit; designed and used for the keeping of personal property, goods and similar articles of merchandise. Hazardous materials such as flammable liquids, flammable gases and toxic chemicals shall be prohibited. (Ord. 499-10: Ord. 005-00)

19.04.610. Manufactured Home. Manufactured home shall mean a home built entirely in a factory and certified pursuant to "National Manufactured Housing Construction and Safety Standards Act of 1974," 42 U.S.C. 5401 et seq. commonly referred to as the HUD code. The code went into effect June 15, 1976. (Ord. 499-10)

19.04.620. Mobile Home. Mobile home shall mean a factory built home produced prior to June 15, 1976. No mobile homes are allowed within the City of Evans. Existing mobile homes in place prior to the adoption of the ordinance will be considered legal nonconforming structures. (Ord. 499-10)

19.04.630. Mortuary or funeral home. A building or part thereof used for human funeral services, which may contain space and facilities for preparation of the dead for burial; the storage of caskets, urns and other related

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funeral supplies; and the storage of funeral vehicles. Funeral homes shall not include crematoriums as accessory uses. (Ord. 499-10: Ord. 005-00)

19.04.640. Natural Resource Extraction and treatment. Gravel pits, quarries, gas refineries, or any other process of altering or storing a natural resource or removing natural resources from the ground. (Ord. 499-10: Ord. 005-00)

19.04.650. Nightclub, Bar, Tavern. Any establishment in which the primary attraction is the sale of alcoholic beverages for on-site consumption or where the sale and consumption of alcoholic beverages is secondary to entertainment such as live music, recorded music, the viewing of broadcasted sporting events, or similar activities. (Ord. 499-10: Ord. 005-00)

19.04.660. Office and Financial Use. Consists of general office-type uses where storage and sale of merchandise is not the principal use. Banks, savings and loan institutions, lending establishments, professional, administrative and business offices and similar uses are included in this definition. (Ord. 499-10: Ord. 005-00)

19.04.670. Open Space. The land which is used for growing grass, shrubs, trees, plants, or flowers or is covered by decorative rock or stone or wood chips, or is otherwise xeriscaped/ landscaped. It is not open space if it is overlaid by buildings, patios, signs, driveways, tennis courts, swimming pools, car ports, paved or graveled areas designed primarily for vehicle parking or areas covered by any other type of structure or impervious surface. Areas which contain less than one hundred (100) square feet, or have any dimension of less than five feet or which fall within the projected roof area of any building shall not be considered open space. (Ord. 499-10: Ord. 005-00: Ord. 1096-98)

19.04.690. Owner. An owner includes a natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business, trust, organization, or the manager, leasee, agent, servant, Limited Liability Company, LLC, officer or employee of any of them, as defined in Section 1.04.010N of the City of Evans Municipal Code, or as amended. (Ord. 499-10: Ord. 005-00)

19.04.730. Parking Lot, Off-Street. Consists of public and private parking areas for vehicles which are licensed, are not for sale, & any parking area or structure, not including the right-of-way of a dedicated roadway. Parking will be supplied on a more or less short term basis, and the long term storage of vehicles on site is not permitted. (Ord. 499-10: Ord. 005-00)

19.04.740. Personal Service Establishment. Consists of establishments serving the personal needs of individuals and includes barbershops, beauty parlors, doctors and dentist offices, shoe repair shops, florist sales, gift and card shops, magazine outlets, jewelry stores, laundry shops, dry-cleaning outlets, and other similar uses. (Ord. 499-10: Ord. 005-00)

19.04.760. Planned Unit Development (PUD). An area of land, improved as a residential development, or a combination of uses such as residential, educational, recreational, commercial and industrial, in which normal restrictions of lot sizes, setbacks, densities, land uses, and other criteria may be relaxed in return for development conformance to an approved plan for the total parcel. Refer to Title 18.28 of the Evans Municipal Code. (Ord. 499-10: Ord. 005-00)

