

CHAPTER 16

Definitions

SEC. 8-16-1 DEFINITIONS.

- (a) For the purposes of this Chapter, the following definitions shall be used, unless a different definition is specifically provided for in a section. Words used in the present tense include the future; the singular number includes the plural number; and the plural number includes the singular number. The word "shall" is mandatory and not permissive.
- (1) Abutting. Have a common property line or district line.
 - (2) Accessory Use or Structure. A use or detached structure subordinate to the principal use of a structure, parcel of land or water and located on the same lot or parcel serving a purpose incidental to the principal use or the principal structure.
 - (3) Acre, Net. The actual land devoted to the land use, excluding public streets, public lands or unusable lands, and school sites contained within 43,560 square feet.
 - (4) Alley. A public way which affords only a secondary means of access to abutting property.
 - (5) Amusement Places, Outdoor. A place in the open air used for entertainment or recreation and, by way of illustration but not of exclusion, the following shall be included: amusement go-carts, trampolines, ferris wheels and merry-go-rounds.
 - (6) Apartment. A room or suite of rooms in a multiple-family structure which is arranged, designed, used or intended to be used as a single housekeeping unit. Complete kitchen facilities, permanently installed, must always be included for each apartment.
 - (7) Arterial Street. A public street or highway used or intended to be used primarily for large volume or heavy through traffic. Arterial streets shall include freeways and expressways as well as arterial streets, highways and parkways.
 - (8) Basement. That portion of any structure located partly below the average adjoining lot grade which is not designed or used primarily for year-around living accommodations.
 - (9) Berm. A mound of earth typically located within a bufferyard to shield noise, lights, or other nuisances.
 - (10) Block. A tract of land bounded by streets or by a combination of streets and public parks or other recognized lines of demarcation.
 - (11) Boarding House. A building other than a hotel or restaurant where meals or lodging are regularly furnished by prearrangement for compensation for four (4) or more persons not members of a family, but not exceeding twenty (20) persons and not open to transient customers.
 - (12) Buffering Area. An area designated to neutralize the transition from a business use site to a residential use site. Planting in this area shall be, among others, for the purpose of shielding of lights of the business area from the residential area and the business operations. Such area shall be landscaped and maintained in an attractive

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manner and shall be planted with trees, bushes and shrubs forming an effective screen. Plantings shall not be made of seedlings but from stock that is capable of attaining a good growth within a period of five (5) years. Such plantings to be made from lilacs, honeysuckle or other native varieties that will, at maturity reach a height of ten (10) to fifteen (15) feet and form a dense growth.

No accessory buildings or vehicular parking shall be permitted thereon. Replacement shall be required for any subsequently destroyed, eroded or dead plantings in order to preserve the protective shield between properties. In the event such screening is provided by a solid fence or masonry wall, the owner must maintain or replace such fence or wall in order to maintain an attractive buffer.

- (13) Bufferyard, Landscape. An area of land within the boundaries of a lot or site, generally adjacent to and parallel with the property line, either consisting of natural existing vegetation or using trees, shrubs, fences, walls, and/or earthen berms, or other visual and/or sound barriers designed to limit continuously the view and/or sound from the lot, site, or land use to adjacent lots, sites, or land uses. Landscape bufferyards are delineated graphically on the face of the Site Plan, Landscape Plan, Certified Survey Map (a delineated easement), Subdivision Plat (a delineated easement), or Condominium Plat (as a common element). Landscape bufferyards are to be counted towards the landscape surface ratio (LSR) and setback requirements set forth herein.
- (14) Buildable Lot Area. The portion of a lot remaining after required yards have been provided.
- (15) Building. Any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals, equipment, machinery or materials. When a building is divided into separate parts by unpierced walls extending from the ground up, each part shall be deemed a separate building.
- (16) Building Area. The total area bounded by the exterior walls of a building at the floor levels, but not including basement, garages, porches, and unfinished attics.
- (17) Building, Detached. A building surrounded by open space on the same lot.
- (18) Building, Heights of. The vertical distance from the average curb level in front of the lot or the finished grade at the building line, whichever is higher, to the highest point of the coping of a flat roof, to the deck line of a mansard roof or to the average height of the highest gable of a gambrel, hip or pitch roof.
- (19) Building, Principal. A building in which the principal use of the lot on which it is located is conducted.
- (20) Building Setback Line. A line parallel to the lot line at a distance parallel to it, regulated by the yard requirements set up in this Code.
- (21) Building Site Area. The ground area of a building or buildings, together with all open spaces, as required by this Chapter.
- (22) Business. An occupation, employment or enterprise which occupies time, labor and materials, or wherein merchandise is exhibited or sold, or where services are offered.
- (23) Caliper. A measurement of the diameter of a tree taken six (6) inches from the

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ground level for trees up to and including four (4) inch caliper sizes, and twelve (12) inches above ground level for larger sizes.

