

ARTICLE 4 DEFINITIONS

Except where specifically defined herein, all words used in this ordinance shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural. The word "shall" is mandatory, not directory.

AAN Standards - The American Standard for Nursery Stock, published by the American Association of Nurserymen (AAN), current edition.

Accessory Use - A use of land or of a building or portion thereof customarily incidental to the principal use of the land or building and located on the same lot with such principal use. For the purpose of this Ordinance, accessory uses include swimming pools, game courts, and satellite dish antennas and shall meet the requirements of Section 6:14.

Adjacent - Meeting and touching at some point, or having nothing of the same kind intervening.

Antenna - A device, dish or array used to transmit or receive telecommunications signals.

Apartment - See Dwelling, Multifamily.

Approved Plant List - List of trees, shrubs, and ground covers, approved for use in the city of Mauldin for compliance with Section 6:17 and the Mauldin City Code: Chapter 21, Sections 1-8 for tree preservation and planting regulations.

Automobile Parts Sales - A wholesale or retail store that only sells automobile parts and may not be involved in any shop-related activities such as parts rebuilding, refurbishing, or installation.

Automobile Parts Sales and Shop - A wholesale or retail store that sells automobile parts and is involved in shop-related activities such as parts rebuilding, refurbishing, or installation.

Bar - Any establishment including cocktail lounges, taverns, etc., however designated, whose primary function is the sale of alcoholic beverages for consumption on the premises and cannot be licensed as a restaurant under state A.B.C. regulations.

B & B - Roots of plant material which have been balled and burlapped, in accordance with AAN Standards, in preparation for delivery and transplanting.

Berm - An earthen mound formed to shield undesirable views, decrease noise, and/or add topographical interest. The slope of a berm should not exceed a rise of one (1) foot in four (4) horizontal feet, unless approved otherwise.

Buffer - An area of land used to separate visibly one use from another or which acts as a separation between two land uses of different intensity.

Buffer Yard - The two-dimensional (length and width) ground area used to support any screening used to satisfy the requirements of this Ordinance.

Building - Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any person, process, equipment, or goods.

Building, Accessory - A structure attached to or detached from a principal building on the same lot and customarily incidental in use to the principal building.

Building, Principal - A building in which is conducted the principal use of the lot.

Building Setback Line - A line establishing the minimum allowable distance between the nearest portion of any building excluding steps, gutters, and similar fixtures and the property line when measured perpendicularly thereto.

Canopy - A roof like, unenclosed (except when connected to a building) shelter, having various means of support and generally used for protection of pedestrians from weather.

Certificate of Occupancy - A statement signed by the Zoning Administrator setting forth that the building, structure, or use complies with the Zoning Ordinance and that the same may be used for the purpose stated herein.

Certified Treated Wood - Wood that has been treated with a permanent preservative as defined by the American Wood Preservers Association.

Child Care Center or Day Care Center - A state, county, and/or city licensed home, center, agency, school, church, or facility where children not related to the operator are received for care, apart from their parents whether for compensation, reward, or otherwise, during part or all of the day or night, and upon any number of successive days or nights.

Child Care Home - A family residence in which care of children for compensation is provided in the residence for one and not more than six children. All children under eighteen years of age residing in the residence shall be included in computing the maximum number of six. Only those persons residing in the residence may be involved in the operation of the child care home.

Cluster Subdivision - A form of residential subdivision that permits housing units to be grouped on sites or lots with dimensions, frontages, and setbacks reduced from conventional sizes, provided the density of the tract as a whole shall not exceed the density allowed by the zoning district under existing regulations and the remaining land area is devoted to common open space.

Common Open Space – Land and/or water within or related to a cluster residential development, not individually owned, which is designed and intended for the common use or enjoyment of the residents of the development, or the public, which may contain such accessory structures and

improvements as are necessary and appropriate for passive recreational purposes and utilities. A condition of the cluster residential development approval shall be that common open space may not be further subdivided.

