

ARTICLE II

DEFINITIONS

SECTION 2.00

For the purpose of this Ordinance certain terms, words and phrases shall, whenever used in this Ordinance, have the meaning herewith defined as follows:

The word "person" includes a firm, association, organization, partnership, trust, company, or corporation, public or private, as well as the individual; the present tense includes the future tense, the singular number includes the plural and plural number includes the singular; the word "shall" is mandatory, and the word "may" is permissive; the words "used" or "occupied" include the words "intended", "designed", or "arranged to be used or occupied"; the word "building" includes the word "structure" and the word "dwelling" includes the word "residence"; the word "lot" includes the words "plot" and "parcel".

Terms not herein defined shall have the meaning customarily assigned to them.

ACT: The term "act" or "doing of an act" includes "omission to act".

ADULT REGULATED USES: Definitions: As used in this Ordinance, the following definition shall apply to adult regulated uses:

- (a) **Adult Book Store:** An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other periodicals and/or photographs, drawings, slides, films, video tapes, recording tapes, and novelty items which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas", (as defined below), or an establishment with a segment or section devoted to the sale or display of such material. Such establishment or the segment or section devoted to the sale or display of such material in an establishment is customarily not open to the public generally, but only to one or more classes of the public, excluding any minor by reason of age.
- (b) **Adult Mini Motion Picture Theatre:** The use of property commercially for displaying materials a significant portion of which include matter depicting, describing or presenting Specified Sexual Activities for observation by patrons.
- (c) **Adult Motion Picture Theatre:** An enclosed building with a capacity of 50 or more persons used commercially for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas", (as defined below), for observation by

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patrons therein. Such establishment is customarily not open to the public generally, but only to one or more classes of the public, excluding any minor by reason of age.

- (d) Amusement Gallery/Arcade: Any business which provided on its premises four or more machines which upon the insertion of a coin or slug may be operated for use as a game, contest, or amusement of any description, not including musical devices.
- (e) Cabaret: Shall mean an establishment which features any of the following: Topless dancers and/or bottomless dancers, go go dancers, strippers, male and/or female impersonators or similar entertainers or topless and/or bottomless waitresses or employees.
- (f) Halfway House: A facility established by the Michigan Department of Corrections in connection with a jail, prison, or other correctional institution or facility as a residence for three or more persons committed to the jail, prison, or correctional institution prior to full release from supervision including any period of parole.
- (g) Massage Parlor: Shall be defined as any building, room, place or establishment other than a regularly licensed hospital or dispensary where nonmedical and nonsurgical manipulative exercises are practiced on the human body for other than cosmetic or beautifying purposes with or without the use of mechanical or bathing devices by anyone not a physician or surgeon or similarly registered status.
- (h) Modeling Studio: An establishment which furnishes facilities to the public for the taking of photographs of males and/or females with specified anatomical areas, as defined below, exposed or makes such models available for any other purposes.
- (i) Significant Portion: As used in the definition of adult motion picture theatre, the phrase Significant Portion shall mean and include either or both of the following:
1. Any one or more portions of the display having a duration in excess of five minutes; and/or
 2. The aggregate of portions of the display having duration equal to 10 percent or more of the single display as a whole.
- (j) Specified Anatomical Areas are defined as:
1. Less than completely and opaquely covered:
 - Human genitals, pubic region
 - Buttock
 - Female breast below a point immediately above the top of areola; and
 2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.
- (k) Specified Sexual Activities: are defined as the explicit display of one or more of the following:
1. Human genitals in a state of sexual stimulation or arousal.

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2. Acts of human masturbation, sexual intercourse or sodomy.
3. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast. Terms not herein defined shall have the meaning customarily assigned to them.

ALLEY: A public or legally established private thoroughfare, other than a street, affording a secondary means of vehicular access to abutting property and not intended for general traffic circulation.

ALTERATIONS: Any change, addition or modification in construction or type of occupancy; and change in the structural members of a building, such as walls or partitions, columns, beams or girders; or any change which may be referred to herein as "altered" or "reconstructed".

APARTMENTS: The dwelling units in a multiple dwelling as defined herein:

- (a) Efficiency Apartment: Is a dwelling unit of OR less than 350 square feet of floor area consisting of not more than one (1) room in addition to kitchen and necessary sanitary facilities.
- (b) One Bedroom Unit: Is a dwelling unit containing a minimum floor area of at least six hundred (600) square feet consisting of not more than three (3) rooms, including one bedroom in addition to kitchen and necessary sanitary facilities.
- (c) Two Bedroom Unit: Is a dwelling unit containing a minimum floor area of at least eight hundred (800) square feet, consisting of not more than four (4) rooms, including two bedrooms, in addition to kitchen and necessary sanitary facilities.
- (d) Three or More Bedroom Units: Is a dwelling unit wherein for each room in addition or the four rooms permitted in a two (2) bedroom unit, there shall be provided an additional area of two hundred (200) square feet to the minimum floor area of eight hundred (800) square feet in addition to the kitchen and necessary sanitary facilities.

ATTACHED WIRELESS COMMUNICATIONS FACILITY: A wireless communications facility affixed to an existing structure, such as an existing building, tower, water tank, utility pole, etc. utilized to receive and transmit federally or state licensed communications services via duly licensed segments of the radio frequency spectrum. This definition shall not include support structures.

AUTOMOBILE REPAIR GARAGE: A Building or premises where the following services may be carried out in a completely enclosed building: general repairs, engine rebuilding, rebuilding or reconditioning of motor vehicles; collision service such as body, frame, or fender straightening and repair; painting and under-coating of automobiles.

AUTOMOBILE SERVICE CENTER: A building or premises used primarily for the sale and installation of major automobile accessories, such as tires, batteries, radios, air conditioners and mufflers, plus such services as brake adjustment, and wheel alignment and balancing; but excluding any major mechanical repairs, collision work, under-coating or painting. Sale of gasoline (stored only in underground tanks) shall be incidental to the above enumerated activities.

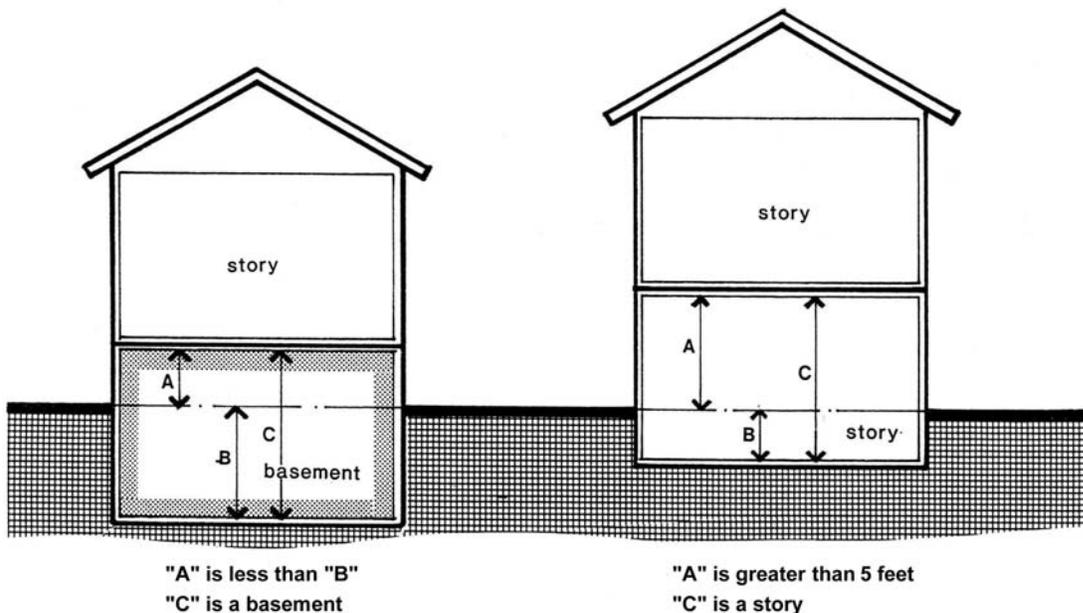
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BALCONY: An elevated platform, covered or uncovered by a roof, screened or unscreened, projecting from the wall of a building or structure (see Section 15.11(c) - Permitted Projections into Required Open Space).

BANQUET HALL: A building or part of a building used or available for use for the gathering of people for specific functions or for entertaining a large group of people, where food and beverages are generally provided.

BAR/LOUNGE: A bar/lounge is any establishment that serves alcohol to the customer in a ready-to-consume state past 11 p.m.¹ such an establishment may stay open until 2:00 a.m. and may also provide entertainment for patrons.

BASEMENT: That portion of a building which is partly or wholly below grade but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A basement shall not be counted as a story, and shall not be used for dwelling units, offices, retail sales or manufacturing, but may be used for storage, heating and utility facilities, etc. (See basement and story illustration)



Basement and Story

¹ In a decision issued by Oakland County Circuit Court Judge Richard D. Kuhn on July 20, 1999, the definition of bar/lounge as amended by Ordinance 328 was declared invalid. Judge Kuhn found that the 11 p.m. restriction in the definition was pre-empted by Michigan Liquor Control Law. The definition prior to the amendment reads as follows: *A bar or lounge is a type of restaurant which is operated primarily for the dispensing of alcoholic beverages, although the sale of prepared food or snack may also be permitted. If a bar or lounge is part of a larger dining facility, it shall be defined as that part of the structure so designated or operated.*

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BEDROOM: A room designed or used in whole or in part for sleeping purposes.