- (24) Channel. A natural or artificial watercourse with definite bed and banks to confine and conduct the normal flow of water.
- (25) Club. An association of persons for some common purpose, but not including a group organization primarily or which is actually engaged to render a service which is customarily carried on as a business. A road-house or tavern shall not be construed as a club.
- (26) Commercial. Any use of structure or premises in which commodities are raised, produced, manufactured, rented, sold or stored for profit or in which plants or animals are propagated or raised, in excess of the consumption requirements of the family or families residing in said structure or on said premises.
- (27) Community Living Arrangement. The following facilities licensed or operated or permitted under the authority of the Wis. Stats: Child welfare agencies under Section 48.60, group foster homes for children under Section 48.02(7m) and community-based residential facilities under Section 50.01, but does not include day care centers, nursing homes, general hospitals, special hospitals, prisons and jails. The establishment of a community living arrangement shall be in conformance with applicable Sections of the Wis. Stats., including Sections 46.03(22), 69.97(15), 62.23(7)(i) and 62.23(7a), and amendments thereto, and also the Wis. Adm. Code.
- (28) Conditional Uses. Uses of a special nature as to make impractical their predetermination as a permitted use in a district.
- (29) Conservation Standards. Guidelines and specifications for soil and water conservation practices and management enumerated in the Technical Guide, prepared by the USDA Soil Conservation Service for Milwaukee County, adopted by the County Soil and Water Conservation District Supervisors, and containing suitable alternatives for the use and treatment of land based upon its capabilities from which the landowner selects that alternative which best meets his needs in developing his soil and water conservation.
- (30) Controlled Access Arterial Street. The condition in which the right of owners or occupants of abutting land or other persons to access, light, air or view in connection with an arterial street is fully or partially controlled by public authority.
- (31) Corner Lot. On corner lots, the front and street side setback shall be measured from the street lines. The setback from the side street shall be equal to the required front set back where ever possible. Said corner lots shall be consisting of a parcel of property abutting on two (2) or more streets at their intersection providing that the interior angle of such intersection is less than one hundred thirty-five degrees (135°).
Corner lots shall meet front yard setback requirements for all street sides.
- (32) Cut-off. The point at which all light rays emitted by a lamp, light source, or luminaire are completely eliminated (cut-off) at a specific angle above the ground.
- (33) Cut-off Angle. The angle formed by a line drawn from the direction of light rays at the light source and a line perpendicular to the ground from the light source above which no light is emitted.

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- (34) Cut-off Type Luminaire. A luminaire with elements such as shields, reflectors, or

refractor panels which direct and cut off the light at an angle that is less than ninety (90) degrees.

- (35) dB_A. The A-weighting scale of sound measurement as expressed in decibels.
- (36) Development. Any man-made change to improved or unimproved real estate, including but not limited to construction of additions or substantial improvements to buildings, structures, or accessory uses, mining, dredging, filling, grading, paving, excavation or drilling operations or disposition of materials.
- (37) District, Basic. A part or parts of the Village for which the regulations of this Chapter governing the use and location of land and building are uniform.
- (38) District, Overlay. Overlay districts, also referred to herein as regulatory areas, provide for the possibility of superimposing certain additional requirements upon a basic zoning district without disturbing the requirements of the basic district.
- (39) Drive-in Uses. Any business establishment where the normal operation thereof encourages the customer to remain in an automobile while purchasing, being served or consuming products sold on the premises. By way of illustration, but not of limitation, such use shall include gasoline service stations, gasoline filling stations, custard stands, drive-in banks and savings and loans, drive-in restaurants where food is consumed outside the building even when the drive-in operation is seasonal or only part of the overall operation, frozen milkstands, mechanical garages when gasoline is sold as an incidental service and any other use determined by the Plan Commission to be of the same general character as the foregoing.
- (40) Dwelling. A building designed or used exclusively as a residence or sleeping place, but does not include boarding or lodging houses, motels, hotels, tents, cabins or mobile homes.
- (41) Dwelling Unit. A group of rooms constituting all or part of a dwelling, which are arranged, designed, used or intended for use exclusively as living quarters for one (1) family.
- (42) Dwelling Efficiency. A dwelling unit consisting of one (1) principal room with no separate sleeping rooms.
- (43) Dwelling, Single-Family. A detached building designed for or occupied by one (1) family.
- (44) Dwelling, Two-Family. A detached building containing two (2) separate dwelling (or living) units, designed for occupancy by not more than two (2) families.
- (45) Dwelling, Multiple-Family. A residential building designed for or occupied by three (3) or more families, with the number of families in residence not to exceed the number of dwelling units provided.
- (46) E.I.F.S. Exterior insulation and finish systems for buildings which are multi-layered exterior wall systems that are used on both commercial buildings and residential buildings.
- (47) Essential Services. Services provided by public and private utilities, necessary for the exercise of the principal use or service of the principal structure. These services include underground, surface or overhead gas, electrical, steam, water, sanitary