Communications Tower - A tower, pole, or similar structure of any size which supports communications (broadcast or receiving) equipment utilized by commercial, governmental, or other public and quasi-public users above ground in a fixed location, freestanding, guyed, or on a building. This does not include private home use of satellite dishes and television antennas or amateur radio operators as licensed by the Federal Communications Commission.

Convenience Store - Any retail establishment offering for sale prepackaged food products, household items, and similar products, which meet the convenience shopping needs of its patrons. These establishments may or may not offer gasoline for sale; however, they do not offer any automobile maintenance services or repair.

Developable Acreage – As it pertains to cluster developments, land that is located outside of designated floodplains and has a slope of less than 30 %.

Dimensional Requirements - Those measurements contained in this ordinance that identify the area, height, and spacing requirements for signs.

District, Zoning - Any section of the city of Mauldin in which zoning regulations are uniform.

Drainage Plan - A site plan showing contours, drainage structures (including, but not limited to, pipes, ponds, ditches, etc.), anticipated flow calculations, destination of run-off to nearest identifiable drainage way and any other data required to clearly define the proposed drainage system.

Dwelling - Any building used exclusively for human habitation, including any permitted home occupation but excluding hotels, motels, and rooming and boarding houses.

Dwelling, Garden Court - A single-family dwelling unit, also known as a patio house, which is located on its lot nearer to one side and/or rear property line(s) than is allowed for normal single-family dwellings; however, such structure cannot be located closer than 5 feet to the side and/or rear property lines). For the purpose of this ordinance, a garden court dwelling shall be treated as a single-family attached dwelling.

Dwelling, Multifamily - A residential building containing three or more individual dwelling units located on a single lot or parcel of ground. A multifamily dwelling, commonly known as an apartment house, generally has a common outside entrance for all the dwelling units and the units are generally designed to occupy a single floor one above the other.

Dwelling, Single-Family Attached - Two or more single-family dwelling units, each with its own outside entrance, which are generally joined together by a common party wall or connecting

permanent structures such as breezeways, carports, or garages whether or not such a group is located on a single lot or parcel of ground or on adjoining individual lots. For the purpose of this ordinance, dwellings such as garden court dwellings, patio houses, rowhouses, townhouses, and zero lot line dwellings shall be treated as single-family attached dwellings.

Dwelling, Single-Family Detached - A single-family dwelling unit, which is entirely surrounded by open space or yards on the same lot.

Dwelling, Single-Family - A residential building containing only one dwelling unit and not occupied by more than one family.

Dwelling, Two-Family - A residential building containing two individual dwelling units located on a single lot or parcel of ground.

Dwelling Unit - One or more rooms with cooking and toilet facilities, used as a place of residence for one family.

Dwelling, Zero Lot Line - A single-family dwelling, which has a zero-foot setback from a side and/or rear property line. For the purpose of this ordinance, a zero lot line dwelling shall be treated as a single-family attached dwelling.

Expressway - Expressways involve those facilities containing some at-grade intersections but with limited access.

Family - One or more persons living together as a single housekeeping unit. For the purposes of this ordinance such persons may include gratuitous guests, foster children, and domestic servants employed on the same premises.

Freeway - Freeways involve those facilities with complete control of access through the use of grade separation and interchanges.

Gallon - Unit of physical measure for defining the size of root balls of plant material in a standard container (e.g. three gallon size), in accordance with AAN Standards, in preparation for delivery and transplanting.

Gross Leasable Area - The total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the center line of joint partitions and from outside wall faces.

Ground Covers - Ground covers shall be defined as any evergreen plant material, forming a continuous coverage, with a mature height ranging from 1 inch to 18 inches.

Group Development - A planned mix of permitted uses.

Height - The vertical distance measured from the average finished grade at the front building line, to the highest point of the structure.

Home Occupation - Any activity carried out for gain by a resident conducted as an accessory use in the resident's principal dwelling unit.

Homeowners Association - A private non-profit association which is organized by the developer of a residential development in which individual owners share common interests in open space and/or facilities and are in charge of preserving, managing, and maintaining the common property, and enforces certain covenants and restrictions.