BED-N-BREAKFAST INN: A dwelling in which overnight accommodations are provided or offered for transient guests for compensation, including provision for a morning meal only and for overnight guests only.

BILLBOARD: Any non-accessory sign, device, design, words, letters, numbers or trademark which makes anything known to the general public and is the principal use of the lot or parcel on which it is located.

BLOCK: A block shall be that property abutting on one side of a street and lying between the two nearest intersecting streets or alleys and extending back to another street or alley or to the City Boundary.

BOARDING HOUSE: (The terms boarding house, rooming house and lodging house are used synonymously in this Ordinance. A building, other than a hotel, where for compensation and/or prearrangement for periods exceeding ten days, lodging and meals are provided for three or more persons or together with one dwelling unit for occupancy by management.

BOARD OF APPEALS: The Zoning Board of Appeals of the City of Keego Harbor.

BOAT: See Recreation Vehicle. (Ord. 338, 2/19/1998)

BOAT DOCK/WELL: The water area in which a boat lies when it is made fast to shore installations. (Ord. 338, 2/19/1998)

BOAT LIFT: A device referred to as a hoist, davits, etc., that may be used to raise boats or cargo. (Ord. 338, 2/19/1998)

BOAT PIER: See Pier. (Ord. 338, 2/19/1998)

BOAT PORT: Any covered structure open on all sides designed for the storage of boats and marine equipment. (Ord. 338, 2/19/1998)

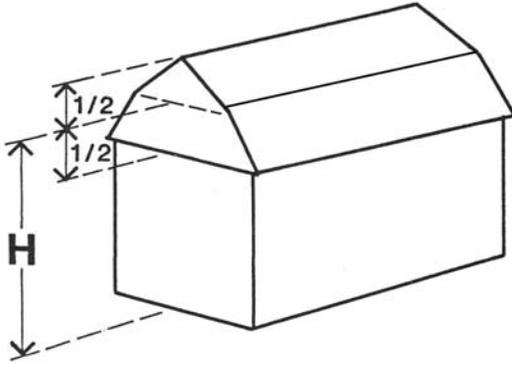
BUILDABLE AREA: The space remaining on a lot after compliance with the minimum required setbacks of this Ordinance.

BUILDING: Any structure including a mobile home or mobile structure, or a pre-manufactured or pre-cut structure above or below ground, temporary or permanent, having one or more floors or any structure, temporary or permanent, with a roof and designed or intended primarily for the shelter, support, or enclosure of persons, animals and property of any kind.

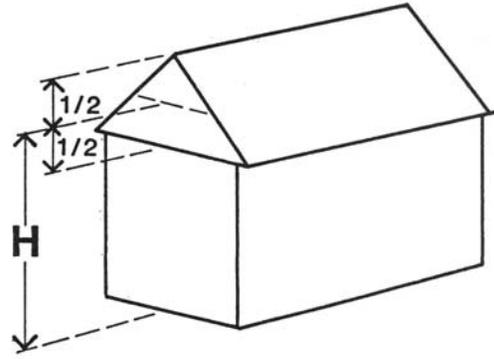
BUILDING ACCESSORY: A subordinate building.

BUILDING HEIGHT: The vertical distance measured from the established grade to the highest point of the roof surface if a flat roof; to the deck line of mansard roofs; and to the mean height level between eaves and ridge of gable, studio hip and gambrel roofs; and 75 percent of the height of an "A" frame.

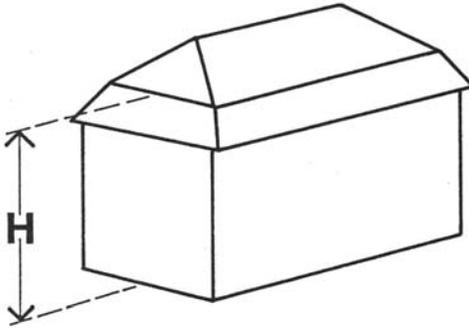
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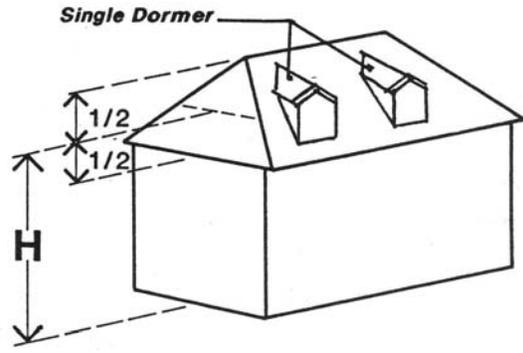
GAMBREL



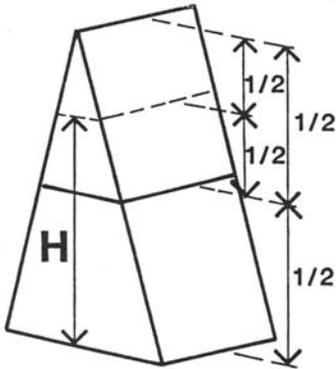
GABLE



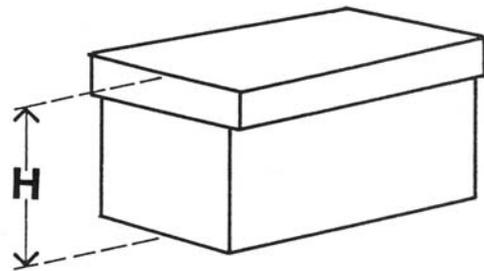
MANSARD



HIP



A-FRAME



FLAT

Building Height

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BUILDING, MAIN OR PRINCIPAL: A building or, where the context so indicates, a group of buildings in which is conducted the main or principal use of the lot on which building or group of buildings is located.

BUILDING LINE: A line formed by the building foundation where any portion of a building exceeds eight (8) feet in width and projects more than two (2) feet beyond the foundation, the face of the building shall form said building line. For the purposes of the ordinance, a building line is the same as a front setback line.

CENTRAL BUSINESS DISTRICT (CBD): The area along Orchard Lake Road between the centerline of Beechmont and the centerline of Willow Beach Avenue and the area along Cass Lake Road between the intersection of Orchard Lake Road and the centerline of Kenrick (Ord. 386, 3/21/2002).

CENTRAL BUSINESS DISTRICT FRINGE (CBD-Fringe): The area along Orchard Lake Road east of the centerline of Beechmont and the area along Orchard Lake Road between the centerline of Beechmont and the centerline of Pridham Road (Ord. 386, 3/21/2002).

CERTIFICATE OF OCCUPANCY: No building or structure or use for which a building permit has been issued shall be occupied until the Building Inspector has, after final inspection, issued a Certificate of Occupancy indicating his opinion that all the provisions of this Ordinance are being complied with. The issuance of a Certificate of Occupancy shall in no case be construed as waiving any provisions of this Ordinance.

CLINIC: A place for the care, diagnosis and treatment of sick or injured persons, and those in need of medical or minor surgical attention. A clinic may incorporate customary laboratories and pharmacies incidental or necessary to its operation or to the service of its patients, but may not include facilities for in-patient care or major surgery.

CLUB: An organization of persons for special purposes or for the promulgation of sports, arts, science, literature, politics or similar activities. but in no way operated for profit.

COMMON USE LOT: Any private site, platted lot or other parcel held in common by a subdivision, association, similar agency or group of individuals, or held in common by virtue of the terms of a plat of record; which provides common use riparian access to non-riparian lots or land owners or is utilized for the on-land storage of recreational vehicles. (Ord. 338, 2/19/1998)

CONDOMINIUM: A plan or project as established and approved in conformance with the Michigan Condominium Act, Act 59 of the Public Acts of 1978, as amended.

CONVALESCENT OR NURSING HOME: A home in which a fee is charged for the care of the aged or infirm, or a place of rest for those suffering bodily disorders. Said home shall conform and qualify for license under State law and such home shall comply with the requirements of this Ordinance.

COURT: A yard, other than a required open space, on the same lot with a building or group of buildings, and which is bounded on two or more sides by such building or buildings.

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DECK: A platform, commonly constructed of wood, which is typically attached to a house, and which is typically used for outdoor leisure activities (see Section 15.11(c) - Permitted Projections into Required Open Space).

DISTRICT: This term is synonymous with the term "Zone" or "zoning district"; a portion of the City within which, on a uniform basis, certain uses of land and buildings are permitted and within which certain regulations and requirements apply under the provisions of this Ordinance.

DOCK (BOAT WELL): See Boat Dock/Well. (Ord. 338, 2/19/1998)

DRIVE-IN ESTABLISHMENT: A business establishment so developed that its principal retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve motor vehicles or serve patrons while in the motor vehicle (e.g., car wash, gasoline service stations, restaurants, cleaners, banks, theaters, etc.).

DUMPSTER: A container used for the temporary storage of rubbish, pending collection, having a capacity of at least two (2) cubic yards.

DWELLING UNIT: One or more rooms with bathroom and principal kitchen facilities designed as a self-contained unit for occupancy by one family for living, cooking and sleeping purposes.