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sewerage, storm water drainage, and communications systems and accessories thereto, such as poles, towers, wires, mains, drains, vaults, culverts, laterals, sewers,

pipes, catch basins, water storage tanks, conduits, cables, fire alarm boxes, police call boxes, traffic signals, pumps, lift stations and hydrants, but not including buildings.

- (48) Family. The body of persons who live together in one (1) dwelling unit, not to exceed five (5) persons not related, as a single housekeeping entity.
- (49) Farming -- General. General farming shall include floriculture, forest and game management, orchards, raising of grain, grass, mint and seedcrops, raising of fruits, nuts and berries, sod farming and vegetable farming. General farming includes the operating of such an area for one (1) or more of the above uses with the necessary accessory uses for treating or storing the produce, provided, however, that the operation of any such accessory uses shall be secondary to that of the normal farming activities.
- (50) Farmstead. A single-family residential structure located on a parcel of land, which primary land use is associated with agriculture.
- (51) Floor Area -- Business and Manufacturing Buildings. For the purpose of determining off-street parking and off-street loading requirements, the sum of the gross horizontal areas of the floors of the building, or portion thereof, devoted to a use requiring off-street parking or loading. This area shall include elevators and stairways, accessory storage areas located within selling or working space occupied by counters, racks or closets and any basement floor area devoted to retailing activities, to the production or processing of goods, or to business or professional offices. However, floor area, for the purposes of determining off-street parking spaces, shall not include floor area devoted primarily to storage purposes except as otherwise noted herein.
- (52) Floor Area, Gross. The gross floor area of a building or buildings shall be the sum of the gross horizontal areas of the several floors of such building or buildings--measured from the exterior faces of exterior walls or from the centerline of party walls separating two buildings. In particular, "gross floor area" shall include:
- a. Basement space if at least one-half (0.5) of the basement story height is above the established curb or ground level;
 - b. Elevator shafts and stairwells at each floor;
 - c. Floor space used for mechanical equipment where the structural headroom exceeds seven and one-half (7.5) feet; except equipment, open or enclosed, located on the roof; i.e., bulkheads, water tanks, and cooling towers;
 - d. Attic floor space where the structural headroom exceeds seven and one-half (7.5) feet;
 - e. Interior balconies and mezzanines;
 - f. Enclosed porches, but not terraces and breezeways;
 - g. Accessory structures.
- (53) Footcandle. A unit of illumination produced on a surface, all points of which are one (1) foot from a uniform point source of one (1) candle.
- (54) Foster Family Home. The primary domicile of a foster parent which is four (4) or fewer foster children and which is licensed under Section 48.62 of the Wis. Stats. and Section 8-16-1

amendments thereto.

- (55) Frontage. All the property abutting on one (1) side of a street between two (2)

intersecting streets or all of the property abutting on one (1) side of a street between an intersecting street and the dead end of a street.

