

ARTICLE 3
DEFINITIONS OF TERMS USED
IN THIS ORDINANCE

301.00 GENERAL

Except as otherwise provided herein, all words shall have the customary dictionary meaning. The present tense includes the future tense. The singular number includes the plural and the plural includes the singular. The masculine gender includes the feminine and neuter genders. The word "person" includes a firm, corporation, association, organization, trust, or partnership. The word "lot" includes "plot" or "parcel." The word "building" includes "structure." The word "shall" is always mandatory; the term "may" is discretionary. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied."

302.00 SPECIFIC DEFINITIONS

When used in this Ordinance the following words and phrases shall have the meaning given in this Section:

- 302.01 ***Abandoned Vehicles.*** Any vehicle which is deemed inoperable by the fact that any of the following requirements are not met: valid license, inspection sticker, town tag, or cannot operate under its own power.
- 302.02 ***Accessory Building.*** A building that is intended to be used or is used for an accessory use. An accessory building is also an accessory structure.
- 302.03 ***Accessory Structure.*** A structure that is intended to be used or is used for an accessory use. An accessory building is an accessory structure, but not all accessory structures are accessory buildings.
- 302.04 ***Agriculture.*** The tilling of the soil, the raising of crops, horticulture, and forestry, including the keeping of animals and fowl, and including any agricultural industry or business, such as fruit packing plants, dairies or similar use, not including commercial slaughterhouses.
- 302.05 ***Alley.*** A platted service way providing a secondary means of access to abutting properties.
- 302.06 ***Alteration.*** Any change in the total floor area, use, adaptability, or external appearance of an existing structure.

-
- 302.07 ***Animal or Poultry Husbandry.*** Any keeping, boarding, breeding, or raising of any number of horses, goats, sheep, poultry, or other customary farm animals for any purpose; or of more than five (5) dogs and seven (7) cats or other customary pet animals for noncommercial purposes.
- 302.08 ***Animal Hospital or Clinic.*** Establishment where treatment is received and no activity is conducted outside the main building. Kennels are not included.
- 302.09 ***Apartment.*** A unit in a multi-family dwelling providing living quarters for a single family, in which separate access to the outside is usually not provided, and in which the major orientation of the unit is horizontal rather than vertical; or any condominium unit of similar physical character, appearance, and structure.
- 302.10 ***Auction House.*** A building or place where a public sale is held which property or goods, excluding livestock, are sold to the highest bidder.
- 302.11 ***Automobile Graveyard.*** Any lot or place which is exposed to the weather upon which more than three (3) motor vehicles of any kind not displaying current Commonwealth of Virginia inspection certification are placed, located, or found.
- 302.12 ***Bed and Breakfast.*** A bed and breakfast facility is a structure in which guests are provided with sleeping quarters for a fee, but the proprietor also resides in the facility, and in which no more than four (4) guest rooms are available for guests, and no more than eight (8) guests are at one (1) time, except for minors in the company of adult guests.
- 302.13 ***Boarding House (Rooming House).*** A building or part thereof, other than a hotel, motel, or restaurant, where meals and/or lodging are provided for compensation for three (3) to ten (10) unrelated persons where no cooking or dining facilities are provided in individual rooms and in which the length of stay usually exceeds one (1) week in duration. A lodging house is also included in this definition.
- 302.14 ***Building.*** Any structure designed or intended for support, enclosure, shelter, or protection of persons, animals, or property.
- 302.15 ***Building Code.*** The Virginia Uniform Statewide Building Code, as adopted by the Town of Broadway and as amended.
- 302.16 ***Building Inspector.*** The building official appointed by the Rockingham County to administer and enforce the provisions of the Building Code, or his designated representative or agent.