19.04.770. Public service facilities. Consists of municipal fire, police stations, ambulance dispatch and essential public utility and service installations which are owned by a governmental entity, or any entity defined as a public utility for any purpose by the Colorado Public Utilities Commission and used in connection with the reproduction, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals, and similar uses necessary for the protection and benefit of the public; provided that repair and storage facilities are not included. (Ord. 499-10: Ord. 005-00)

19.04.780. Recreational facilities, indoor. Establishments primarily engaged in the operation of indoor activities such as exercise and athletic facilities, and amusement and/or recreational services, such as billiard and pool halls, skating rinks, exercise and health clubs, indoor pools, bowling alleys, and similar uses. (Ord. 499-10: Ord. 005-00)

19.04.790. Recreational facilities, outdoor extensive. Establishments primarily engaged in the operation of large scale, low impact outdoor recreational facilities, such as fishing and riding clubs, golf courses, tennis courts, public playing fields for soccer, baseball, softball, football and similar recreational uses. (Ord. 499-10: Ord. 005-00)

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19.04.800. Recreational facilities, intensive. Those recreational facilities which are intensively used and create greater impacts, such as noise, lighting and traffic impacts. Such uses may include but are not limited to, miniature golf courses, golf driving ranges, amusement parks, stadiums, arenas, fairgrounds, zoo areas, go kart and bumper car tracks, slides, skateboard parks, and playing fields for soccer, baseball, softball and football. (Ord. 499-10: Ord. 005-00)

19.04.805. Recreational Vehicle (RV) Park/Campground. RV Park/Campground shall mean any parcel of land upon which two (2) or more recreational vehicles or camp sites are located, established, or maintained for occupancy or living quarters. Such parcel being commercial in nature must comply with all the state and local regulations related to licensing, site design/layout, life safety and health issues. This use does not include the storage of travel trailers, recreational vehicles, boats, snowmobiles, motorcycles or similar vehicles/units. (Ord. 499-10: Ord. 229-03)

19.04.807. Recreational Vehicle Storage. Shall mean the renting of space in an unroofed area for simultaneous commercial placement/storing of two (2) or more recreational vehicles, including but not limited to, boats, travel trailers, campers, snowmobiles, motorcycles and similar vehicles/units. For the purpose of this definition, a recreational vehicle shall be a transportable structure that is primarily designed for seasonal recreational/vacation purposes for recreational, camping and travel use including, but not limited to, boats, travel trailers, campers, snowmobiles, motorcycles, self-propelled motor homes and similar vehicles/units. This use does not include the storage of these vehicle/units at private residences, provided such vehicles/units stored at residences are owned by persons residing at the residence. (Ord. 499-10: Ord. 229-03)

19.04.808. Recycling Center. A use involving the collection and processing of recyclable materials for shipment or re-use. Processing includes baling, compacting, flattening, grinding, crushing, mechanical sorting, shredding, melting, cleaning, and remanufacturing. (Ord. 499-10: Ord. 351-05)

19.04.810. Repair shops. Any building, premises, and/or land in which or upon which buildings used for the repair or servicing of major appliances, vehicles and equipment, such as plumbing shops, electrical shops, sheet metal shops, and automobile garages and similar uses. (Ord. 499-10: Ord. 005-00)

19.04.815. Research Laboratory. Research Laboratory shall mean a building or group of buildings in which are located facilities for scientific research, investigation, testing or experimentation, but not facilities for the manufacture or sale of products except as incidental to the main purpose of the laboratory. (Ord. 499-10: Ord. 233-03)

19.04.820. Retail uses, Intensive. Consists of business uses for the purpose of selling or renting conveniences and hard goods in retail outlets without drive-through windows, such as supermarkets, restaurants, liquor stores (subject to licensing requirements), drugstores, wearing apparel shops, hardware stores, variety stores, veterinary offices (without runs), furniture stores, laundry/dry cleaners, and other similar uses. Establishments with drive-through windows that are not open for business between the hours of 10:00 p.m. and 7:00 a.m. may be considered retail uses, intensive. (Ord. 499-10: Ord. 348-05: Ord. 005-00)

