

## ARTICLE 8 DEFINITIONS

### Section 8.1 General

For the purpose of these regulations, certain terms and words are to be used and interpreted as defined in this article. Words used in the present tense shall include the future tense, words in the singular number include the plural, and words in the plural number include the singular, except where the natural construction of the writing indicates otherwise. The word "shall" is mandatory and not directory.

### Section 8.2 Words Beginning with "A"

8.2.10 A DISTRICT: A zoning district whose designation begins with the letter "A".

8.2.20 ACCESSORY: A use, building, other structure, or a part of a building or other structure that is subordinate to and the use of which is customarily incidental to that of the main building, other structure, or use on the same lot, including a private garage, except that accessory offstreet parking need not be located on the same lot with the principal use to which it is accessory. If an accessory building is attached to the main building by a common wall or roof, such accessory building shall be considered a part of the main building.

8.2.25 ACCESSORY LIVING QUARTERS: (a) In the case of districts in which dwelling units are permitted, the term means living quarters within an accessory building for the sole use of the family or of persons employed on the premises, or for the temporary use of the guests of the occupants of the premises; such quarters have no kitchen facilities and are not rented or otherwise used as a separate dwelling unit. The term includes "guest house." (b) In the case of districts where dwelling units are not permitted, the term means sleeping facilities for watchmen, caretakers, and emergency service personnel (e.g. firemen, emergency medical personnel).

8.2.50 AGRICULTURAL DISTRICT: A zoning district whose designation begins with the letter "A."

8.2.60 ALLEY: A minor right-of-way, dedicated to public use, that affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street and which may be used for public utility purposes.

8.2.65 APPEAL: A request for a review of the Inspecting Officer's interpretation of any provision of this ordinance or a request for a variance. It also means a request for judicial review of an action of the Board of Adjustment.

8.2.73 AREA OF SHALLOW FLOODING: A designated AO Zone on a community's Flood Insurance Rate Map (FIRM), with base flood depths from one to three feet. This condition occurs where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

8.2.75 AREA OF SPECIAL FLOOD HAZARD: The land in the flood plain within the City subject to a one percent or greater chance of flooding in any given year.

Section 8.3 Words Beginning with "B"

8.3.10 BASE FLOOD: The flood having a one percent chance of being equaled or exceeded in any given year.

8.3.50 BOARD OF ADJUSTMENT: The Board of Adjustment of the unit of government. BOARD means Board of Adjustment, unless the context clearly indicates otherwise.

8.3.60 BOARDING HOUSE: A dwelling other than a hotel where for compensation and prearrangement for definite periods, meals or lodging and meals are provided for three or more, but not exceeding twenty, persons on a weekly or monthly basis.

8.3.70 BUILDING: Any structure intended for shelter, housing, or enclosure for persons, animals, or chattel. When separated by dividing walls without openings, each portion of such structure so separated shall be deemed a separate building.

8.3.80 BUILDING, MAIN: A building in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be a main building on the lot on which it is situated.

Section 8.4 Words Beginning with "C"

8.4.10 C DISTRICT: A zoning district whose designation begins with the letter "C".

8.4.20 CHIEF EXECUTIVE: The chief executive of the unit of government.

8.4.30 CITY: The unit of government.

8.4.35 CITY COUNCIL: The governing body of the unit of government.

8.4.40 CLERK: The clerk of the unit of government.

8.4.50 COMMERCIAL DISTRICT: A zoning district whose designation begins with the letter "C".

8.4.60 COMMISSION: The Planning Commission of the unit of government.

8.4.70 COMPREHENSIVE PLAN: The Comprehensive Plan of the unit of government.

8.4.80 CONDITIONAL USE: A conditional use is a use that would not be appropriate generally or without restriction throughout the zoning division or district, but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Such uses may be permitted in such zoning division or district as conditional uses, if specific provision for such conditional uses is made in these zoning regulations.

8.4.90 COUNTY: Rogers County, Oklahoma.

8.4.92 COURT: An open, unoccupied space, other than a yard, on the same zoning lot with a building, unobstructed from floor to ground level to the sky.

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### 8.4 Words Beginning with "C"

8.4.93 COURT, INNER: A court which is bounded by either (a) building walls, or (b) building walls and one or more lot lines other than a front lot line, or (c) building walls, except for one opening on any open area along a side lot line or rear lot line, which area has a width of less than thirty feet at any point. See illustrations on pages 111-113.