-
- 302.17 ***Building, Main.*** A building in which is conducted the main or principal use of the lot on which said building is situated.
- 302.18 ***Child Care Center.*** Any facility other than a Family Day Care Home, providing care, protection, and guidance to a group of children during only part of the day.
- 302.19 ***Church or House of Worship.*** A building where persons regularly assemble for religious worship, and which is maintained and controlled by a religious body organized to conduct public worship.
- 302.20 ***Community Center.*** Community entertainment, recreation, or meeting place operated by a non-profit organization.
- 302.21 ***Communications Equipment.*** Any tower, dish or other equipment used to send or receive electronic transmissions for public or private use.
- 302.22 ***Condominium.*** A unit in an building or development which is individually owned, but in which the common areas are owned, controlled, and maintained through an organization consisting of all individual owners.
- 302.23 ***Cottage Industry.*** A small, non-polluting business or industry employing fewer than five (5) workers.
- 302.24 ***Cul-de-Sac.*** A circular turning area at the end of a dead end street.
- 302.25 ***Developer.*** An owner of property being subdivided, whether or not represented by an agent.
- 302.26 ***Development.*** A tract of land developed or to be developed as a unit under single ownership or unified control which is to contain three or more residential dwelling units. The term "development" shall not be construed to include any property which will be principally devoted to agricultural production.
- 302.27 ***Driveway.*** Any private way provided for the principal purpose of providing vehicular access to an off-street parking area or service in the case of drive-in type uses.
- 302.28 ***Dwelling.*** Any building or portion thereof which is designed for or used for residential purposes, except hotels, boarding houses, lodging houses, tourist cabins, manufactured homes, and automobile trailers.
- 302.29 ***Dwelling, Multi-Family.*** A building designed for, or occupied exclusively by, three (3) or more families living independently of each other; the term includes condominiums of similar physical appearance, character, and structure.

-
- 302.30 ***Dwelling, Single-Family.*** A building designed for, or occupied exclusively by, one (1) family.
- 302.31 ***Dwelling, Two-Family (Duplex).*** A building designed for, or occupied exclusively by, two (2) families living independently of each other.
- 302.32 ***Dwelling Unit.*** One or more rooms in a dwelling designed for living or sleeping purposes, and having at least one (1) kitchen.
- 302.33 ***Easement.*** A grant by a property owner of the use of land for a specific purpose or purposes by the general public, a corporation, or a certain person or persons.
- 302.34 ***Engineer, Civil.*** An engineer currently licensed by the Commonwealth of Virginia.
- 302.35 ***Family.*** One or more persons occupying a dwelling and living as a single housekeeping unit, as distinguished from persons occupying a boarding house, lodging house, or hotel, as herein defined.
- 302.36 ***Family Day Care Home.*** Any private family home providing care, protection, and guidance to not more than ten (10) children during only part of the day. Children related by blood or marriage to the person who maintains the home shall not be counted.
- 302.37 ***Flood Proofing.*** A combination of structural provisions, changes, or adjustments to properties and structures subject to flooding required for new construction in the floodplain by the Virginia Uniform Statewide Building Code, Section 135.6.
- 302.38 ***Floor Area.*** The sum of the gross horizontal areas of the total number of floors of a building measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings, but not including any attic space providing headroom of less than seven (7) feet, unusable basement or cellar space not used for retailing, uncovered steps or fire escapes, open porches, accessory water or cooling towers, accessory off-street parking spaces, and accessory off-street loading berths.
- 302.39 ***Frontage.*** The minimum width of a lot measured from one side lot line to the other, along a straight line on which no point shall be farther away from the street upon which the lot fronts, or from the front edge of the lot, than the building setback line as defined and required herein.
- 302.40 ***Garage, Private.*** Accessory building designed or used for the storage vehicles owned and used by the occupants of the building to which it is accessory.