Hotel or Motel - A building or group of buildings containing individual sleeping or living units designed for the temporary occupancy of automobile tourists or transient guests and which has a garage attached or parking space conveniently located to each unit.

Junk Yard - Any land or area used in whole or in part for commercial storage and/or sale of waste paper, rags, scrap metal, or other junk, and including storage of vehicles and machinery and/or dismantling of such vehicles or machinery.

Landscaping - Landscaping shall consist of any of the following materials or combination thereof, such as grass, ground covers, shrubs, vines, hedges, or trees, and any commonly used non-living durable material commonly used in landscaping, such as but not limited to rocks, pebbles, mulch, walls or fences, but excluding paving.

Lot - A parcel of land designated by number or other symbol as a part of a legally approved and recorded subdivision, or as described by metes and bounds and recorded in the office of Greenville County Register of Mesne Conveyance.

Lot, Corner - A lot abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees. The point of intersection of the street lines or of the street lines as extended is the corner.

Lot Depth - The average horizontal distance between the front and rear property lines of a lot.

Lot, Double Frontage - A lot which extends through a block having frontage on two streets.

Lot Line, Front - That line which separates the lot from a street right-of-way.

Lot Line, Rear - Ordinarily that lot line, which is opposite and most distant from the front lot line. In the case of a triangular or otherwise irregularly shaped lot, a line 10 feet in length entirely within the lot, parallel to and at the maximum distance from the front lot line or a chord thereof, if the front lot line is curved, shall be considered as the rear lot line for purposes of determining the required rear yard.

Lot of Record - A lot existing before the adoption of the Zoning Ordinance and as shown or described on a plat or deed in the records of the Greenville Register of Mesne Conveyance.

Lot Width - The distance between the side lot lines at the setback line as measured along a straight line parallel to the front lot line or parallel to the chord thereof.

Lot, Zoning - A parcel of land which is indicated by the owner at the time of application for a building or zoning permit as being that land which he proposes to develop under one ownership.

Manufactured Home - See "Sectional Home."

Mobile Home - A mobile home is a portable unit designed and built to be towed on its own chassis comprised of frame and wheels, connected to utilities, and designed to be used without a permanent foundation for a permanent residence. A unit may contain parts that may be folded, collapsed, or telescoped when being towed and expanded later to provide additional cubic capacity as well as two or more separately towable components designed to be joined into one integral unit capable of being again separated into components for repeated towing. Mobile units can be designed to be used for residential, commercial, educational, or industrial purposes excluding, however, travel trailers, travel motorized homes, pick-up coaches, and camping trailers.

Mobile Home Park - Any place, area, or tract of land maintained, offered, or used for parking of two or more mobile homes used or intended to be used for living or sleeping purposes, regardless of whether or not a charge is made for such accommodations.

Mobile Home Space - That portion of land in a mobile home park allotted to or designed for the accommodation of one mobile home.

Mobile Module - A mobile module is a factory fabricated, transportable building unit designed to be incorporated at a building site into a permanent structure to be used for residential, commercial, educational, or industrial purposes.

Motel - See "Hotel or Motel."

Mulch - A protective covering (such as pine straw, shredded bark, or other materials) spread evenly around trees, shrubs, and ground covers to reduce evaporation, maintain even root temperatures, prevent erosion, control weeds, and enrich the soil.

Nonconforming Lot - A lot of record at the time of passage of this ordinance which does not meet the requirements for area and/or width generally applicable in the district in which such lot is located.

Nonconforming Signs - Signs, which were in existence prior to the adoption of this ordinance, which do not conform to the provisions of this ordinance, are declared nonconforming signs.

Nonconforming Use or Structure - A land use or structure that existed lawfully on the date this Zoning Ordinance became effective and which does not conform to the permitted uses for the zoning district in which it is situated. Nonconforming uses are incompatible with permitted uses in the districts involved. Such nonconformities are permitted to continue until they are removed.

Parapet - That portion of a building wall that rises above the roofline.