8.4.94 COURT, OUTER: A court that, except for one opening upon a front lot line, a front yard, a rear yard, or any open area along a rear lot line or along a side lot line, which open area has a width or depth of at least thirty feet and extends along the entire length of such rear or side lot line, is bounded by either (a) building walls, or (b) building walls and one or more lot lines other than a front lot line. See illustrations on pages 111-113.

8.4.96 COVERAGE: The lot covered by all buildings located thereon, including the area covered by all overhanging roofs.

### Section 8.5 Words Beginning with "D"

8.5.3 DEVELOPMENT: Any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

8.5.5 DIRECTOR: The director of the Planning Commission, or other official so designated by the governing body.

8.5.10 DRIVE-IN EATING PLACE: Any place or premises used for sale, dispensing, or serving of food, refreshments, or beverages in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments, or beverages on the premises.

8.5.50 DWELLING: Any building or portion thereof that is designed or used as living quarters for one or more families.

8.5.52 DWELLING GROUP: Two or more detached dwellings on the same lot, as defined herein.

8.5.55 DWELLING, SINGLE-FAMILY: A detached dwelling designed to be occupied by one family.

8.5.60 DWELLING, MULTIFAMILY: A detached dwelling, other than a hotel or motel, designed to be occupied by three or more families living independently of each other.

8.5.65 DWELLING, TWO-FAMILY: A detached dwelling designed to be occupied by two families living independently of each other.

8.5.70 DWELLING UNIT: One room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease on a weekly, monthly, or longer basis, and physically separated from any other rooms or dwelling units that may be in the same structure, and containing independent cooking and sleeping facilities.

Section 8.6 Words Beginning with "E"

8.6.40 ENGINEER: The engineer of the unit of government or the person designated by the governing body to serve in that capacity.

Section 8.7 Words Beginning with "F"

8.7.20 FAMILY: One or more persons occupying a single dwelling unit, provided that unless all members are related by blood or marriage, no such family shall contain over five persons, but further provided that domestic servants employed on the premises may be housed on the premises without being counted as a family or families.

8.7.35 FLOOD OR FLOODING: A general and temporary condition of partial or complete inundation of normally dry land areas from (1) the overflow of inland or tidal waters (2) the unusual and rapid accumulation or runoff of surface waters from any surface.

8.7.45 FLOOD HAZARD BOUNDARY MAP (FHBM): An official map of the community, issued by the Federal Insurance Administration, where the areas within the boundaries of special flood hazards have been designated as Zone A.

8.7.50 FLOOD HAZARD RATE MAP (FIRM): An official map of the community, on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

8.7.55 FLOOD INSURANCE STUDY: The official report provided by the Federal Insurance Administration. The report contains flood profiles, the water surface elevation of the base flood, as well as the Flood Hazard Boundary Floodway Map.

8.7.60 FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

8.7.70 FLOOR AREA: The total square feet of floor space within the outside dimensions of a building, including each floor level, halls, lobbies, stairways, elevator shafts, basement, and covered exterior balconies, but not including covered parking areas.

8.7.75 FLOOR AREA RATIO: The floor area on a lot divided by the area of the lot.

Section 8.8 Words Beginning with "G"

8.8.50 GOVERNING BODY: The governing body of the unit of government.

Section 8.9 Words Beginning with "H"

8.9.10 HABITABLE FLOOR: Any floor usable for living purposes, which includes working, sleeping, eating, cooking, recreation, or a combination thereof. A floor used for storage purposes only is not a "habitable floor."

8.9.20 HEALTH DEPARTMENT: The Rogers County Health Department.

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### 8.9 Words beginning with "H"

8.9.50 HOME OCCUPATION: An occupation conducted in a dwelling unit as a use accessory to the residential use of such unit, subject to Section 3.40. Home occupations include:

- beauty shops
- fine arts studios
- professional offices
- teaching of not more than four pupils simultaneously, or, in the case of musical instruction, or not more than one pupil at a time.

Home occupations do not include:

- barber shops
- commercial stables or kennels
- interior decorators' offices or workshops.

### Section 8.10 Words Beginning with "I"

8.10.10 I DISTRICT: A zoning district whose designation begins with the letter "I".

8.10.50 INDUSTRIAL DISTRICT: A zoning district whose designation begins with the letter "I".

8.10.60 INSPECTING OFFICER: The officer designated by the governing body to administer these regulations.

### Section 8.13 Words Beginning with "L"

8.13.30 LOCALITY: The area subject to the jurisdiction of the unit of government.

8.13.40 LOT: For the purposes of these regulations, a lot is a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street, and may consist of:

- (a) a single lot of record;
- (b) a portion of a lot of record;
- (c) a combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record;
- (d) a parcel of land described by metes and bounds;

provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of these regulations.