- (a) Dwelling Unit, Manufactured: A dwelling unit which is substantially built, constructed, assembled, and finished off the premises upon which it is intended to be located.
- (b) Dwelling Unit, Site Built: A dwelling unit which is substantially built, constructed, assembled, and finished on the premises which are intended to serve as its final location. Site built dwelling units shall include dwelling units constructed of pre-cut materials and panelized wall, roof and floor section when such sections require substantial assembly and finishing on the premises which are intended to serve as its final location.

DWELLING, MULTIPLE-FAMILY: A building or portion thereof containing three or more dwelling units. This definition includes three family houses, four family houses, and apartment houses, but does not include trailer camps or mobile home parks.

DWELLING, SINGLE-FAMILY (One-Family): A detached building containing not more than one dwelling unit designed for residential use of one (1) family only, provided:

- (a) It complies with the minimum square footage requirements of this Ordinance for the zone in which it is located.
- (b) It has a minimum width across front, side and rear elevations of twenty (20) feet and complies in all respects with the City building code, including minimum heights for habitable rooms. Where a dwelling is required by law to comply with any federal or state standards or regulations for construction and where such standards or regulations for construction are different than those imposed by the City building code, then and in that event, such federal or state standard or regulation shall apply; further provided that the provisions of this section shall not have the effect of

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making one family dwellings, which exist as of the effective date of this Ordinance, non-conforming.

- (c) It is firmly attached to a permanent foundation constructed on the site in accordance with the City building code. Said foundation shall have a wall of the same perimeter dimensions as the dwelling and shall be constructed of such materials and type as required in the applicable building code for one-family dwellings. In the event that the dwelling is a mobile home, as defined herein such dwelling shall be installed pursuant to the manufacturer's setup instructions and shall be secured to the premises by an anchoring system or device complying with the rules and regulations of the Michigan Mobile Home Commission and shall have a perimeter wall as required.
- (d) In the event that a dwelling is a mobile home as defined herein, each mobile home shall be installed with the wheels and towing mechanism removed. Additionally, no dwelling shall have any exposed undercarriage or chassis.
- (e) The dwelling contains a storage capability area in a basement located under the dwelling, in an attic area, in closet areas, or in a separate structure of standard construction equal to or of better quality than the principal dwelling, which storage area shall be equal to 10 percent of the square footage of the dwelling or 100 square feet, whichever shall be less.
- (f) The dwelling is aesthetically compatible in design and appearance with other residences in the vicinity, with either a roof over-hang of not less than six inches on all sides, or alternatively with window sills or roof drainage systems concentrating roof drainage at collection points along the sides of the dwelling; has not less than two exterior doors with the second one being in either the rear or side of the dwelling; and contains steps connected to said exterior door areas or to porches connected to said door areas where a difference in elevation requires the same.

The compatibility of design and appearance shall be determined in the first instance by the Building Official upon review of the plans submitted for a particular dwelling, subject to appeal by an aggrieved party to the Zoning Board of Appeals within a period of thirty (30) days from the receipt of notice of said Building Official's decision. Any determination of compatibility shall be based upon the standards set forth in this definition of single family "dwelling" as well as the character, design and appearance of one or more residential dwellings to the extent of less than twenty (20) percent of the lots situated within said area; or, where said area is not so developed, by the character, design and appearance of one or more single family dwellings located outside of mobile home parks throughout the City.

- (g) The dwelling contains no additions or rooms or other areas which are not constructed with a quality of workmanship equal to the original structure, including permanent attachments to the principal structure and construction of foundations as required herein.
- (h) The dwelling complies with all pertinent building and fire codes. In the case of a mobile home, all construction and all plumbing, electrical apparatus and insulation within and connected to said mobile home shall be of a type and quality conforming

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to the "Mobile Home Construction and Safety Standards" as promulgated by the United States Department of Housing and Urban Development, being 24 CFR 3280, amended. Additionally, all dwellings shall meet or exceed all applicable roof snow load and strength requirements.

- (i) The foregoing standard shall not apply to a mobile home located in a licensed mobile home park except to the extent required by state or federal law.
- (j) All construction required herein shall be commenced only after a building permit has been obtained in accordance with the applicable building code provisions and requirements.

DWELLING, TWO-FAMILY: A detached building containing two dwelling units.

DWELLING, ROW OR TOWN HOUSE: A row of three or more attached one family dwellings, not more than two and one-half (2 1/2) stories in height, in which each dwelling has its own front entrance and rear entrance.

EFFICIENCY APARTMENT: A dwelling unit with a bathroom and principal kitchen facilities designed as a self-contained unit for occupancy for living, cooking and sleeping purposes and having no separate designated bedroom.

ELDERLY HOUSING - DEPENDENT: A multiple-family housing form with central dining facilities provided as a basic daily service to each dwelling unit. Each elderly dwelling unit may or may not contain cooking facilities.

ELDERLY HOUSING - INDEPENDENT: A multiple-family housing form with full facilities for self-sufficiency in each individual elderly dwelling unit and no central dining facility.

ELDERLY PERSON: Individuals at least sixty-two (62) years of age, or households in which head of the household is at least sixty-two (62) years of age. If only one member of the household meets the age requirements, the death or hospitalization of that person shall not cause the household to lose the elderly status.

ENCLOSED: A structure that is surrounded on three (3) or more sides by glass, masonry, brick, screening wall or other similar material, greater than four (4) feet in height is considered to be enclosed. (Ord. 364, 12/21/2000)

ERECTED: Build, constructed, altered, reconstructed, moved upon, or any physical operations on the premises which are required for construction. Excavation, fill, drainage, painting, plastering, sewers and the like shall be considered a part of erection.

ESSENTIAL SERVICES: Those services as outlined below, which are designed and constructed to directly, serve local users within the geographic boundaries of the City. Such essential services include the erection, construction, alteration or maintenance by public utilities or municipal departments of underground, surface, or overhead gas, electrical, steam, fuel or water transmission or distribution systems, collection, communications, supply or disposal systems, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm and police call boxes, traffic signals, hydrants, and similar equipment, but not including storage yards, sales offices,

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commercial buildings, or wireless communications facilities that are solely used for private, commercial purposes.

EXCAVATION: Any breaking of ground, except common household gardening and ground care.

EXCEPTION (SPECIAL EXCEPTION): A use specified in this Ordinance as permissible in a use district only if special conditions are met.

FAMILY: One or more persons related by blood, adoption or marriage, living and cooking together as a single non-profit housekeeping unit, inclusive of household servants. A number of persons living and cooking together as a single non-profit housekeeping unit having a continuing non-transient domestic character though not related by blood, adoption or marriage, shall be deemed to constitute a family. This definition shall not include any society, club, fraternity, sorority, group of students, association, lodge, combine, federation, group, coterie, or organization which is not a recognized religious order, nor include a group of individuals whose association is temporary and resort/seasonal or similar to a boarding house, motel or hotel, or for an anticipated limited duration of a school term or terms on a similar determinable period.

FAMILY DAY CARE HOME: A family day care home is a private home in which 1 but less than 7 minor children are received for care and supervision for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage, or adoption. Family day care home includes a home that gives care to an unrelated minor child for more than 4 weeks during a calendar year.

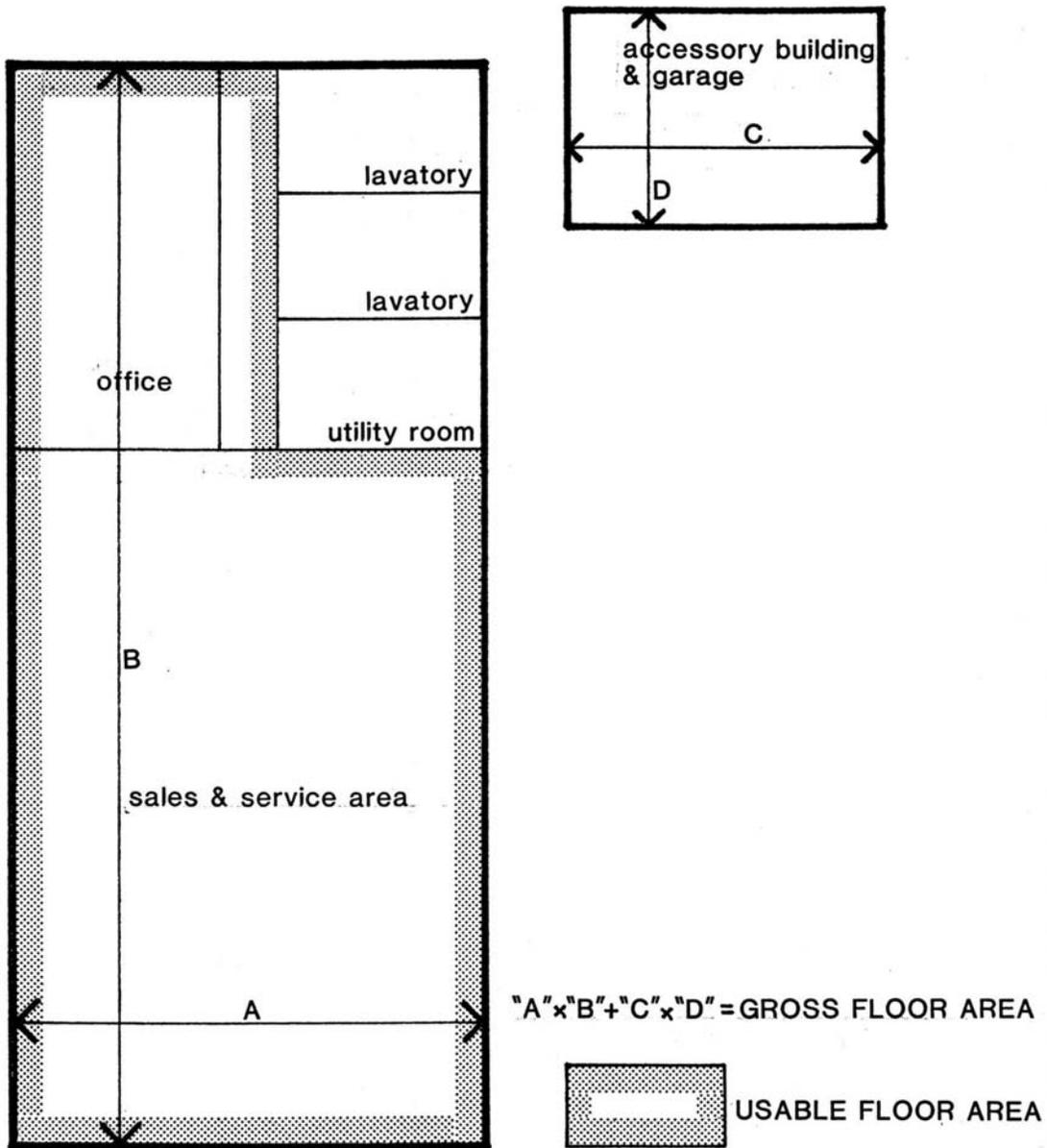
FENCE: An unroofed man-made structure designed as a barrier. It may be made of wood, metal or other material, such as vinyl. It may be ornamental or intended for or capable of enclosing a piece of land, preventing ingress and egress, dividing, bounding or simply marking a line. A fence, for the purposes of this ordinance, is any such structure, exceeding twelve (12) inches above grade, and the vertical surface area of which is a minimum of 50 percent open to the free passage of air and light. (see "Point of Observation") (Ordinance 428 12/15/11)