Parking Space - That storage space for one automobile of not less than 9 feet by 20 feet or as described in Section 6:9.5 and shown on the parking standards, plus the necessary access space, and located outside the dedicated street right-of-way.

Patio House - Same as "Dwelling, Garden Court."

Planned Shopping Center - A group of commercial establishments, planned, developed, owned, and managed as a unit related in location, size, and type of shops to the trade area that the unit serves; it provides on-site parking in definite relationship to the types and sizes of stores.

Planned Development - For purposes of this ordinance, a planned development shall be a group of detached, semi-detached, attached, groups of attached, clustered, or multi-storied residential structures, or any combination thereof on a parcel of land under single, corporation, firm, partnership, or association ownership planned and developed as an integrated unit in a single development operation or a definitely programmed series of development operations in accordance with an approved development plan.

Private Recreation Area - A recreation area owned and maintained by members and operated as a nonprofit organization.

Private Street - A right-of-way of undetermined width with a roadway of undetermined width, which has not been dedicated, recorded, or publicly accepted by the county.

Quorum - The number of members of any deliberative or corporate body as is necessary for the legal transaction of business, commonly a majority.

Recreational Vehicle, Dependent - Any self propelled vehicular unit, motorhome, pop-up or truck camper, or coach designed to be mounted on another vehicle, or motorized dwellings, boat or boat trailer, or buses, designed as a temporary dwelling with sleeping facilities for travel, recreational, and vacation use, not more than 26 feet in length, and is dependent upon a separate service building for toilet and lavatory facilities, such vehicles shall be in conformance with all National Highway Traffic Safety Administration (NHTSA) regulations including being manufactured or modified by a dealer who has met or consistently meets the requirements of the Federal Motor Vehicle Safety Standards (FMVSS) established in order to ensure the reduction of death and injuries attributable to failure or inadequate performance of motor vehicle systems.

Recreational Vehicle, Independent - Any self propelled vehicular unit, motorhome, pop-up or truck camper, or coach designed to be mounted on another vehicle, or motorized dwellings, boat or boat trailer, or buses, designed as a temporary dwelling, for travel, recreational, and vacation use and containing toilet, lavatory, and sleeping facilities. Such vehicles shall be in conformance with all National Highway Traffic Safety Administration (NHTSA) regulations including being manufactured or modified by a dealer who has met or consistently meets the requirements of the Federal Motor Vehicle Safety Standards (FMVSS) established in order to ensure the reduction of death and injuries attributable to failure or inadequate performance of motor vehicle systems.

Rest Home - The rooming or boarding of any aged or convalescent persons, whether ambulatory or nonambulatory, for which a license is required by a county, state, or federal agency.

Restaurant - Any establishment, including drive-ins, however designated whose primary function is the sale of food for consumption on the premises and includes any establishment, which has been licensed by the state A.B.C. Board as a restaurant.

Rooming or Boarding House - A dwelling other than a hotel where lodging and/or meals for three or more persons are provided for compensation.

Rowhouse - Same as "Townhouse."

Satellite Dish Antenna - A device incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of a shallow dish, cone, horn, or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based uses. This definition is meant to include but not be limited to what are commonly referred to as satellite earth stations, TVROs, and satellite microwave antennas.

Screening - Any constructed wall(s), fence(s), building(s), and/or living plant material used for the purpose of visually or functionally separating adjacent land uses, as required by this Code.

Sectional Home - A sectional home consists of two or more units factory fabricated and transported to the home site where they are put on a permanent foundation and joined to make a permanent single-family house.

Self-Service Storage Facility - A structure containing separate storage spaces of varying size leased or rented as individual leases. No activities other than rental of storage units and pick up and deposit of stored goods shall be allowed on the premises. No outside storage shall be permitted. Radioactive materials, explosives, and flammable or hazardous chemicals shall be prohibited.

Service Station - An establishment used for the servicing of automobiles including the sale of gasoline, oil, grease, and minor accessories and washing and polishing but excluding the sale of automobiles, body repairing, major motor repairing, and painting.

Setback Line - That line which is parallel to and a given distance from the front lot line of a lot or parcel of land at such distance as is required in this ordinance.

