

Sec. 101 DEFINITIONS. As used in this Ordinance:

(A) ACCESSORY BUILDING- A building or structure customarily incidental and subordinate to the principal structure and located on the same lot as the principal building in Districts R-1, R-2, R-3 and LS/R.

(B) BLUFFLINE- means the edge or crest of the elevated segment of the shoreline above the beach or beach terrace that may be subjected to wave attack, and normally presents a precipitous front and inclines steeply on the waterside. (Dunal terraces, which accrete and erode depending on water levels, are not considered bluff lines.)

(C) BUILDING- means any structure, either temporary or permanent, having a roof or other covering, and designed or used for the shelter or enclosure of any person, animal, or property of any kind, including tents, awnings, or vehicles situated on private property and used for purposes of a building.

(D) CARPORT- means a shelter for one or more vehicles that are not fully enclosed by walls and one or more doors.

(E) CAR WASH- means a lot on which motor vehicles are washed or waxed, either by the patron or by others, using machinery specially designed for the purpose.

(F) CHURCH- means a building wherein persons regularly assemble for religious worship, which is used only for such purpose, and those accessory activities as are customarily associated therewith.

(G) CLINIC- means a place where four or more doctors or dentists furnish medical or dental care to persons on an outpatient basis.

(H) FAMILY- means an individual or group of two or more persons related by blood, marriage, or adoption, together with not more than three additional persons not related by blood, marriage, or adoption, living together as a single housekeeping unit.

(I) FLOOR AREA- means total gross area on all floors as measured to the outside surfaces of exterior walls, excluding crawl spaces, garages, carports, breezeways, attics without floors, and open porches, balconies, and terraces.

(J) FLOOR AREA RATIO- means the percentage of lot area of the floor area of all buildings, excluding the floor area of garages, carports, and breezeways and excluding the area of any floor more than four feet below average grade where no part of such basement is used for sleeping rooms or quarters.

(K) FLOOR SPACE- means floor area of all floors, as measured from the inside surfaces of the walls enclosing the part of a building occupied by a single occupant or shared by a distinct group of occupants, excluding therefrom common halls, stairwells, sanitary facilities, and storage and other areas to which patrons do not have regular access.

(L) FRONT LOT LINE- means a line dividing a lot from any public highway except a limited or controlled access highway to which the lot has no access.

(M) GARAGE- means a fully enclosed building for the storage of motor vehicles, not including buildings in which fuel is sold or repair or other services performed.

(N) GAS STATION- means a place where motor vehicles fuels are sold at retail.

(O) GROUND COVERAGE RATIO- means the percentage of a lot area included within the outside lines of the exterior walls of all buildings located on the lot except garages and carports and including the area of porches, decks, patios, breezeways, balconies and bay windows, except patios not more than six inches above grade.

(P) HEIGHT- means the vertical distance among the highest point on a structure, excepting any chimney or antenna on a building, to the average ground level of the grade where the walls or other structural elements intersect the ground.

(Q) HOME OCCUPATION- means a use conducted entirely within an enclosed building, employing only the inhabitants thereof, and not more than one other person, which is clearly incidental and secondary to residential occupancy and does not change the character thereof. Specifically excluded is the storage and display of merchandise not produced by such home occupation, any activity involving any building alterations, window display, construction features, equipment, machinery, or outdoor storage any of which is visible from off the lot on which located

(R) HOTEL- means a structure designed, used or offered for residential occupancy for any period less than one month, including tourist homes, resorts and motels, but not including hospitals and nursing homes.

(S) KENNEL- means any activity involving the permanent or temporary keeping or treatment of animals as a business other than ordinary agricultural operations.

(T) LAUNDROMAT- means a place where patrons wash, dry, or dry clean clothing and other fabrics in machines operated by the patron.

(U) LOT- means the contiguous land in the same ownership which is not divided by any public highway or alley, including any part thereof subject to any easement for any purpose other than a public highway or alley, but excluding any part thereof severed from another lot where the severance creates any nonconformity of use or structure.

(V) LOT AREA- means the area of land within the boundary of a lot excluding any part under water, and in addition, the area of land bounded by any front lot line, the center line of the highway on which it fronts, and the side lot lines intersecting the front lot at its ends extended to the center line of the highway.

(W) LOT LINE- means a line marking a boundary of a lot.

(X) MENTAL HEALTH CENTER- means a hospital or clinic where the primary activity is the treatment and care of persons suffering from mental or emotional disorders.

(Y) MINIMUM LANDSCAPED OPEN SPACE- means the percentage of lot area that must be maintained in grass or other living vegetation.

(Z) MOBILE HOME- means a structure designed or used for residential occupancy built upon or having a frame or chassis to which wheels may be attached by which it may be moved upon a highway, whether or not such structure actually has, at any given time, such wheels attached, or is jacked up or skirted.

(AA) MULTIPLE DWELLING- means a structure designed or used for residential occupancy by more than two families, with or without, common or separate kitchen or dining facilities, including apartment houses, apartment hotels, rooming houses, boarding houses, fraternities, sororities, dormitories, row houses, townhouses and similar housing types, but not including hotels, hospitals or nursing homes.

(BB) NURSING HOMES- means a structure designed or used for residential occupancy providing limited medical or nursing care on the premises for occupants, but not including a hospital or mental health center.

(CC) REAR LOT LINE- means any lot line that is not a front or side lot line and which, if extended in either direction, would not cross the lot.

(DD) RESTAURANT- is a lot which food or beverages are cooked or prepared and offered for sale and where consumption is permitted on the premises whether or not entertainment is offered and includes establishments commonly known as bars, grills, cafes, taverns, nightclubs, drive-ins and any fast food establishment permitting consumption on the premises.

(EE) SETBACK- means the required distance between every structure and any lot line on the lot on which it is located except where a front lot line is not defined by any conveyance or recorded plat, in

which cases it means the required distance between every structure and the nearest land actually used for purposes of a roadway or parallel drainage ditch.

(FF) SIDE LOT LINE- means any lot line which meets the end of a front lot line or any other lot line within 30 degrees of being parallel to such a line except a front lot line.

(GG) SINGLE FAMILY DWELLING- means a structure, except a mobile home, designed or used for residential occupancy by one family.

(HH) STRUCTURE- means any constructed, erected, or placed material or combination of materials in or upon the ground, including, but not by way of limitation, buildings, mobile homes, radio towers, sheds, signs and storage bin, but excluding sideways and paving on streets, driveways, parking areas and patios.

(II) TWO-FAMILY DWELLING- means a structure designed or used for residential occupancy by two families.

(JJ) YARD- means the area between any lot line and the setback required there from.