FILLING: The depositing or dumping of any matter onto or into the ground, except common household gardening and ground care.

FLOOD HAZARD AREA: The flood hazard area shall coincide with the boundaries of the areas indicated within the limits of the 100-year flood in the report titled "The Flood Insurance Study for the City of Keego Harbor", dated June 1982, with accompanying Flood Insurance Rate Maps and Flood Boundary and Floodway Maps.

FLOOR AREA: Area measured to the exterior face of exterior walls and to the center line of interior partitions.

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Floor Area Terminology

FLOOR AREA, USEABLE RESIDENTIAL: The sum of the horizontal area of the first story measured to the exterior walls; plus similarly measured, that area of all other stories having more than eight-four (84) inches of head room which may be made useable for human habitation; but excluding the floor area of basements, attics, attached or unattached garages, breezeways, unenclosed porches, and accessory buildings. (See "Floor area terminology" illustration)

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FLOOR AREA, USEABLE NON-RESIDENTIAL: The sum of the horizontal area of the first story measured to the exterior face of exterior walls, plus the similarly measured area of all other stories, including mezzanines which may be made fit for occupancy, including the floor area of basements used for activities related to the principal use, such as storage, but excluding public hallways and corridors, restroom facilities and furnace and utility rooms.² Parking space located within a building shall not be considered useable floor area. In those cases where useable floor area cannot be determined (such as in an unoccupied retail building), useable floor area shall be equal to eighty percent (80%) of the total floor area of the building. (See "Floor area terminology" illustration)

FLOOR AREA RATIO: The combined gross floor area of all buildings on a lot, including accessory buildings but excluding the floor area of basements (including walk-outs that conform with the definition of "basement"), attics, breezeways, and unenclosed porches, divided by the lot area. (Ord. 338, 2/19/1998)

FLOOR, GROUND: That portion of a building which is partly below grade but so located that the vertical distance from the average grade to the ceiling is greater than the vertical distance from the average grade to the floor. A ground floor shall be counted as a story.

FOSTER CARE FAMILY HOME: Means a private residence with the approved capacity to receive not more than six (6) adults who shall be provided foster care for five (5) or more days per week and for two (2) or more consecutive weeks. The Adult Foster Care Home licensee shall be a member of the household and an occupant of the residence. Halfway houses sponsored by the Michigan Department of Correcting are not considered licensed foster care facilities. (Section 3, subsection 5, Act 218, Public Acts of 1979.)

(a) Large Group Home: Means an adult foster care facility with the approved capacity to receive at least thirteen (13) but not more than twenty (20) adults who shall be provided foster care. Beginning four (4) years after the effective date of Act 218, Public Acts of 1979 (approved January 16, 1980), an Adult Foster Care Large Group Home which is licensed by the Department of Health to provide foster care in each respective category may receive only those adults in the category whose primary need for services is based upon not more than one (1) of the following categories:

1. Aged condition,
2. Mental illness, developmental disability, or physical handicap, or a combination of mental illness, developmental disability, or physical handicap.

(b) Small Group Home: Means an Adult Foster Care Facility with the approved capacity of not more than twelve (12) adults who shall be provided foster care.

GASOLINE SERVICE STATION: See Automobile Service Center.

² The Zoning Board of Appeals has ruled that all storage areas are to be included in the definition of Useable Non-Residential Floor Area. (January 1997)

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GARAGE, REPAIR: See Automobile Repair Garage.

GARAGE, PRIVATE: An accessory building having not more than seven hundred twenty (720) square feet in area to be used for the storage of non-commercial vehicles, provided that not more than one commercial vehicle of less than one ton capacity may be stored in said private garage and there shall be no services or commodities offered to the public in connection therewith. (See Section 15.13 ACCESSORY BUILDINGS).

GARAGE COMMUNITY: An accessory building for the storage of non-commercial vehicles, with no public shop or service facilities in connection therewith.

GARAGE, PUBLIC PARKING: A structure available to the public for the parking and storage of motor vehicles, including such accessory uses as the sale at retail of gasoline (stored only in underground tanks) or motor oil and the washing, polishing and lubrication of motor vehicles, all within the structure.

GRADE: The ground elevation established for the purpose of regulating the number of stories and the height of the building. The building grade shall be the level of the ground adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building.

GREENBELT: A strip of land of specified width and location reserved for the planting of shrubs and/or trees to serve as an obscuring screen or buffer strip.

HOME OCCUPATION: An occupation or profession conducted entirely within a dwelling or accessory structure by the inhabitants thereof, where such use is clearly incidental to the principal residential use of the dwelling. (Ord. 377, 11/15/2001)

HOSPITAL: An institution providing health services, primarily for in-patients, plus medical and surgical care for the sick or injured including such related facilities as laboratories, out-patient departments, central service facilities and staff offices.

HOTEL: (Including Motel) A building or buildings containing primarily rooming units with the number of dwelling units being not greater than ten percent (10%) of the total number of rooming units, and, with the exception of the units occupied by the management staff, used only for the accommodation of transients.

JUNK: For the purpose of this Ordinance, "junk" in addition to including garbage and rubbish shall mean unlicensed motor vehicles, machinery, appliances, product, merchandise with parts missing, or scrap metals, or other scrap materials that are damaged, deteriorated or are in a condition which renders them incapable of performing the function for which they were intended.

JUNK YARD: An open area of more than two hundred (200) square feet, including an automobile wrecking yard, used for the purchase, sale, exchange, disassembly, storage processing, baling or packaging of junk, including but not limited to scrap metals, unusable machinery or motor vehicles, tires, bottles, and paper, and not including uses established entirely within enclosed buildings.

KENNEL: Any lot or premises on which three (3) or more dogs or cats, four (4) months or more old, are permanently or temporarily boarded, or are kept for the purpose of

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breeding or selling.