8.13.42 LOT AREA: The total area included within lot lines, measured on a horizontal plane, subject to Section 2.1.3 (c) for lots in A Districts.

8.13.44 LOT, CORNER: A lot which has at least two adjacent sides abutting for their full lengths on a street, provided that the interior angle at the intersection of such two sides is less than 135 degrees.

8.13.46 LOT DEPTH: The distance between the midpoints of (a) a straight line connecting the foremost points of the side lot lines and (b) a straight line connecting the rearmost points of the side lot lines.

8.13.48 LOT FRONTAGE: The length of a front lot line.

## 8.13 Words Beginning with "L"

8.13.50 LOT, INTERIOR: A lot other than a corner lot.

8.13.52 LOT LINES: The lines bounding a lot, as defined herein.

8.13.54 LOT LINE, FRONT: Any street line, provided that:  
 (a) in the case of a corner lot having street lines of unequal length, the shorter of such lines shall be deemed a front line and the longer of such lines shall be deemed a side lot line.

(b) in the case of a lot consisting of one end of a block and bounded on three sides by streets, the street line at the end of the block shall be deemed a side lot line, and the other two street lines shall be deemed front lot lines;

(c) in the case of a lot consisting of an entire block,  
 (1) if the sides are not of equal length, the longer sides shall be deemed front lot lines, and the shorter sides shall be deemed side lot lines;  
 (2) if the sides are of equal length, all sides shall be deemed to be front lot lines;

(d) in the case of a through lot, both street lines shall be deemed front lot lines.

8.13.56 LOT LINE, REAR: A lot line (other than a line designated elsewhere herein as a front lot line or a side lot line) which is opposite and most distant from a front lot line, except as follows:

(a) in the case of irregular, triangular, or gore-shaped lot: a line 10 feet long within the lot, parallel to and at the maximum distance from the front lot line;

(b) in the case of a through lot or part thereof at least 150 feet deep, bounded by two street lines and two other straight lines intersecting such street lines: a line midway between the street lines;

(c) in the cases of (1) portions of a through lot that cannot be bounded by two street lines and two other straight lines intersecting such street lines and (2) a lot bounded entirely by street lines: a line or lines, ordinarily at or near the midline of the block, determined by the Inspecting Officer after consideration of the existing platting pattern in the immediate vicinity of such lot.

8.13.58 LOT LINE, SIDE: A lot line other than a front lot line or a rear lot line.

8.13.60 LOT OF RECORD: A lot that is part of a subdivision recorded in the office of the County Clerk or a lot or parcel described by metes and bounds, the description of which has been so recorded.

8.13.62 LOT, THROUGH: A lot other than a corner lot abutting more than one street

8.13.64 LOT WIDTH: The distance between straight lines connecting front and rear lot lines at each side of the lot, measured across the rear of the required front yard, provided, however, that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than 80 percent of the required lot width, except in the case of any lot on the turn-around of a cul-de-sac, where the 80 percent requirement shall not apply.

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### Section 8.14 Words Beginning with "M"

8.14.10 MAJOR STREET OR HIGHWAY: A street so designated in the Comprehensive Plan.

8.14.20 MEAN SEA LEVEL: The average height of the sea for all stages of the tide.

8.14.40 MOBILE HOME: A modular unit built on a permanent chassis, with body width exceeding 8 feet or body length exceeding 32 feet, designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities. The term does not include recreational vehicles.

8.14.45 MOBILE HOME PARK: A lot under single ownership on which two or more mobile homes are occupied as residences, or that is designed and developed to provide sites for two or more mobile homes to be occupied as residences, except where occupied or intended to be occupied as accessory living quarters in a C, M, or I district.

8.14.47 MOBILE HOME PARK OR MOBILE HOME SUBDIVISION, EXISTING: A mobile home park or mobile home subdivision for which the construction of facilities for servicing the lot on which the mobile home is to be affixed (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed before the effective date of Section 2.10 hereof, July 13, 1978.

8.14.49 MOBILE HOME PARK OR MOBILE HOME SUBDIVISION, EXISTING, EXPANSION TO: The preparation of additional sites in such park or subdivision by the construction of facilities for servicing the lots on which the mobile home is to be affixed (including the installation of utilities, either final site grading or pouring of concrete pads, or the construction of streets).

8.14.51 MOBILE HOME PARK OR MOBILE HOME SUBDIVISION, NEW: A mobile home park or mobile home subdivision for which the construction of facilities for servicing the lot on which the mobile home is to be affixed (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed on or after the effective date of Section 2.10 hereon, July 13, 1978.