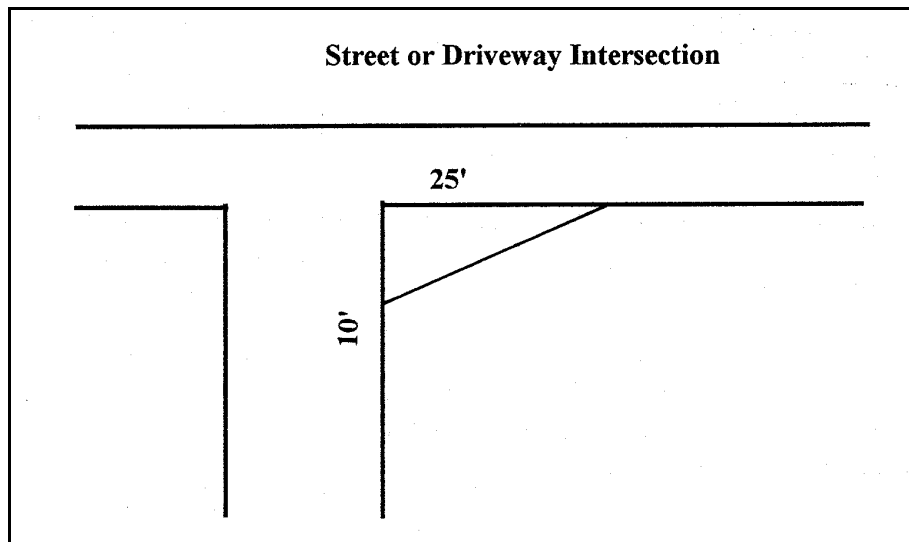
Shade Tree - Any tree, evergreen or deciduous, whose mature height can be expected to exceed thirty-five (35) feet and whose crown spread can be expected to exceed thirty (30) feet, is considered a shade tree according to standards set forth by the American Association of Nurserymen. The shade tree, existing or planted, shall be at least eight (8) feet in height and six and one quarter (6 1/4) inches in circumference, or two (2) inches in diameter, measured at six (6) inches above grade for new trees and measured at four and one-half (4 2) feet above grade for existing trees.

Shrubs - Shrubs shall be defined as self-supporting woody plants, either deciduous or evergreen, with several stems and a normal mature height of three (3) to twenty (20) feet in Greenville County.

- A. **Small Shrub** - Any shrub easily maintained at three (3) to eight (8) feet in height in Greenville County. The minimum size at time of planting shall be 18 to 24 inch spread, three- (3) gallon container, in accordance with AAN Standards.
- B. **Large Shrub** - Any shrub easily maintained at eight (8) to twenty (20) feet in height in Greenville County. The minimum size at time of planting shall be 18- to 24-inch spread, three- (3) gallon container, in accordance with AAN Standards.

Sight Triangle - Measured from the curb or edge of pavement, the triangle area created by a line connecting points on the front and side for lines at a distance (as indicated below) from the intersection of said lines or the extension of said lines:

Sight Triangle Illustration



Sign - Any form of publicity which is visible from any public way directing attention to an individual, business, commodity, service; panels, or other devices created on an open framework or

attached or otherwise applied to stakes, posts, poles, trees, buildings, or other structures or supports.

Sign, Cessation of Use - A sign shall be considered to be in cessation of use when the business activity or firm which such sign advertises is no longer in operation or does not have a current business license in effect.

Sign, Billboard - A permanent freestanding off-premises sign.

Sign Copy - All words, letters, numbers, figures, characters, art work, symbols, or insignia that are used on a display surface area.

Sign, Display Surface Area - That area of a sign including the entire area within a regular geometric shape or combination of regular geometric shapes enclosing all of the elements of informational or representational matter displayed including blank masking or any surface shape. Structural members not bearing informational or representational matter shall not be included in the computation of display surface area. Only one side of a double-faced sign shall be included in calculating the display area.

Sign, Freestanding - A sign which is permanently affixed to the ground and which is not a part of a building or other structure.