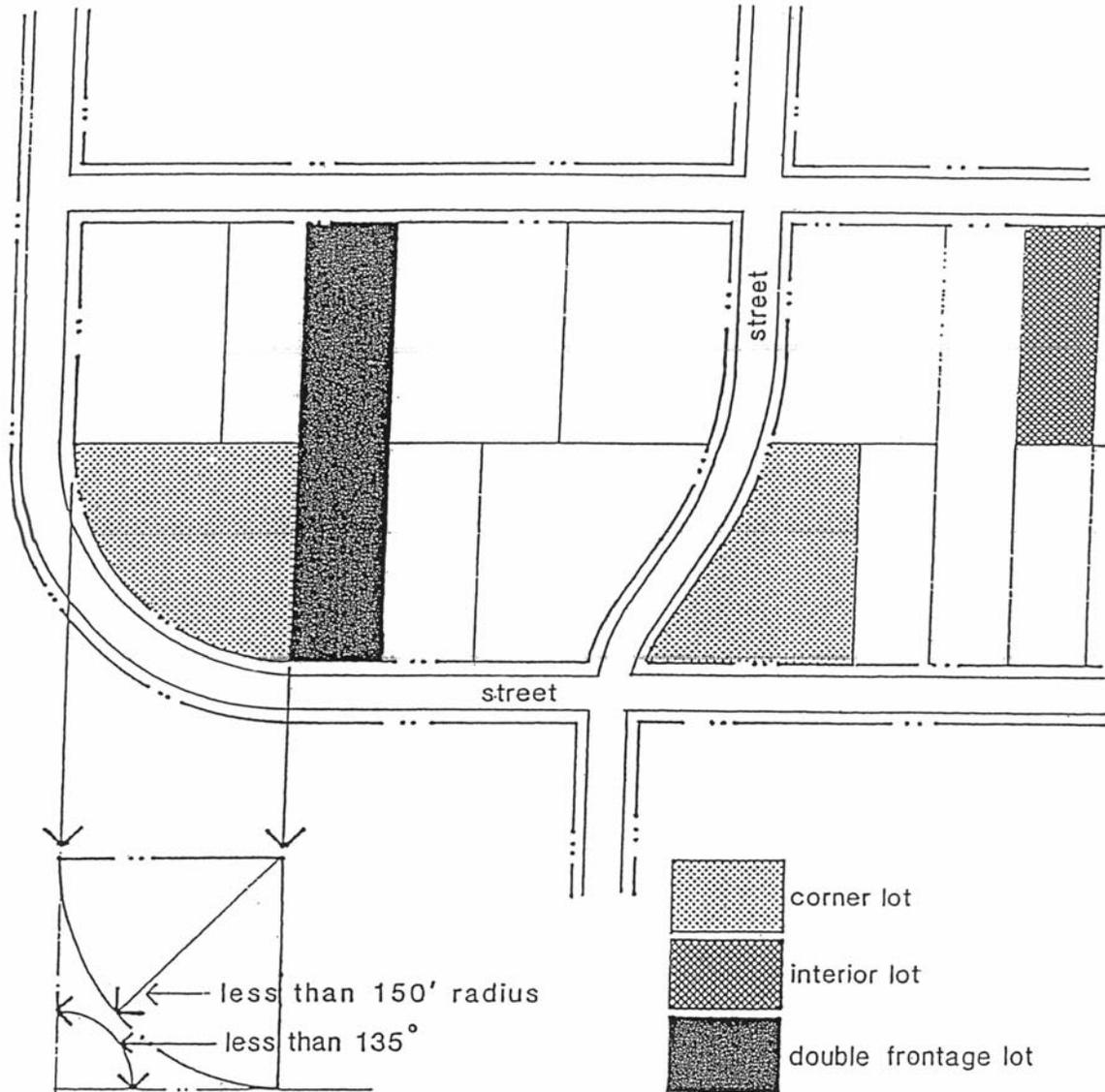
LABORATORY: An establishment devoted to scientific, industrial or business research and experimental studies including testing and analyzing, but not including manufacturing of any nature.

LANDSCAPING: The treatment of the ground surface with live materials such as, but not limited to, grass, ground cover, trees, shrubs, vines and other growing horticultural material. In addition, the combination or design may include other decorative surfacing such as wood chips, crushed stone, or mulch materials not to exceed twenty (20%) percent of the total for any landscape area. Structural features such as fountains, pools, statues, and benches shall also be considered a part of landscaping but such objects alone shall not meet the requirements of landscaping. In addition, artificial plant materials shall not be permitted in required landscape areas.

LOADING SPACE: An off-street facility or space on the same lot with a building or group of buildings, for temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

LODGING HOUSE: See Boarding House.

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Corner, Interior & Double Frontage Lots

LOT, CORNER: A lot where the interior angle of two adjacent sides at the intersection of two streets is less than one hundred thirty-five (135) degrees. A lot abutting upon a curved street or streets shall be considered a corner lot for the purposes of this Ordinance if the arc is of less radius than one hundred fifty (150) feet and the tangents to the curve, at the two points where the lot lines meet the curve or the straight street line extended, form an interior angle of less than one hundred thirty-five (135) degrees. (See "lot" illustration)

LOT, INTERIOR: Any lot other than a corner lot or through lot. (See "lot" illustration)

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LOT, THROUGH OR DOUBLE FRONTAGE LOT: A double frontage lot, not a corner lot, having a street for both front and rear lot lines. (See "lot" illustration)

LOT, WATERFRONT: A waterfront lot is a lot adjoining Cass Lake, Dollar Lake or Sylvan Lake or any of their canals. (See Section 15.15 Waterfront Yards) (Ord. 338, 2/19/1998)

LOT, ZONING: A tract or parcel of land which is designated by its owner or developer as a tract to be used, developed or built on as a unit, under single ownership or control. A zoning lot may or may not coincide with a Lot of Record.

LOT AREA: The total horizontal area within the lot lines of a lot. For lots fronting or adjacent to private streets, lot area shall mean that area within lot lines and not including any portion of said private street. For waterfront lots, lot area shall mean that area within lot lines and not including any submerged area of any lake, canal, river or pond (below the shoreline or ordinary high water mark). (Ord. 338, 2/19/1998)

LOT COVERAGE: That part or percent of the lot covered by the area of all buildings including accessory buildings. (Ord. 338, 2/19/1998)

LOT DEPTH: The horizontal distance between the front and rear lot lines measured along the median between the side lot lines.

LOT LINES: The lines bounding a lot as defined herein:

- (a) Front Lot Line: In the case of an interior lot, that line separating the lot from the street. In the case of a through lot, the line separating the lot from that street which is designated in an application for a Building Permit, or in any manner as the front street. In the case of a corner lot, the lines, separating the lot both from that street which is designated as the front street in an application for Building Permit and from the side street are front lot lines.
- (b) Rear Lot Line: That line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten (10) feet long lying farthest from the front lot line, and wholly within the lot.
- (c) Side Lot Lines: Any lot line other than the front lot line or rear lot line. A side lot line separating a lot from another lot or lots is an interior side lot line. A lot line separating a lot from a side street is a front lot line.

LOT OF RECORD: A parcel of land, the dimensions of which are shown on a recorded plat on file with the County Register of Deeds, or any parcel recorded with the Oakland County Register of Deeds, which has been separated, which exists as described. A lot of record must front a public street which is dedicated for access as a public street.

LOT WIDTH: The length of a straight line measured between the two points where the building line or setback line intersects the side lot lines. (See "yard terms" illustration)

MAJOR THOROUGHFARES: An arterial street which is designed as a major thoroughfare on the Master Plan for the City.

MANUFACTURED BUILDING: Is defined by the following features or characteristics:

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- (a) Mass-produced in a factory;
- (b) Designed and constructed for transportation to a site for installation and use when connected to required utilities;
- (c) Either an independent, individual building or a module for combination with other elements to form a building on the site.

MANUFACTURED HOUSING: A manufactured building or portion of a building designed for long-term residential use.

MARGINAL ACCESS ROAD: A service roadway parallel to a feeder road; which provides access to abutting properties and protection from through traffic.

MARINA: A facility which extends into or over waterways in the City and provides docking for four (4) or more boats, or offers service to the public or members of the marina for docking, storing and loading of boats. A marina shall include a common lot within a subdivision, a common area within a condominium or any other parcel of land held in common by a subdivision, association, similar agency or group of individuals which provides docking, storing and loading for four (4) or more recreational watercraft. A marina may include boat docking or mooring facilities which are made available for rent or lease, including clubhouses, parking lots, boat service facilities, and other facilities or uses customarily incidental to a marina. (Ord. 338, 2/19/1998)

MASTER PLAN (COMPREHENSIVE PLAN): The official comprehensive plan, as amended, for the development of Keego Harbor including but not limited graphic and written proposals for thoroughfares, parks, schools, public buildings, land use and the general physical development of the City.

MARQUEE: A roof-like structure of a permanent nature projecting from the wall of a building.

MEZZANINE: An intermediate or fractional story between the floor and ceiling of a main story occupying not more than one-third (1/3) of the floor area of such main story.

MOBILE HOME: A structure, transportable in 1 or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure. Mobile home does not include a recreational vehicle.

MOBILE HOME PARK: A parcel or tract of land under the control of a person upon which 3 or more mobile homes are located on a continual nonrecreational basis and which is offered to the public for that purpose regardless of whether a charge is made therefore, together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile home and which is not intended for use as temporary trailer park.

MOORING: To secure by cable and anchors, as a vessel. (Ord. 338, 2/19/1998)

MOTEL: See Hotel.

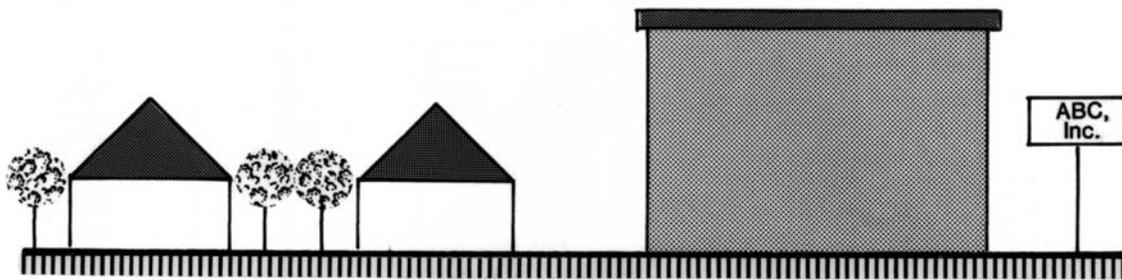
NONCONFORMING BUILDING: (Nonconforming structure) A building or structure (or portion thereof) lawfully existing at the time of adoption of this Ordinance or a

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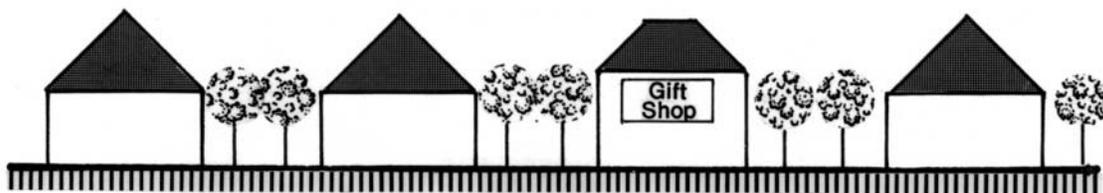
subsequent amendment thereto, that does not conform to the provisions of this Ordinance relative to height, bulk, area, placement or yards for the zoning district in which it is located.