-
- 302.41 **Garage, Public.** A building or portion thereof, other than a private garage, designed or used for servicing, repairing, painting, equipping, renting, selling, or storing motor-driven vehicles.
- 302.42 **Gardening.** Any use of land unenclosed except for fencing for the raising of grass, flowers, vegetables, crops, trees, or other botanical objects of natural growth, generally for the use and/or consumption by the occupants of the premises, but not including accessory structures used for the same purpose.
- 302.43 **Golf Course.** Any golf course, publicly or privately owned, on which the game of golf is played, including accessory uses and buildings customary thereto, but excluding golf driving ranges as defined herein.
- 302.44 **Golf Driving Range.** A limited area on which golf players do not walk, but onto which they drive golf balls from a central driving tee.
- 302.45 **Group Housing Project.** A Group Housing Project shall consist of two (2) or more buildings located on a site where the building arrangement is such that the property cannot be subdivided into conventional streets and lots that meet the requirements of the Town of Broadway Land Development Regulations.
- 302.46 **Group Housing Project for Older Persons.** A Group Housing Project provided under any state or federal program specifically designed and operated to assist elderly persons (as defined in the state or federal program) or intended for, and solely occupied by, persons sixty-two (62) years of age or older.
- 302.47 **Guest Room.** A room which is intended, arranged or designed to be occupied, or which is occupied, by one or more guests paying direct or indirect compensation therefore, but in which no provision is made for cooking. Dormitories are excluded.
- 302.48 **Health Department.** The Rockingham County Health Department or its designated agent or representative.
- 302.49 **Height.** The vertical distance measured from the level of the edge of the pavement opposite the middle of the front of the structure to the highest point of the roof if a flat roof; to the deck line of a mansard roof; or to the mean height level between the eaves and the ridge of a gable, hip, or gambrel roof, or to the tallest point if no roof. For structures set back from the road line, the height shall be measured from the average elevation of the ground surface along the front of the structure.
- 302.50 **Highway Engineer.** The official designated by the Virginia Department of Highways and Transportation to inspect subdivision streets and alleys, and other public ways.

-
- 302.51 **Home occupation.** An occupation, trade, or business conducted as an accessory use within a dwelling or within an accessory building located on the same lot as the dwelling unit, in a residential zoning district, and conducted by the resident thereof.
- 302.52 **Hog Pen.** An enclosure for concentrated confinement or housing of swine.
- 302.53 **Hospital.** An institution rendering medical, surgical, obstetrical, or convalescent care, including any institution licensed as a hospital by the State Hospital Board.
- 302.54 **Hotel.** A building that is not an inn or bed and breakfast and in which lodging, or board and lodging, are provided and offered to the public for compensation and in which cooking facilities may be provided or in which lodging facilities are provided primarily for travelers and in which the length of stay is primarily less than one week in duration. The term "hotel" includes the term "motel".
- 302.55 **Inn.** A building or buildings designed and occupied as the more or less temporary abiding place for individuals who are, for compensation, lodged with or without meals, and in which provision is not generally made for cooking in individual rooms or suites and in which no more than four (4) guest rooms are available for guests, and no more than eight (8) guests are at one (1) time, except for minors in the company of adult guests.
- 302.56 **Job Trailer.** A vehicular portable unit built on a chassis, utilized as a temporary building on construction sites, which is either designed or converted for uses incidental to construction work.
- 302.57 **Junk Yard (Automobile Wrecking Yard).** A lot, land, or structures or part thereof, used primarily for the collecting, storage, and sale of waste paper, rags, scrap metal, or discarded material; or for the collecting, dismantling, storage, and salvaging of machinery or vehicles not in running conditions, or for the sale of parts thereof.
- 302.58 **Kennel.** Any location where breeding, raising, grooming, caring for or boarding of dogs, cats, or other similar small animals for commercial purposes is carried on.
- 302.59 **Light Industry.** Includes warehousing and light manufacturing uses which produce some noise, traffic congestion or danger, but which are of such limited scale or character that they present no serious hazard to neighboring properties from fire, smoke, noise, or odors.
- 302.60 **Livestock.** Animals kept or raised for sale, use, or pleasure.
- 302.61 **Livestock Market.** A commercial establishment wherein livestock is collected for sale, sold, or auctioned off.