- (56) Garage, Mechanical. Any building or premises where automotive vehicles are repaired, rebuilt, reconstructed or stored for compensation.
- (57) Garage -- Private. A detached accessory building or portion of the principal building, designed, arranged, used or intended to be used for storage of automobiles of the occupant of the premises.
- (58) Garage -- Public. Any building or portion thereof, not accessory to a residential building or structure, used for equipping, servicing, repairing, leasing or public parking of motor vehicles.
- (59) Group Foster Home. Any facility operated by a person required to be licensed by the State of Wisconsin under State Statute Section 48.62 for the care and maintenance of five (5) to eight (8) foster children.
- (60) Home Occupation. Any occupation for gain or support conducted entirely and only by members of a family within a residential building, provided that no article is sold or offered for sale, except such as may be produced in the household by members of the family, and that no display of products shall be visible from the street and that no accessory building shall be used for such home occupation.
- (61) Hotel. A building in which lodging, with or without meals, is offered to transient guests for compensation and in which there are more than five (5) sleeping rooms with no cooking facilities in any individual room or apartment.
- (62) Impervious Surface. Impervious surfaces are those which do not absorb water. Impervious surfaces consist of all buildings, parking areas, driveways, packed stone, roads, sidewalks, decks, and any areas of concrete or asphalt. For lumberyards or similar uses, areas of stored lumber constitute impervious surfaces.
- (63) Institution. A building occupied by a nonprofit corporation or a nonprofit establishment for public use.
- (64) Junk. Any scrap, waste, reclaimable material or debris, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, baling, disposal or other use or disposition. Junk includes, but is not limited to, vehicles, tires, vehicle parts, equipment, paper, rags, metal, glass, building materials, household appliances, brush, wood and lumber.
- (65) Junkyard. Any area, lot, land, parcel, building or structure or part thereof used for the storage, collecting, processing, purchase, sale or abandonment of wastewater, rags, scrap metal or other scrap or discarded goods, materials, machinery or two (2) or more unregistered, inoperable motor vehicles or other type of junk.
- (66) Land Consolidation. The combining of two (2) or more separate existing parcels of land or existing lots, or portions thereof, through the act or process of the combination of tax key numbers, lot line adjustment, the exchange of property between abutting property owners, Subdivision platting, Certified Survey Map, or Condominium platting.

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- (67) Landscape Surface Area. Surface area of land not covered by any building or impervious surface; pervious surface that is maintained as a natural area and left undisturbed or to support plant life.

- (68) Landscape Surface Ratio (LSR). The ratio derived by dividing the area of landscaped surface by the base site area.
 - (69) Landscaping. Living material, such as grass, groundcover, flowers, shrubs, vines, hedges, and trees; and nonliving durable material such as rocks, pebbles, sand, mulch, wood chips or bark, walls, and fences, but not including paving.
 - (70) Loading Area. A completely off-street space or berth on the same lot for the loading or unloading of freight carriers, having adequate ingress and egress to a public street or alley.
 - (71) Lodging House. A building where lodging only is provided for compensation for not more than four (4) persons not members of the family.
 - (72) Lot. A parcel of land having frontage on a public street or other officially approved means of vehicular access, occupied or intended to be occupied by a principal structure or use and of sufficient size to meet minimum zoning requirements for use, width, frontage, area, yard, and open space provisions as set forth in this Ordinance and the Village Zoning Code as pertaining to the zoning district wherein located.
 - (73) Lot Area. The area contained within the exterior, or peripheral, boundaries or lot lines of a lot excluding street and/or alley rights-of-way and excluding land under navigable bodies of water.
 - (74) Lot, Corner. A lot abutting two (2) or more streets at their intersection provided that the corner of such intersection shall have an angle of one hundred thirty-five degrees (135°) or less, measured on the lot side.
 - (75) Lot, Interior. A lot situated on a single street which is bounded by adjacent lots along each of its other lines and is not a corner lot.
 - (76) Lot, Substandard. A parcel of land held in separate ownership having frontage on a public street, or other approved means of access, occupied or intended to be occupied by a principal building or structure, together with accessory buildings and uses, having insufficient size to meet the lot width, lot area, yard, off-street parking areas of other open space provisions of this Code as pertaining to the district wherein located.
 - (77) Lot, Through. A lot which has a pair of opposite lot lines along two (2) substantially parallel streets and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines.
 - (78) Lot Coverage (residential). The area of a lot occupied by the principal building or buildings and accessory building.
 - (79) Lot Coverage (except residential). The area of a lot occupied by the principal building or buildings and accessory buildings including any driveways, parking areas, loading areas, storage areas and walkways.
 - (80) Lot Line. A property boundary line of any lot held in single or separate ownership, except that where any portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the abutting street or alley right-of-way line.
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- (81) Lot Lines and Area. The peripheral boundaries of a parcel of land and the total area lying within such boundaries.
 - (82) Lot of Record. An area of land designated as a lot on a plat of Subdivision or Certified Survey Map recorded or registered pursuant to statute existing at the time

of the adoption of this Ordinance.