Sign, Marquee - A permanent structure which projects over the entrance and is attached to and supported by a building.

Sign, Mobile - A temporary sign such as an A-frame which is moveable by a person without aid of a motor vehicle or other mechanical equipment.

Sign, Multiple Use Identification - A sign stating the name of the group development and the major tenants.

Sign, Owner - Shall include the person receiving benefit from the sign and/or the property owner.

Sign, Off-Premises - Any sign that advertises goods, products, services or facilities, or that directs persons to a different location from where the sign is located.

Sign, On-Premises - Any sign that disseminates information that directly relates to the use of the property on which it is located and is not a separate and distinct use.

Sign, Portable - A temporary sign which may be moved from one location to another, is not permanently affixed to the ground, and is differentiated from a "mobile sign" in that it may be equipped for transportation by motor vehicle or other mechanical means. Trailer signs and bench signs are considered to be portable signs.

Sign, Projecting - Any sign, other than a "wall sign" which projects from and is supported by a building and projects more than 12 inches.

Sign, Temporary - A sign which disseminates information about special events or occurrences, property for sale, land development, or contractor's or craftsmen's signs at a construction site subject to the provisions of Section 8:6.

Sign, Wall - Any sign painted on or attached flat and parallel to the exterior wall or surface of a building or other structure and which projects not more than 12 inches from that wall or surface.

Sign, Window - A sign that is painted or otherwise permanently attached to a window.

Street - A dedicated public right-of-way which affords the principal means of access to abutting property and which has been accepted for maintenance by the City of Mauldin, Greenville County or the State Highway Department. For the purposes of these regulations, the term street or streets shall also mean avenues, boulevards, roads, lanes and other public ways.

Residential Service Street - A public or private way used primarily for providing direct access to abutting property.

Collector Street - A public way designed primarily to connect residential service streets with arterial streets or to provide a direct connection between two arterial streets and may be expected to carry a significant volume of traffic having neither origin nor destination on the street.

Arterial Street - A Federal or State highway designed primarily for the movement of large volumes of traffic from one area to another.

Structure - Anything constructed or erected which requires permanent location above grade. For purposes of this ordinance, "structure" does not include landscape features such as ornamental pools, planting boxes, sculpture, bird baths, open terraces, walkways, driveways, walls, or fences; shelters for pets, playhouses, open stairs, recreational equipment, flagpoles, light standard game courts, swimming pools, underground fallout shelters, air conditioning compressors, pump houses or wells, mailboxes, outdoor fireplaces, gate houses, burial vaults, or bus shelters.

Telecommunications - The transmission, between or among points specified by the user, of information of the users choosing, without change in the form or content of the information as sent and received (as defined in the Federal Telecommunications Act of 1996).

Tower Height - The distance from the base of the tower to the top of the structure.

Townhouse - A two-story, single-family attached dwelling with each unit having a separate entrance on the ground floor.

Tract - An area, parcel, site, piece of land, or property which is the subject of a development proposal and applications.

Travel Trailer - Travel or recreation vehicles, camping trailers, boats and boat trailers, or any vehicular portable unit mounted on or intended to be mounted on wheels, designed, suitably equipped, and intended to serve as short term shelter/temporary living quarters for recreational camping, or travel use and drawn by a separate motorized vehicle, such trailers shall be in conformance with all National Highway Traffic Safety Administration (NHTSA) regulations including being manufactured or mounted by a dealer who has met or consistently meets the requirements of the Federal Motor Vehicle Safety Standards (FMVSS) established in order to ensure the reduction of death and injuries attributable to failure or inadequate performance of motor vehicle systems.

Tree Formed Shrub - Any large deciduous or evergreen multi-stem shrub which has been pruned of its lower limbs and other foliage, to a minimum height of four (4) feet, to reveal 3 to 7 main vertical supporting branches.

Trees - Trees shall be defined as self-supporting woody plants of species, which normally grow to an overall height of at least fifteen (15) feet in Greenville County.