-
- 302.62 **Living Unit.** Another term for “dwelling unit”.
- 302.63 **Loading Space.** A space within the main building or on the same lot, providing for the standing, loading, or unloading of trucks and other carriers.
- 302.64 **Lot.** A numbered and measured portion or parcel of land separated from other portions or parcels by description in a site plan or a recorded plat, or by metes and bounds, intended to be a unit for the purpose, whether immediate or future, or transfer of ownership, or of development or separate use.
- 302.65 **Lot Area.** The total horizontal area within the lot lines of a lot. No alley, public way, public land, or area proposed for future street purposes' is included within the net area of the lot.
- 302.66 **Lot, Corner.** A lot abutting upon two (2) or more streets at their intersection. Of the two sides of a corner lot the front shall be deemed to be the shorter of the two sides fronting on streets.
- 302.67 **Lot Coverage.** The ratio of the horizontally projected area of the main and accessory buildings on a lot to the total area of the lot, except where otherwise defined herein.
- 302.68 **Lot, Depth of.** The average horizontal distance between the front and rear lot lines.
- 302.69 **Lot of Record.** A lot or parcel of land whose existence, location, and dimensions have been recorded in the Office of the Clerk of the Circuit Court of Rockingham County at the time of the adoption of this Ordinance.
- 302.70 **Lot, Width.** The average horizontal distance between side lot lines.
- 302.71 **Main Use.** The primary purpose for which land or a building is used.
- 302.72 **Manufacture and/or Manufacturing.** The processing and/or converting of raw, unfinished materials, or products or either of them into articles of substances of different character or for use for a different purpose.
- 302.73 **Manufactured Home.** A manufactured dwelling unit designated for long-term occupancy and constructed originally with wheels for movement (whether or not such wheels have later been removed) and which has plumbing and electrical connections provided for attachment to outside systems. A camping vehicle or travel trailer shall not be considered a manufactured home.

-
- 302.74 ***Manufactured Home Park.*** Any development in which space is leased providing for three (3) or more manufactured homes intended for residential use for a period of time longer than thirty (30) days.
- 302.75 ***Manufactured Home Stand.*** A plot of ground within a manufactured home park designed to accommodate one manufactured home.
- 302.76 ***Manufactured Home Subdivision.*** Any area designated to accommodate three (3) or more manufactured homes intended for residential use on lots owned by the manufactured home owner.
- 302.77 ***Motor Home or Camper.*** A unit or subunit which is or becomes self-propelled and is designed for human habitation on a short-term basis.
- 302.78 ***Motor Vehicle.*** Any vehicle which is self-propelled or designed for self-propulsion. Any device designed, used, or maintained primarily to be loaded on or affixed to a motor vehicle to provide a mobile dwelling, a sleeping place, storage, or office or commercial space shall be considered a part of a motor vehicle.
- 302.79 ***Non-Conforming Lot.*** An otherwise legally platted lot that does not conform to the minimum area or width requirements of this Ordinance for the District in which it is located either at the effective date of this Ordinance or as a result of subsequent amendments to the Ordinance.
- 302.80 ***Non-Conforming Use of Structures.*** The otherwise legal use of a building or structure that does not conform to the use of regulations of this ordinance for the district in which it is located, either at the effective date of this ordinance or as a result of subsequent amendments to the ordinance.
- 302.81 ***Non-Conforming Structure.*** A structure existing at the time of enactment or amendment of this Ordinance which does not conform to the requirements of this Ordinance by reason of height or condition, or by reason of its impingement upon required yard areas.
- 302.82 ***Non-Conforming Use of Land.*** A use of land existing at the time of the enactment of this Ordinance, or at the time of an amendment thereto, which does not conform with the regulations of the use district in which it is located.
- 302.83 ***Nursing Home.*** Any facility or any identifiable component of any facility in which the primary function is the provision, on a continuing basis, of nursing services and health-related services for the treatment and inpatient care of two or more nonrelated individuals, including facilities known by varying nomenclature or designation such