- (83) Lot Width. The horizontal distance between the side lot lines measured at the building setback line.
- (84) Luminaire. A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.
- (85) Minor Structures. Any small, movable accessory erection or construction such as birdhouses, tool houses, pet houses, play equipment, arbors and walls and fences under four (4) feet in height.
- (86) Mobile Home. A manufactured home that is HUD certified and labeled under the National Mobile Home Construction and Safety Standards Act of 1974. A mobile home is a transportable structure, being eight (8) feet or more in width (not including the overhang of the roof), building on a chassis and designed to be used as a dwelling with or without permanent foundation when connected to the required utilities.
- (87) Mobile Home Lot. A parcel of land for the placement of a single mobile home and the exclusive use of its occupants.
- (88) Mobile Home Park. A parcel of land which has been developed for the placement of mobile homes and is owned by an individual, a firm, trust, partnership, public or private association, or corporation. Individual lots within a mobile home park are rented to individual mobile home users.
- (89) Mobile Home Subdivision. A land subdivision, as defined by Chapter 236 of the Wis. Stats. and any Village Land Division Ordinance, with lots intended for the placement of individual mobile home units. Individual homesites are in separate ownership as opposed to the rental arrangements in mobile home parks.
- (90) Modular Unit. A modular unit is a factory fabricated transportable building unit designed to be used by itself or to be incorporated with similar units at a building site into a modular structure to be used for residential, business, educational or industrial purposes.
- (91) Nonconforming Uses. Any structure, use of land, use of land and structure in combination or characteristic of use (such as yard requirement or lot size) which was existing at the time of the effective date of this Code or amendments thereto and which is not in conformance with this Code. Any such structure conforming in respect to use but not in respect to frontage, width, height, area, yard, parking, loading or distance requirements shall not be considered a nonconforming use, but shall be considered nonconforming with respect to those characteristics.
- (92) Nursing Home. An establishment used as a dwelling place by the aged, infirm, chronically ill or incurably afflicted, in which not less than three (3) persons live or are kept or provided for on the premises for compensation, excluding clinics and hospitals and similar institutions devoted to the diagnosis, treatment or the care of the sick or injured.

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- (93) Parking Lot (Business). A lot where automobiles are parked temporarily, but not including the wrecking of automobiles.
- (94) Parties in Interest. Includes all abutting property owners, all property owners within one hundred (100) feet, and all property owners of opposite frontages.
- (95) Professional Office. When conducted in a residential district, a professional office

shall be incidental to the residential occupation; shall be conducted by a member of a resident family entirely within a residential building; and shall include only the offices of doctors or practitioners, ministers, architects, landscape architects, professional engineers, lawyers, authors, musicians and other recognized professional occupations occasionally conducted within residences.

- (96) Public Airport. Any airport which complies with the definition contained in Section 114.013(3), Wis. Stats., or any airport which serves or offers to serve common carriers engaged in air transport.
- (97) Rear Yard. A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the rear lot line and a line parallel thereto through the nearest point of the principal structure. This yard shall be opposite the street yard or one (1) of the street yards on a corner lot.
- (98) Retail. The sale of goods or merchandise in small quantities to the consumer.
- (99) Roofline. The top or bottom edge of a roof or building parapet, whichever, excluding any cupolas, pylons, chimneys, or other minor projections.
- (100) Service Stations. Any building, structure, premises or other place used for dispensing, sale or offering for sale of any motor fuel or oils having pumps and storage tanks of a total capacity of not more than six thousand (6,000) gallons; also where battery, tire and other similar services are rendered, located wholly within lot lines. When such dispensing, sale or offering for sale of any fuels or oils is incidental to the conduct of a mechanical garage, the premises shall be classified as a mechanical garage.
- (101) Setback. The minimum horizontal distance between the front lot line and the nearest point of the foundation of that portion of the building to be enclosed. The overhang cornices shall not exceed thirty-six (36) inches. Any overhang of the cornice in excess of thirty-six (36) inches shall be compensated by increasing the setback. Uncovered steps shall not be included in measuring the setback.
- (102) Side Yard. A yard extending from the street yard to the rear yard of the lot, the width of which shall be the minimum horizontal distance between the side lot line and a line parallel thereto through the nearest point of the principal structure.
- (103) Signs. Any medium, including its structure, words, letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or trademarks by which anything is made known and which are used to advertise or promote an individual, firm, association, corporation, profession, business, commodity or product and which is visible from any public street or highway.
- (104) Storage, Outdoor. The keeping of goods or materials, excluding junk, outside of a building, and which shall be considered as an accessory use, unless specifically indicated as a principal use under this Ordinance.