8.14.55 MOBILE HOME SUBDIVISION: A subdivision, as defined in the Subdivision Regulations, designed and intended primarily for sale of lots for residential occupancy by mobile homes.

8.14.60 MODULAR UNIT: A factory-fabricated, transportable building, designed to be used by itself or to be incorporated with similar units at a building site into a modular structure. The term is intended to apply to major assemblies and does not include the prefabricated panels, trusses, plumbing trees, and other prefabricated subelements that are to be incorporated into a structure at the site.

### Section 8.15 Words Beginning with "N"

8.15.50 NONCONFORMING STRUCTURE: A structure, or portion thereof, that was lawfully erected or altered and maintained, but which, because of the application of these regulations to it, no longer conforms to the regulations of the district in which it is located, as defined by these regulations.

8.15.55 NONCONFORMING USE: A use which was lawfully established and maintained but which, because of the application of these regulations to it, no longer conforms to the use regulations of the district in which it is located, as defined by these regulations.

Section 8.17 Words Beginning with "P"

8.17.10 PARKING SPACE, OFFSTREET: A parking space meeting the requirements of Section 3.75.

8.17.16 PERMIT, BUILDING: A permit issued by the Inspecting Officer under Section 7.2 or by the Board of Adjustment under Section 6.5.1.

8.17.16: PERMIT, BUILDING, FLOOD AREA: A building permit for development in an area of special flood hazard.

8.17.20: PERSON: An individual or a corporation, partnership, trust, or other association.

8.17.50: PLANNING COMMISSION: The Planning Commission of the unit of government.

Section 8.19 Words Beginning with "R"

8.19.10 R DISTRICT: A zoning district whose designation begins with the letter "R"

8.19.15 RM DISTRICT: A zoning district whose designation begins with the letters "RM", but not an RMT District.

8.19.17 RMT DISTRICT: A zoning district whose designation begins with the letters "RMT".

8.19.20 RS DISTRICT: A zoning district whose designation begins with the letters "RS", but not an RST District.

8.19.21 RST District: A zoning district whose designation begins with the letters "RST".

8.19.22 RECREATIONAL VEHICLE: A vehicle primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper, and motor home.

8.19.23 RECREATIONAL VEHICLE PARK: A tract of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

8.19.24 RECREATIONAL VEHICLE SITE: A plot of ground within a recreational vehicle park intended for the accommodation of a recreational vehicle, a tent, or other individual camping unit on a temporary basis.

8.19.25 RESIDENTIAL DISTRICT: A zoning district whose designation begins with the letter "R".

8.19.30 RESIDENTIAL USE: Any use numbered 111, 112, 113, 114, 115, 116, 121, 122, 123, 124, 125, 126, and 130 on Table #-1, Subsection 2.3.2, of these regulations.



## 8 DEFINITIONS

### 8.19 Words Beginning with "R"

8.19.40 RESTRICTIVENESS OF DISTRICTS: The "least restrictive contiguous residential district" is the district requiring the least lot area per dwelling unit.

with respect to  
these districts:

RS6 and RM6  
RM4 and RT  
RS and RST  
RM and RMT

the following district is  
the least restrictive:

RM6  
RT  
RST  
RMT

### Section 8.20 Words Beginning with "S"

8.20.10 SCRAP AND WASTE MATERIALS, WHOLESALE: Establishments engaged in assembling, breaking up, sorting, or distributing scrap and waste materials, including auto wrecking and junk establishments.

8.20.15 SIGNS: Any device designed to inform or attract the attention of persons not on the premises on which the sign is located, provided however that the following shall not be included in the application of the regulations herein:

- (a) flags and insignia of any government, except when displayed in connection with commercial promotion;
- (b) legal notices; identification, informational, or directional signs erected or required by governmental bodies;
- (c) integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights;
- (d) signs directing and guiding traffic and parking on private property, but bearing no advertising matter.

8.20.20 SIGN, ACCESSORY: A bulletin board, home occupation sign, identification sign, or real estate sign.

8.20.25 SIGN, ADVERTISING: See SIGN, OUTDOOR ADVERTISING.

8.20.26 SIGN, ANIMATED: A sign having visible moving parts or moving lights.

8.20.30 SIGN, IDENTIFICATION: An accessory sign whose content is limited to the name and/or occupation of the occupant of the premises or a permanent sign identifying a subdivision area or structure.

8.20.35 SIGN, NUMBER AND SURFACE AREA: For the purpose of determining number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements, or where there is reasonable doubt about the relationship of elements, each element shall be considered to be a single sign.