-
- as convalescent homes, skilled care facilities, intermediate care facilities, extended care facilities, and infirmaries.
- 302.84 ***Off-Street Parking Area.*** Space provided for vehicular parking outside the dedicated street right-of-way.
- 302.85 ***One Hundred Year Flood.*** A flood that, on the average, is likely to occur once every 100 years.
- 302.86 ***Overhang.*** Any projection, either roof, bay, window, or similar cantilevered construction, which extends beyond the foundation of a structure.
- 302.87 ***Parks, Playgrounds, and Outdoor Recreation Areas.*** Land publicly or privately owned devoted to recreational pursuits, usually an open area reserved for outdoor activities such as play, hiking, exercise, or competitive sport not requiring structures for habitation.
- 302.88 ***Pen.*** A small enclosure used for the concentrated confinement and housing of animals or poultry; a place for feeding and fattening animals; a coop. Enclosed pasture or range with an area in excess of one hundred (100) square feet for each small animal or two hundred (200) square feet for each larger animal shall not be regarded as a pen.
- 302.89 ***Personal service home occupation.*** A home occupation that generally provides on-premises goods or services to individual clients. Personal service home occupations include (but are not limited to) occupations related to the care of a person, a person's apparel, or the training and development of a person, such as beauty or barber shops, nail salons, dressmakers or tailors, photography or portrait painting.
- 302.90 ***Plat.*** Includes the terms: map, plan, plot, replat, or replot; a map or plan of a tract or parcel of land which is to be, or which has been subdivided. When used as a verb "plat" is synonymous with "subdivide".
- 302.91 ***Professional.*** When used in connection with "use" and "occupancy", a use or occupancy by persons generally engaged in rendering personal, executive, sales, or administrative services or activities, including accountants, architects, professional engineers and land surveyors, doctors, lawyers, insurance offices, real estate offices, religious organizations, stockbrokers, and administrative agencies considered professional in character. The term does not include repair or sale of tangible personal property stored or located within the structure nor any use which would create any loud noises or noxious odors.

-
- 302.92 **Property.** Any tract, lot, parcel, or several of the same collected together for the purpose of subdividing.
- 302.93 **Property Owners Association.** A corporation or other legal entity or a non-profit organization which has as its purpose maintenance of streets and/or other common areas.
- 302.94 **Public Service or Storage Buildings.** Governmental facilities necessary for public health, safety, and welfare.
- 302.95 **Public Utilities.** Public service structures such as power plants or substations; treatment plants, sewage treatment plants; or such similar operations publicly or privately owned furnishing electricity, gas, rail transport, communications, or related services to the general public. The term Utilities does not include Telecommunications Antennae or Telecommunications Towers.
- 302.96 **Public Utility Transmission Systems.** To include water, sewer, electricity, gas lines, or related transmission facilities for public use, telephones, etc. The term does not include Telecommunications Antennae or Telecommunications Towers.
- 302.97 **Ramada.** A structure erected over a manufactured home for the purpose of providing shade or shelter.
- 302.98 **Required Open Space.** Any space required in any front, side, or rear yard.
- 302.99 **Residential Use.** Any place, building, or establishment used in whole or in part as a dwelling or manufactured home.
- 302.100 **Restaurant.** Any building in which, for compensation, food or beverages are dispensed to persons not residing on the premises for consumption on the premises, including, among other establishments, cafes, delicatessens, or refreshment stands.
- 302.101 **Restaurant, Drive-In.** An eating and/or drinking establishment which caters to motor-driven vehicle business where the person being served may consume his food and/or drink while sitting in a motor-driven vehicle, as opposed to a restaurant serving exclusively inside or adjacent to the main building.
- 302.102 **Retail Stores and Shops.** Buildings for display and sale of merchandise at retail of for the rendering or personal services (but specifically exclusive of coal, wood, and lumber yards), such as the following, which will serve as illustrations: drug store, newsstand, food store, candy shop, milk dispensary, dry-goods and notions store, antique store and gift shop, hardware store, household appliance store, furniture store, florist, optician, music and radio store, tailor shop, and beauty and barber shop.