NONCONFORMING USE: A use of a building or structure or of a parcel or tract of land, lawfully existing at the time of adoption of this Ordinance or a subsequent amendment thereto, that does not conform to the regulations of this Ordinance for the zoning district in which it is situated.

NONCONFORMING USE AND BUILDING: A use and a building lawfully existing at the time of adoption of this Ordinance or a subsequent amendment thereto which do not conform to the use and height, bulk, placement or yard provisions for the zoning district in which situated.



Nonconforming Building and Use



Nonconforming Use

(Residence converted to commercial use in residential district)

Nonconforming Use

NURSERY, PLANT MATERIAL: A space, building or structure, or combination thereof, for the storage of live trees, shrubs, or plants offered for retail sale on the premises

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including products used for gardening or landscaping. The definition of nursery within the meaning of this Ordinance does not include any space, building or structure used for the sale of fruits, vegetables or Christmas trees.

NURSERY SCHOOL: (Day Care Center) A public or private school, kindergarten or child care facility wherein day care or day care and education is provided for seven (7) or more minors. Family day care homes shall not be considered nursery schools.

NURSING HOME: A home for the care of the aged, infirm or those suffering from physical impairments, bodily disorders, wherein two or more persons are housed or lodged and receive nursing care.

OCCUPANCY, CHANGE OF: The term "change of occupancy" shall mean a discontinuance of an existing use and the substitution therefore of a use of a different kind or class, or the expansion of a use.

OCCUPIED: Used in any way at the time in question.

OFF-STREET PARKING LOT: A facility other than for single or two-family dwellings providing parking vehicular parking spaces along with adequate drives and aisles, for maneuvering, so as to provide access for entrance and exit for the parking of more than three (3) vehicles.

OPEN-FRONT STORE: A business establishment so developed that service to the patron may be extended beyond the walls of the structure, not requiring the patron to enter the structure. The term "open front store" shall not include automobile service stations or used car lots.

OFF-STREET LOADING SPACE: A facility or space which permits the standing, loading or unloading of trucks and other vehicles other than on or directly from a public right-of-way.

PARKING SPACE: A permanently paved area of land adequate to carry out the off-street parking regulations of this Ordinance, and an area for each motor vehicle of not less than nine (9) feet wide by twenty (20) feet long exclusive of drives, aisles and entrances giving access thereto, and fully accessible for the parking of permitted vehicles.

PATIO/TERRACE: A paved open space of land located at grade adjacent to a residential dwelling unit, no part of which is roofed, which is used for private entertainment or leisure activities (see Section 15.11(c) - Permitted Projections into Required Open Space).

PET: A domesticated dog, cat, canary, parakeet, parrot, gerbil, hamster, guinea pig, turtle, fish, rabbit, or similar animal.

PIER: A structure extending outward from the shore line for use as a promenade or to secure and provide access to boats. (Also see Wharf.) (Ord. 338, 2/19/1998)

PILE, SPRING OR MOORING: A column of timber steel or concrete driven into the ground below the water to tie off or otherwise moor a boat. (Ord. 338, 2/19/1998)

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PLANNING COMMISSION: The City Planning Commission of Keego Harbor created by Ordinance, being the agency designated to prepare a Zoning Ordinance and to recommend amendments to same Ordinance, in accordance with authority of Section 5, Act 207, Public Act 1921, as amended, shall throughout this Ordinance be known as the Planning Commission.

POINT OF OBSERVATION: The determination of the percentage of openness to the free passage of air and light in fences, privacy screens and walls shall be made from a specific point of observation. The point of observation shall be a point ten (10) feet away from the structure; perpendicular to the vertical surface plane of the structure and as viewed from a height above grade which is equal to 50 percent of the structure's height.

PORCH: A covered entrance to a building or structure which may be enclosed with screen material which projects out from the main wall of such building or structure, and has an integral roof with the principal building or structure to which it is attached (see Section 15.11(c) - Permitted Projections into Required Open Space).

PRIVACY SCREEN: Any unroofed man-made vertical structure intended and used as a visual barrier designed to inhibit or prevent observation of an area, from a point or points off the lot, and the vertical surface of which is less than 50 percent open to the free passage of air and light. (see "Point of Observation")

PROPERTY LINES: The lines bounding a lot, the lot lines.

PUBLIC UTILITY: Any person, firm or corporation, municipal department or board, duly authorized to furnish and furnishing under Federal, State or Municipal regulations to the public: gas, steam, electricity, sewage disposal, water, transportation and communications such as telephone, cable television, mobile phone towers, etc.

RECREATION LAND: Any public or private owned lot or land that is utilized for recreation activities such as, but not limited to camping, swimming, picnicking, hiking, nature trails, hunting, boating, and fishing.

RECREATION VEHICLE: "Recreation Vehicles" shall include the following:

- a) Travel Trailer: A portable vehicle on a chassis, which is designed to be used as a temporary dwelling during travel, recreational and vacation uses and which may be identified as a "travel trailer" by the manufacturer. Travel trailers generally contain sanitary, water and electrical facilities.
- (b) Camper Trailer (pop-up): A canvas folding structure, mounted on wheels and designed for travel and vacation use.
- (c) Pick-Up Camper: A structure designed to be mounted on a pick-up or truck chassis with sufficient equipment to render it suitable for use as a temporary dwelling during the process of travel, recreational, and vacation uses.
- (d) Boat: A watercraft (including, but not limited to any vessel, ship, motorboat, sailboat, barge, scow, tugboat or rowboat) which is any one of the following:

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- greater than 12 feet in length,
 - having a motor or engine of more than five (5) horsepower,
 - used for rental or other commercial purposes, or
 - registered or required to be registered with the Michigan Department of State.
- (e) Boat/Personal Watercraft: A vessel that meets all of the following requirements:
- uses a motor driven propeller or an internal combustion engine powering a water jet pump as its primary source of propulsion,
 - is designed without an open load carrying area that would retain water, and
 - is designed to be operated by one (1) or more persons positioned on, rather than within, the confines of the hull.
 - registered or required to be registered with the Michigan Department of State.
- (f) Motor Home: A recreational vehicle intended for temporary human habitation, sleeping, and/or eating, mounted on a chassis with wheels and capable of being moved place to place under its own power. Motor homes generally contain sanitary, water, and electrical facilities.
- (g) Other Recreational Equipment: Other recreational equipment includes snowmobiles, all-terrain or special terrain vehicles, utility trailers, plus the normal equipment to transport them on the highway. (Ord. 338, 2/19/1998)

RESTAURANT: A restaurant is any establishment whose principal business is the sale of food and beverages to the customer in a ready-to-consume state, and whose method of operation is characteristic of a carry-out, drive-in, drive-through, fast food, standard restaurant, or combination thereof, as defined below:

- (a) Restaurant, Carry-Out: A carry-out restaurant is a restaurant whose method of operation involves sale of food, beverages, and/or frozen desserts in disposable or edible containers or wrappers in a ready-to-consume state for consumption off the premises.
- (b) Restaurant, Drive-In: A drive-in restaurant is a restaurant whose principal method of operation involves the delivery of prepared food so as to allow its consumption in a motor vehicle or elsewhere on the premises, but outside of an enclosed building.
- (c) Restaurant, Drive-Through: A drive-through restaurant is a restaurant whose method of operation involves the delivery of prepared food to the customer in a motor vehicle, typically through a drive-through window, for consumption off the premises.
- (d) Restaurant, Fast-Food: A fast-food restaurant is a restaurant whose method of operation involves minimum waiting for delivery of ready-to-consume food to the customer at a counter or cafeteria line for consumption at the counter where it is served, or at tables, booths, or stands inside or outside of the structure, or for consumption off the premises, but not in a motor vehicle at the site.

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- (e) Restaurant, Standard: A standard restaurant is a restaurant whose method of operation does not include the sale of alcohol and involves either:
1. The delivery of prepared food by waiters and waitresses to customers seated at tables within a completely enclosed building, or
 2. The prepared food is acquired by customers at a cafeteria line and is subsequently consumed by the customers at tables within a completely enclosed building.
- (f) Restaurant, Serving Alcohol: A restaurant whose method of operation includes the sale of alcohol for consumption on-site and whose method of operation includes a closing time of no later than 11:00 p.m.³ and either:
1. The delivery of prepared food by waiters and waitresses to customers seated at tables within a completely enclosed building, or
 2. The prepared food is acquired by customers at a cafeteria line and is subsequently consumed by the customers at tables within a completely enclosed building.