The surface area of a sign shall be computed as including the entire area within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing advertising matter shall not be included in computation of surface area.

8.20.40 SIGN, OUTDOOR ADVERTISING: A sign which directs attention to a business, commodity, service, or entertainment which is entirely or primarily conducted, sold, or offered elsewhere than on the lot on which the sign is located.

8.20.45 SIGN, REAL ESTATE: A temporary accessory sign advertising the sale, rental, or lease of the premises on which it is maintained or identifying architects, builders, contractors, financial institutions, or engineers during the period of construction of a structure on the premises.

8.20.48 STANDARD SUBDIVISION IMPROVEMENT SPECIFICATIONS: The standard subdivision improvement specifications of the unit of government.

8.20.49 START OF CONSTRUCTION: The first placement of permanent construction of a structure (other than a mobile home) on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not as part of the main structure. For a structure (other than a mobile home) without a basement or poured footings, the "start of construction" includes the first permanent framing or assembly of the structure or any part thereof on its piling or foundation. For mobile homes not within a mobile home park or mobile home subdivision, "start of construction" means the affixing of the mobile home to its permanent site. For mobile homes within mobile home parks or mobile home subdivisions, "start of construction" is the date on which the construction of facilities for servicing the site on which the mobile home is to be affixed (including, at a minimum, the construction of streets, either final site grading or the pouring of concrete pads, and installation of utilities) is completed. See also 8.14.55.

8.20.50 STREET: Any public or private right-of-way, highway, road, land square, court, or way set aside as a permanent right-of-way for street purposes, 30 feet or more in width if it existed at the time of the enactment of these regulations, and any public or private way 50 feet or more in width if created after the enactment of these regulations.

8.20.55 STREET, HALF: Any street platted 25 feet or more in width, where at the time of approval of the plat it is the intent of the governing body that said street dedication shall constitute only a part of the total street easement width.

8.20.60 STREET, INTERSECTING: Any street which joins another street at an angle, whether or not it crosses the other.

8.20.61 STREET LINE: A lot line separating a street from a lot.

8.20.65 STRUCTURE: Any thing constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences, billboards, and poster panels. In matters relating to areas of special flood hazard, the term means a walled and roofed building that is principally above ground, as well as a mobile home.

## 8 DEFINITIONS

### 8.20 Words Beginning with "S"

8.20.70 SUBDIVISION REGULATIONS: The subdivision regulations of the unit of government. See also 8.14.55.

8.20.80 SUBSTANTIAL IMPROVEMENT: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either, (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

### Section 8.21 Words Beginning with "T"

8.21.10 TERRITORIAL JURISDICTION: The area within the boundaries of the unit of government.

8.21.15 TOWNHOUSE: One of series of from three to ten attached dwelling units, separated from one another by continuous vertical party walls without openings from basement floor to roof.

8.21.20 TOWNHOUSE DEVELOPMENT: A tract of land on which there is built or is proposed to be built three or more townhouses, including the sites of the townhouses and all common spaces.

8.21.25 TOWNHOUSE, INDIVIDUAL LOT: A zoning lot on which there is built or is proposed to be built one townhouse.

### Section 8.22 Words Beginning with "U"

8.22.10 UNIT OF GOVERNMENT: The City of Catoosa, Oklahoma.

8.22.15 USED OR OCCUPIED: Used or occupied shall include the words intended, designed, or arranged to be used or occupied.

### Section 8.23 Words Beginning with "V"

8.23.10 VARIANCE: An adjustment in the application of the specific provisions of these regulations to a particular piece of property which property, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and zoning district and which adjustment remedies disparity in privileges. In matters relating to areas of special flood hazard, the term means a grant of relief to a person from the requirements of Section 2.10 when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this ordinance.

Section 8.26 Words Beginning with "Y"

8.26.10 YARD: An open space, unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the general ground level of the graded lot upward, except where it is otherwise specifically provided in these regulations that a structure or portion of a structure may be located in a portion of a required yard.

8.26.15 YARD, DEPTH OR WIDTH OF: In measuring a yard for the purpose of determining the width of the side yard, the depth of a front yard, or the depth of a rear yard, the shortest horizontal distance between the lot line and the main building shall be used.

8.26.20 YARD, FRONT: A yard extending along the full length of a front lot line.

8.26.25 YARD, REAR: A yard extending across the rear of the lot between inner side yard lines.

8.26.30 YARD, SIDE: A yard extending along a side lot line from the rear line of the front yard to the rear line of the lot.