-
- 302.103 **Right-of-Way.** Access over or across particularly described property for a specific purpose or purposes.
- 302.104 **Right-of-Way Line.** The dividing line between a lot, tract, or parcel of land and a contiguous street, railroad, or public utility right-of-way.
- 302.105 **School, Business or Commercial.** Privately owned and operated educational institution or educational organization, no matter how titled, maintained or conducting classes for the purpose of offering instruction, for a consideration, profit or tuition, to prepare individuals to pursue any occupation for profit in business administration, bookkeeping, accounting, data processing, stenography, clerical, secretarial, receptionist, or other office occupations.
- 302.106 **School, Private.** Privately owned and operated educational institution or educational organization, maintained or conducting classes for the purpose of offering instruction of students from kindergarten to twelfth grade level.
- 302.107 **School, Public.** Publicly owned and operated educational institution or educational organization regulated by the Commonwealth of Virginia and maintained or conducting classes for the purpose of offering instruction of students from kindergarten to twelfth grade level.
- 302.108 **School, Vocational.** Privately or publicly owned and operated educational institution or educational organization maintained or conducting classes for the purpose of offering instruction to pursue any occupation for profit in any skilled trade, electronics, data processing or industry, or to give occupational training, or to give training in public or other service occupations, or to give vocational training designed to prepare an individual for, or to upgrade an individual in, technical occupations and technical phases of other occupations.
- 302.109 **Screening.** A barrier to vision or noise consisting of trees, bushes, shrubbery, or fences.
- 302.110 **Setback.** The minimum distance by which any building structure must be separated from the front lot line.
- 302.111 **Setback Line.** A line generally parallel with and measured from the lot line, defining the limits of a yard in which no building or structure may be located above ground.
- 302.112 **Sign.** Any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or marks, or combinations thereof, by which anything is made known, such as the designation of an individual, a firm, an

-
- association, a profession, a business, a commodity, or product, which are visible from any public way and used as an outdoor display.
- 302.113 **Sign Area.** The smallest square, rectangle, triangle, circle, or combination thereof encompassing the entire advertising area, excluding architectural trim and structural supports.
- 302.114 **Sign, Business.** A sign painted, electrical, or otherwise, erected for the purpose of conveying information, knowledge, or ideas to the public about a subject related to the premises upon which said sign is located.
- 302.115 **Sign, Directional.** A directional sign is one (one end of which may be pointed or on which an arrow may be painted) indicating the direction to which attention is called giving only the name of the firm or business responsible for the erection of same and distance.
- 302.116 **Sign, Locational.** A sign which directs attention to the approximate location of an establishment from which an advertised product or service may be obtained.
- 302.117 **Sign, Outdoor Advertising.** A structural poster panel or painted sign, either free standing or attached to a building, for the purpose of conveying information, knowledge, or ideas to the public about a subject unrelated to the premises upon which it is located. Also known as a “billboard”.
- 302.118 **Sign Structure.** A structure, including the supports, uprights, bracing and framework be it single-faced, double-faced, V-type, or otherwise, which is located on the ground or on top of another structure and which supports no more than two (2) signs.
- 302.119 **Sign Structure Facing.** The surface of the sign upon, against, or through which the message of the sign is exhibited, not including architectural trim and structural supports.
- 302.120 **Site Plan.** The proposal for a development or a subdivision including all covenants, grants or easements and other conditions relating to use, location and bulk of buildings, density of development, common open space, public facilities, and such other information as is required in applicable sections of this Ordinance.
- 302.121 **Storage Trailer.** A vehicular portable unit built on a chassis, utilized as a temporary storage unit, which is designed or converted for uses incidental to the principal permitted use on the property.