All new trees shall be either container grown, B & B, bare root, or transplanted by mechanical tree spade. The minimum size to be considered for use as required plant materials shall be five (5) to six (6) feet in height.

- A. **Small Deciduous Tree** - Any deciduous tree normally maturing at a height of less than thirty (30) feet in Greenville County. The minimum size at time of planting shall be as follows in accordance with AAN Standards:
 - 1. **Single Trunk** - One and a half (1 2) to two (2) inches caliper, measured at six (6) inches above grade.
 - 2. **Multiple Trunk** - Six (6) to eight (8) feet in height.
- B. **Large Deciduous Tree** - Any deciduous tree normally maturing at a height greater than thirty (30) feet in Greenville County. The minimum size at time of planting shall be two (2) to two and a half (2 2) inches caliper, measured at six (6) inches above grade, in accordance with AAN Standards.
- C. **Small Evergreen Tree** - Any evergreen tree with a mature height of at least fifteen (15) feet in Greenville County. The minimum size at time of planting shall be five (5) to six (6) feet in height, in accordance with AAN Standards.
- D. **Large Evergreen Tree** - Any evergreen tree with a mature height of at least twenty (20) feet in Greenville County. The minimum size at time of planting shall be five (5) to six (6) feet in height in accordance with AAN Standards.

- E. **Naturalized Screen Trees** - Any existing deciduous or evergreen tree native to Greenville County and attaining a height at maturity of at least twenty (20) feet.

Useable Wall Area - The exterior wall or surface area of a building or structure including windows and doors.

Uses Permitted by Special Exception - Uses allowable where facts and conditions detailed in this ordinance as those upon which a use may be permitted are found to exist.

Utility, Public - Any agency which, under public franchise or ownership, provides the general public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other service.

Vacant - The term "vacant" as used herein applies to any property, on which there is no building or structure, or vehicular parking area, within two hundred (200) feet of any common property line shared by the developing property and any adjacent property.

Variance - A variance is a relaxation of the dimensional terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship and does not involve a change in the use of property.

Vehicular Display Area - Any area, paved or unpaved, used to display motorcycles, automobiles, pickup trucks, vans, motor homes, delivery vehicles, passenger buses, transfer trucks, and/or vehicles used for towing other vehicles, for the sole purpose of conducting sales.

Vehicular Parking Area - Any area, paved or unpaved, used to store or park motorcycles, automobiles, pickup trucks, vans, motor homes, delivery vehicles, passenger buses, transfer trucks, and/or vehicles used for towing other vehicles.

Veterinary Clinic - A facility for diagnosis, treatment, and care of large and small animals. Animals may be boarded in this facility. All activities related to this facility shall be enclosed in a self-contained, freestanding building wholly occupied by the activities related to the veterinary clinic.

Veterinary Hospital - A facility for diagnosis, treatment, and care of large and small animals. The facility shall be a freestanding building wholly occupied by the activities related to the veterinary hospital. Animals may be boarded in this facility. Activities are not restricted to the interior of the building

Veterinarian Office - A facility for diagnosis, treatment, and care of small domestic animals. Sick or injured animals may be boarded on a short-term basis. No commercial boarding is allowed in the veterinary office facility. All activities related to this facility shall be enclosed in a self-contained, freestanding building wholly occupied by activities related to the veterinary office.

Yard, Front - An area extending across the full width of the lot and lying between the front lot line and the setback line as required in the applicable district.

Yard, Rear - An area extending across the full width of the lot and lying between the rear lot line parallel thereto at a distance therefrom as required in the applicable district.

Yard, Required - The open space between a lot line and the buildable area within which no structure may be located except as otherwise provided in this ordinance. All yards referred to in this ordinance are minimum required yards.

Yard, Side - An area extending along the length of the lot between the required front yard and the required rear yard, and between the side lot line and a line parallel thereto and a distance therefrom as required in the various districts.

Zoning Certificate/Building Permit - A certification by the Zoning Administrator that a proposal to use or occupy a tract of land or a building; or to erect, install, or alter a structure, building, or sign fully meets the requirements of this ordinance.