ROADSIDE STAND: A temporary or existing permanent structure containing not more than two hundred (200) square feet of enclosed floor area and operated for the purpose of selling agricultural, dairy, or poultry products raised or produced only by the proprietor of the stand by his family.

ROOMING HOUSE: See Boarding House.

ROOMING UNIT: A room or group of rooms, forming a single habitable unit used for living and sleeping, but not containing kitchen or eating facilities.

SATELLITE DISH ANTENNA: An accessory use which incorporates a solid, open mesh, or bar configured surface, which is typically in the shape of a shallow dish or cone, and which is in excess of 36 inches but not greater than ten (10) feet in diameter at its widest dimension. Such devices are designed to receive radio or electromagnetic signals from orbitally based satellites. Because of their weight, mass, and restriction to the free passage of light and air, such uses require specific regulatory guidelines.

SETBACK LINE, REQUIRED: A line, marking the setback distance from the street or lot lines, which establishes minimum required front, side, rear or waterfront open space of area. (Ord. 338, 2/19/1998)

SHOPPING CENTER: Any multi-tenant building with two (2) or more tenants having individual entrances, or, any commercial development with two (2) or more buildings sharing a common parking lot.

SHORELINE, ORDINARY HIGH WATER MARK: The line between upland and bottomland which persists through successive changes in water levels, below which the presence and action of the water is so common or recurrent that the character of the land is marked distinctly from the upland and is apparent in the soil, the configuration of

³ In a decision issued by Oakland County Circuit Court Judge Richard D. Kuhn on July 20, 1999, the 11 p.m. restriction in the definition was declared to be pre-empted by Michigan Liquor Control Law.

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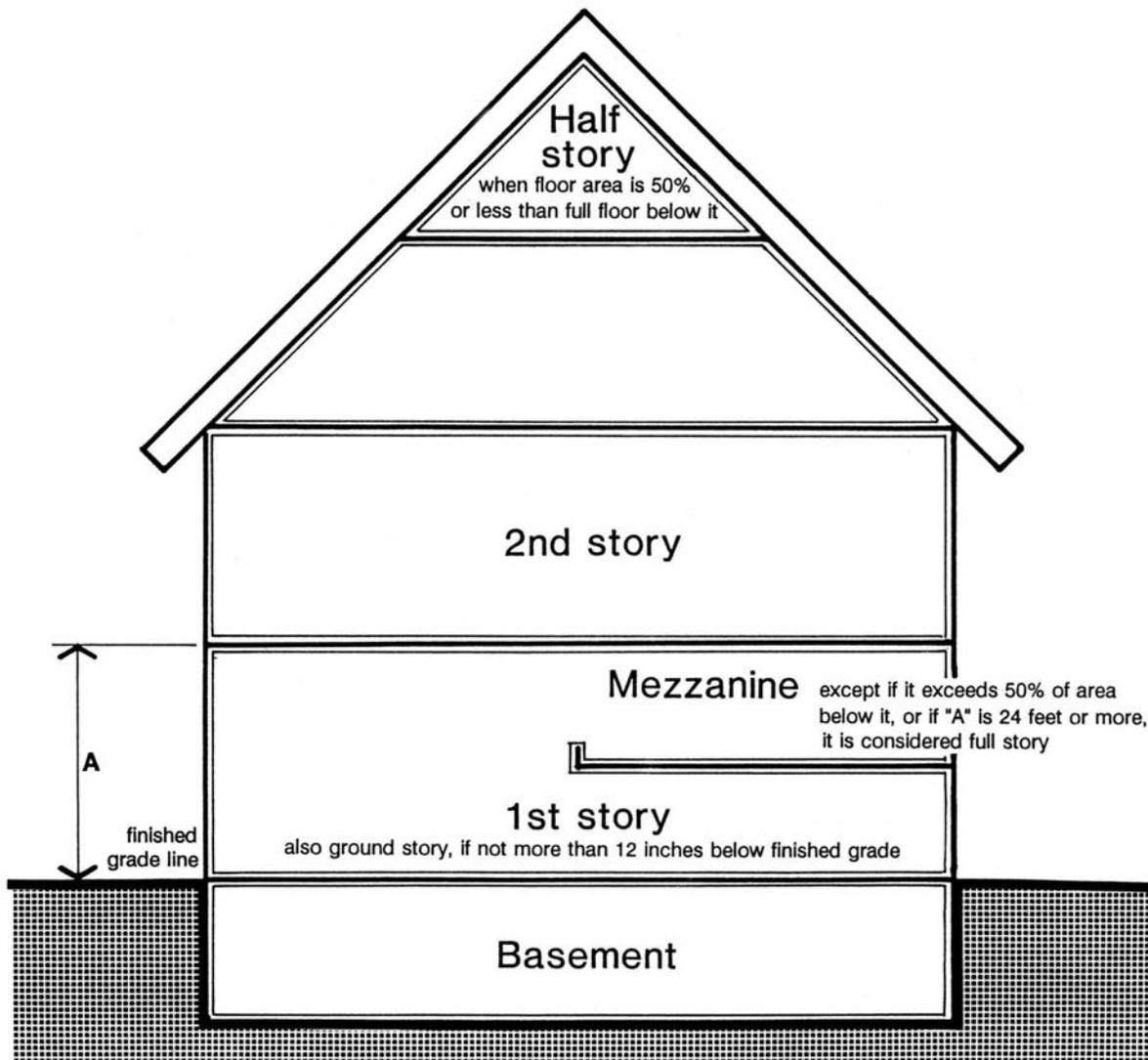
the soil surface and the vegetation. (Ord. 338, 2/19/1998)

SIGN: The use of any words, numerals, figures, devices, designs or trademarks by which anything is made known to the general public and is visible off the lot.

SITE PLAN: A plan showing all salient features of a proposed development, so that it may be evaluated in order to determine whether it meets the provisions of this ordinance.

SPECIAL EXCEPTION: (See Exception).

STORY: That portion of a building included between the upper surface of any floor, and the upper surface of any floor above; or any portion of a building between the topmost floor and the roof having a usable floor area to at least 50 percent of the usable floor area of the floor immediately below it. A top floor area under a sloping roof with less than 50 percent of the usable floor area is a half story. The first story shall be considered the lowest story of which the ceiling is more than 4 feet above the average contact ground level at the exterior walls of the building. (See basic structural terms illustration.)



Basic Structural Terms

STREET: A public thoroughfare which affords the primary means of access to abutting property.

STREET LINE: (Right-of-Way Line) A dividing line between the street and a lot.

STRUCTURE: Any constructed or erected material, the use of which requires location on the ground or attachment to something having location on the ground, including, but not limited to, buildings, towers, sheds, decks, fences and signs, but excepting walks, drives, pavements, and similar access or circulation facilities.

TEMPORARY USE, TEMPORARY BUILDING: A use or building permitted to exist for a limited period, including during periods of construction of a main building or use, or for special events.

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TOURIST HOME: A dwelling in which overnight accommodations are provided or offered for transient guests for compensation, without provision for meals.

TOWNHOUSE: One in a row of at least three units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. (Ord. 340, 4/16/1998)

TOXIC/HAZARDOUS WASTE: Waste or a combination of waste and other discarded material including solid, liquid, semisolid, or contained gaseous material which because of its quality; concentration; or physical, chemical, or infectious characteristics may cause or significantly contribute to an increase in mortality or increase in serious irreversible illness or serious incapacitating, but reversible illness, or pose a substantial present or potential hazard to human health or the environment if improperly treated, stored, transported, disposed of, or otherwise managed.

TRAILER COACH: A vehicle, self-propelled or non-self propelled, so designed and constructed as to permit its being used as a conveyance on the public streets and licensable as such, and of a nature that will permit permanent occupancy as a dwelling unit or rooming unit for one or more persons.

TRASH STORAGE AREA: Any exterior space, which is not a principal use, used for the location of containers, structures, or other receptacles intended for the temporary storage of garbage, rubbish, or other solid waste material.

TRUCK STORAGE: An area used for the temporary storage of private trucks or trucks for hire.

TRUCK TERMINAL: A structure to which goods, except raw or unprocessed agricultural products, natural minerals, or other resources, are delivered for immediate distribution or to be amalgamated for delivery in larger units to other points in the metropolitan area; or for distribution or amalgamation involving transfer to other modes of transportation.

USE, ACCESSORY: A subordinate use which is customarily incidental to the principal use on the same lot or parcel.

USE, CHANGE OF: A change from, conversion to, or replacement of the principal use of land and/or building. The addition of another principal use to a lot or building shall also constitute a change of use. A change in the specific primary function of a lot or building shall constitute a change of use.

VARIANCE: A modification of the literal provisions of this Ordinance granted by the Zoning Board of Appeals in situations or under circumstances where permitted by law.

WALL: Any unroofed man-made structure which has a foundation and also has an exterior vertical surface of brick or stone, and no more than 25 percent of the vertical surface of which is open to the free passage of air and light.