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- (105) Story. That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. Any portion of a story exceeding fourteen (14) feet in height shall be considered as an additional story for each fourteen (14) feet or fraction thereof. A basement having one-half (1/2) or more of its height above grade shall be deemed a story for purposes of height regulation.

- (106) Story, Half. That portion of a building under a gable, hip or mansard roof, the wall plates of which, on at least two (2) opposite exterior walls, are not more than four and one-half (4-1/2) feet above the finished floor of such story. In the case of one (1) family dwellings, two (2) family dwellings and multi-family dwellings less than three (3) stories in height, a half (1/2) story in a sloping roof shall not be counted as a story for the purposes of this Code.
- (107) Street. Property other than an alley or private thoroughfare or travelway which is subject to public easement or right-of-way for use as a thoroughfare and which is twenty-one (21) feet or more in width.
- (108) Street Yard. A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the existing street or highway right-of-way line and a line parallel thereto through the nearest point of the principal structure. Corner lots shall have two (2) street yards.
- (109) Structural Alterations. Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders which affects the structural strength, fire hazard, internal circulation or exits of such building.
- (110) Structure. Anything constructed or erected, the use of which requires a permanent location on the ground or attached to something having a permanent location on the ground.
- (111) Temporary Structure. A movable structure not designed for human occupancy nor for the protection of goods or chattels and not forming an enclosure, such as billboards.
- (112) Tree. Any self-supporting, woody plant together with its root system, growing upon the earth usually with one (1) trunk, or a multi-stemmed trunk system, supporting a definitely formed crown.
- (113) Tree, Canopy. A tree whose leaves would occupy the upper level of a forest in a natural ecological situation. This type of tree is often referred to as a shade tree.
- (114) Tree, Evergreen. A tree which is coniferous, has needles, and retains its foliage year-round. This type of tree is often referred to as an evergreen trees.
- (115) Tree, Understory. A tree whose leaves would occupy the lower level of a forest in a natural ecological situation. This type of tree is often referred to as an ornamental tree.
- (116) Use. The purpose or activity for which the land or building thereof is designed, arranged or intended, or for which it is occupied or maintained.
- (117) Use, Accessory. A subordinate building or use which is located on the same lot on which the principal building or use is situated and which is reasonably necessary and incidental to the conduct of the primary use of such building or main use, when

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permitted by district regulations.

- (118) Use, Principal. The main use of land or building as distinguished from subordinate or accessory use.
- (119) Utilities. Public and private facilities, such as water wells, water and sewage pumping stations, water storage tanks, electrical power substations, static transformer stations, telephone and telegraph exchanges, microwave radio relays and gas regulation stations, inclusive of associated transmission facilities, but not including

sewage disposal plants, municipal incinerators, warehouses, shops, storage yards and power plants.

- (120) Vision Clearance. An unoccupied triangular space at the street corner of a corner lot which is bounded by the street lines and a setback line connecting points specified by measurement from the corner on each street line.
- (121) Yard. An open space on the same lot with a structure, unoccupied and unobstructed from the ground upward except the vegetation. The street and rear yards extend the full width of the lot.
- (122) Yard, Front. A yard extending across the full width of the lot and lying between the front line of the lot and the nearest line of the building. The side where the address is shall be considered the front yard.
- (123) Yard, Rear. A yard extending across the full width of the lot and lying between the rear line of the lot and the nearest line of the principal building.
- (124) Yard, Side. That part of the yard lying between the main buildings and a side lot line, and extending from the required front yard (or from the front lot line, if there is no required front yard) to the required rear yard.
- (125) Zero Lot Line. The concept whereby two (2) respective dwelling units within a building shall be on separate and abutting lots and shall meet on the common property line between them, thereby having zero space between said units.
- (126) Zoning Lot. A single tract of contiguous land located within a single block which is a tract to be used, developed, or built upon as a unit, under single ownership or control. Therefore, a "zoning lot" may or may not coincide with a lot of record.