19.04.830. Retail uses, Extensive. Consists of business uses which require large outdoor areas for display of merchandise, service, amusement, or storage, such as farm implement sales, greenhouses/nurseries, automobile and truck sales or rentals, drive-in movies, automotive fueling stations, feed and grain stores, mobile home sales, restaurants with drive-through windows, other establishments with drive-through windows, and other establishments of a similar nature. However, establishments with drive-through windows that are not open for business between the hours of 10:00 p.m. and 7:00 a.m. may be considered retail uses, intensive. (Ord. 499-10: Ord. 348-05: Ord. 005-00)

19.04.840. School. School shall mean and include any one or more of the following categories: a public school, community college, junior college, college or university or an independent or parochial school which satisfies the compulsory school attendance requirements of the State of Colorado, but the word school does not include dance schools, business schools, trade schools or driving schools or similar uses. (Ord. 499-10: Ord. 005-00)

19.04.850. Security Residence. A building or a portion thereof, arranged, designed and intended to be occupied by not more than one family, and which is used for the housing of one or more members of any such family for the purpose of providing security for the property of any business which is located on the same property. At least one

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member of a family living in the security residence must be employed for security purposes by the business which is located on the same property on which the residence is located. (Ord. 499-10: Ord. 005-00)

19.04.860. Setback. The word "Setback" shall have the same meaning as "yard" defined herein. (Ord. 499-10: Ord. 351-05)

19.04.870. Staff Supervised Residential Facilities. Consists of a state licensed facility or group of buildings used to provide 24-hour supervised residential group care for children between ages 3-18 years old and for those persons under 21 years old who are placed by court order prior to their eighteenth birthday, not intended for placement of violent or repeat offenders. (Ord. 499-10: Ord. 005-00)

19.04.880. Street. "Street" means any thoroughfare or public space, not less than sixteen feet in width, which has been dedicated or deeded to the public for public use. (Ord. 499-10: Ord. 005-00: 15.06)

19.04.890. Theater. A building, or part thereof, devoted primarily to the showing of motion pictures or for dramatic, dance, musical, or other live or cultural performances. (Ord. 499-10: Ord. 005-00)

19.04.910. Treatment of humans, restrained. Consists of pre-parole facilities, jails, reformatories, mental hospitals, and similar buildings where personal liberties are restrained. (Ord. 499-10: Ord. 005-00)

19.04.930 Vocational school. A specialized instructional establishment that provides on-site training, including dance schools, driving schools, hairdressing schools, and other similar uses. This definition does not include training in an activity that is not an allowed use in the zoning district in which the property is located. Incidental instruction in conjunction with a principal use shall not be considered a vocational school. (Ord. 499-10: Ord. 348-05)

19.04.940. Warehouse. Any site used primarily for the storage of goods, materials, or equipment other than mini-storage units. (Ord. 499-10: Ord. 005-00)

9.04.950. Yard. "Yard" means an open space that lies between the principal building or buildings and the nearest lot line. The minimum required yard as set forth in the ordinance is unoccupied and unobstructed from the ground upward other than landscaping, except as may be specifically provided in the zoning ordinance. (Ord. 499-10: Ord. 005-00, 2000; 15.06)

19.04.960. Yard, front. "Front yard" is a space extending the full width of the lot between any building and the front lot line and measured perpendicular to the building at the closest point to the front lot line. (Ord. 499-10: Ord. 005-00: 15.06)

19.04.970. Yard, rear. "Rear yard" is a space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line. (Ord. 499-10: Ord. 005-00)

19.04.980. Yard, side. "Side yard" is a space extending from the front yard to the rear yard between the building and the side lot line and measured perpendicular from the side lot line to the closest point of the principal building. (Ord. 499-10: Ord. 005-00)

19.04.990. Yard, street side. "Street side yard" is a space extending from the front yard to the rear yard between the building and the side lot line abutting a street and measured perpendicular from the side lot line to the closest point of the principal building. (Ord. 499-10: Ord. 351-05)

Code Documents



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