-
- 302.122 **Storey.** That portion of a building, other than the basement, included between the surface of the floor next above it. if there be no floor above it, the space between the floor and the ceiling next above it.
- 302.123 **Street.** The principal means of access to abutting properties.
- 302.124 **Street Center Line.** A line generally parallel to the right-of-way lines that equally divide the street right-of-way.
- 302.125 **Street, Half.** A street that does not meet the minimum right-of-way width requirements set forth or referenced in this Ordinance.
- 302.126 **Street, Internal.** A private street providing access to lots within a development, but not including driveways.
- 302.127 **Street Line.** The dividing line between a street or road right-of-way and the contiguous property.
- 302.128 **Street, Major.** A heavily traveled thoroughfare or highway that carries a large volume of through traffic, or anticipated traffic exceeding five hundred (500) vehicles per day.
- 302.129 **Street, Other.** A street that is used primarily as a means of public access to the abutting properties with anticipated traffic of less than five hundred (500) vehicles per day.
- 302.130 **Street Width.** The total width of the strip of land dedicated or reserved for public travel, including roadway, curbs, gutters, sidewalks, planting strips, and bikeways.
- 302.131 **Structure.** Anything constructed or erected, the use of which requires a location on the ground, or attached to something having a location on the ground. Does not include streets, driveways, sidewalks, curbs, or street level guttering, or objects entirely underground.
- 302.132 **Subdivider.** Any individual, corporation or registered partnership owning any tract, lot, or parcel of land to be subdivided, or a group of two or more persons owning any tract, lot, or parcel of land to be subdivided who have given their power of attorney to one of their groups or another individual to act on their behalf in planning, negotiating for, in representing, or executing the legal requirements of the subdivision.
- 302.181 **Surveyor.** A land surveyor currently certified by the Commonwealth of Virginia.

-
- 302.182 **Television and/or Radio Stations.** A broadcasting facility licensed in the public interest, convenience, and necessity by the Federal Communications Commission, which includes transmitting and receiving equipment, studios, offices, utility buildings, and other necessary accessories required to operate a station.
- 302.183 **Tourist Court, Auto Court, Motel, Hotel, Cabin, or Motor Lodge.** Building or buildings containing individual sleeping rooms, designed for, or used temporarily by, automobile tourists or transients, with garage or parking space conveniently located to each unit. Cooking facilities may be provided for each unit.
- 302.184 **Tourist Home.** A dwelling where only lodging is provided for compensation for up to fourteen (14) persons (in contrast to hotels and boarding houses) and open to transients.
- 302.185 **Townhouse.** A unit separated from adjacent units by a vertical wall with no openings, providing a dwelling for a single family, in which separate access to the outside is provided, and in which the major orientation of the unit is vertical rather than horizontal, and which is part of a structure containing at least four (4) such units.
- 302.186 **Townhouse Development.** One or more single-family dwellings consisting of townhouses, with accessory parking, open space, and recreational and management facilities.
- 302.190 **Travel Trailer Park or Travel Trailer Camp.** Premises where travel trailers are parked temporarily in conjunction with travel, recreation, or vacation.
- 302.191 **Tree.** A woody perennial plant having a single main stem.
- 302.192 **Warehouse.** A structure for storing goods, wares or merchandise.
- 302.193 **Wholesale Sales.** An operation which sells chiefly to retailers, other merchants, or industrial, institutional and commercial uses for resale or business use.
- 302.194 **Yard.** A space on the same lot with a main building, such space being open, unoccupied, and unobstructed by structures from ground to sky except where encroachments and accessory structures are expressly permitted.
- 302.200 **Yard, Front.** An open, unoccupied space, of a minimum depth equal to the setback, on the same lot with the main building, extending the full width of the lot and situated between the right-of-way line and the front line of the building projected to the side lines of the lot. On corner lots, the depth of the front yard shall be considered as parallel to the street upon which the lot has its least dimension.

- 302.201 **Yard, Rear.** An open space, excluding steps, on the same lot with the main building, such space being unoccupied except possibly by an accessory structure and extending the full width of the lot and situated between the rear line of the lot and the rear line of the main building projected to the side lines of the lot. On all corner lots the rear yard shall be the opposite end of the lot from the front yard.
- 302.202 **Yard, Side.** An open, unoccupied space, excluding steps, on the same lot with a main building, situated between the side line of the building and the adjacent side line of the lot extending from the rear line of the front yard to the front line of the rear yard. If no front yard is required, the front boundary of the side yard shall be the front line of the lot and if no rear yard is required, the rear boundary of the side yard shall be the rear line of the lot. On corner lots, the side yard shall be considered as parallel to the street upon which the lot has its greatest dimension.