WATERCRAFT: See Recreational Vehicle. (Ord. 338, 2/19/1998)

WHARF: A structure parallel to the shore line. (Ord. 338, 2/19/1998)

WIRELESS COMMUNICATIONS FACILITY: All facilities, structural, attached,

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accessory or otherwise, related to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals and may include, but is not limited to radio towers, television towers, telephone devices and exchanges, microwave relay towers, telephone transmission equipment building and commercial mobile radio service facilities. Citizen band radio facilities, short wave facilities, ham and amateur radio facilities, television reception antennae, satellite dishes, and government facilities which are subject to state or federal law or regulations which preempt municipal regulatory authority are not included in this definition. A wireless communications facility shall not be included under the existing definition of "essential services".

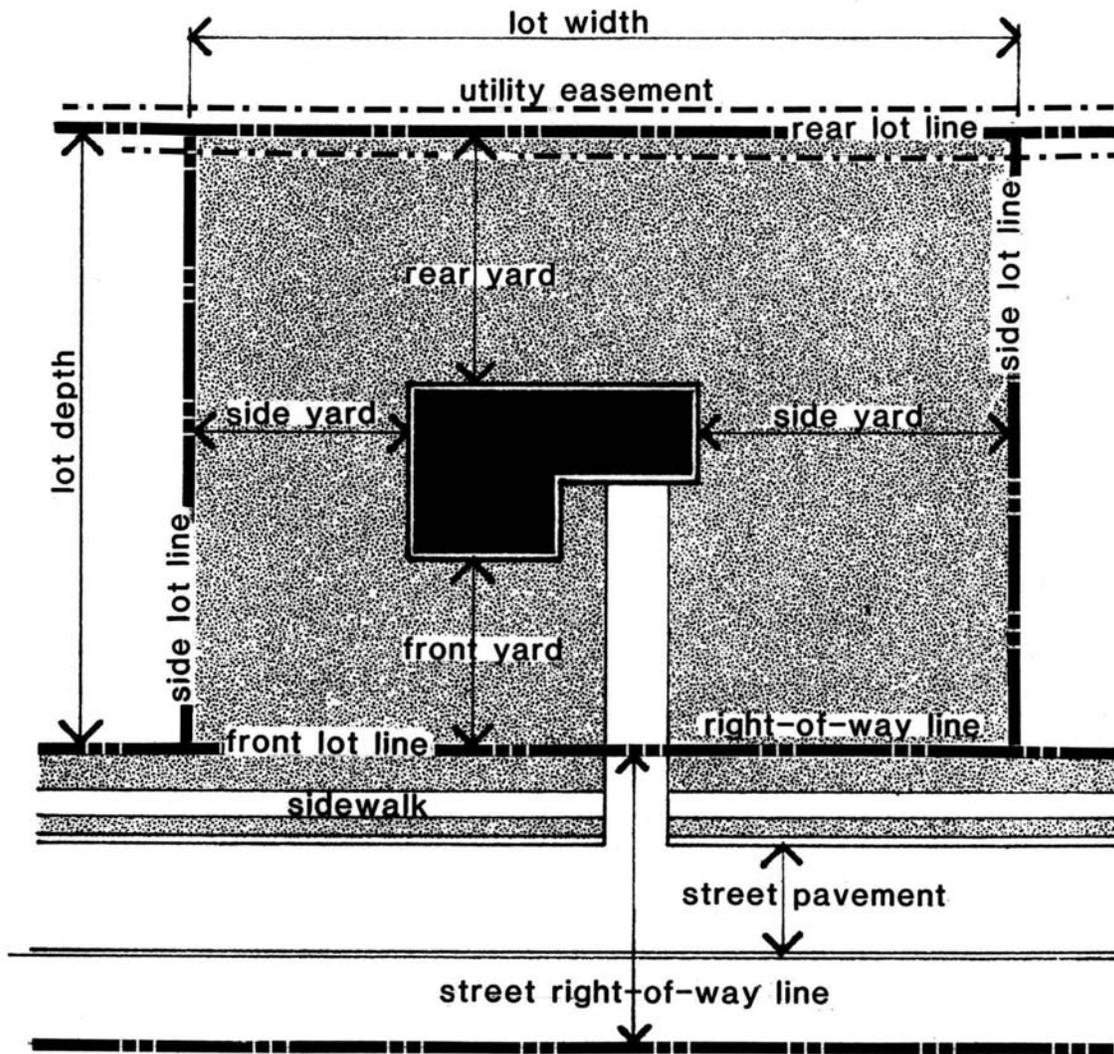
WIRELESS COMMUNICATIONS FACILITY, COLOCATION: The location by two (2) or more wireless communications providers, public authority or other duly authorized party of wireless communications facilities on an existing structure, tower or building, in a manner that reduces the overall need for additional or multiple freestanding single use communications facilities within the City of Keego Harbor.

WIRELESS COMMUNICATIONS SUPPORT STRUCTURE (Tower): Any wireless communications facility erected or modified to support attached wireless communications facilities, or other antennae or facilities, including supporting lines, cables, wires, braces, and masts intended primarily for the purpose of mounting an attached wireless communications facility or similar apparatus above grade. This includes, but are not limited to, any ground or roof-mounted pole, monopoles, lattice towers, light poles, utility support structures, wood pole, guy wired tower, spire, other similar structure or combination thereof, or other structures which appear to be something other than a mere support structure.

YARD: The open spaces on the same lot with a main building, unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance, and as defined herein: (See "yard lot" illustration)

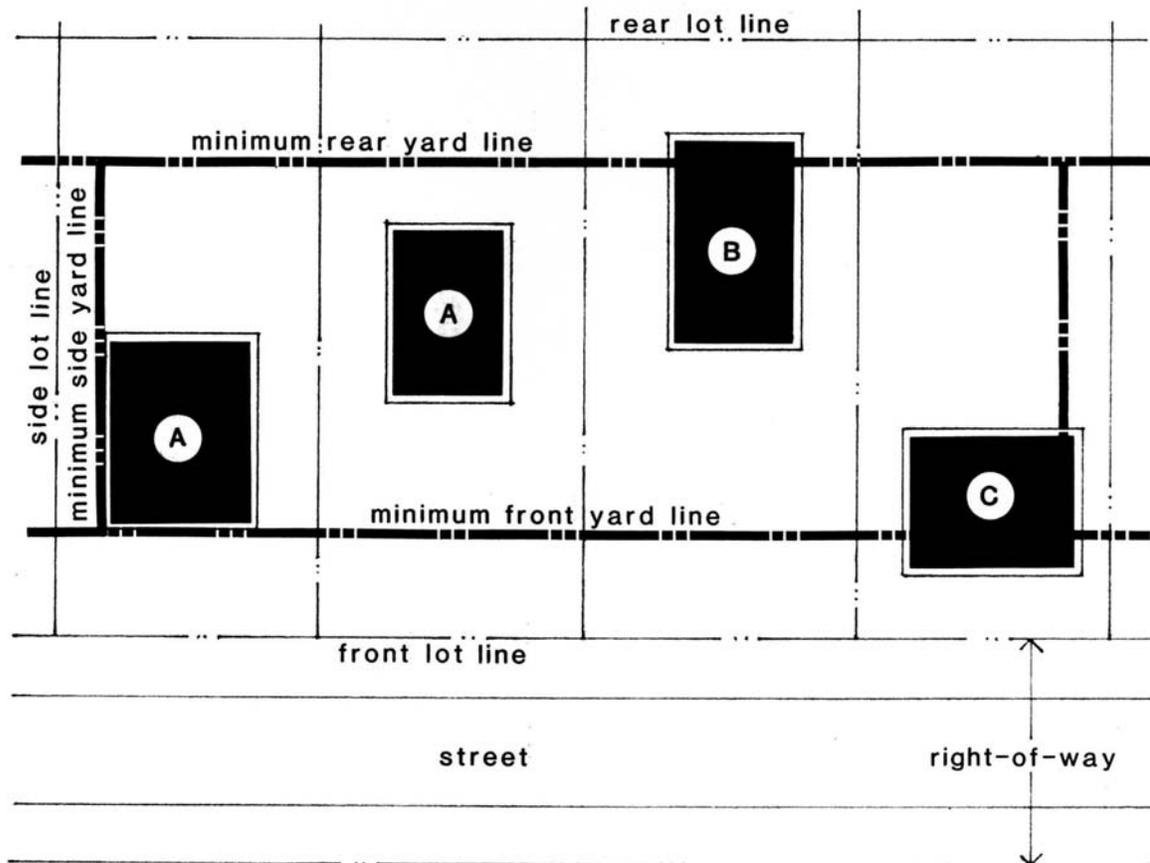
- (a) **Front Yard:** An open space extending the full width of the narrowest side of the lot which faces the street, the depth of which is the minimum horizontal distance between the front lot line and the front setback line.
- (b) **Front Yard, Double:** An open space on corner lots (as defined in this Ordinance) extending the full width of the lot on both sides facing the intersecting streets. Unless specifically noted otherwise in this Ordinance, both open spaces facing each street shall be considered front yards with setbacks as required in each particular zoning district.
- (c) **Side Yard:** An open space, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point of the side lot line to the side setback line.
- (d) **Rear (Back) Yard:** An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line or established zoning district line and nearest line of the principal buildings.
- (e) **Waterfront Yard:** An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the shoreline and nearest line of the principal building. (Ord. 338, 2/19/1998)

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Yard Terms

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Legend

- A Structures satisfying minimum yard requirements.
- B Structure with deficient rear yard.
- C Structure with deficient front and side yards.

Yard Requirements