

CHAPTER 1109
Definitions

1109.01 DEFINITIONS

For the purpose of this Zoning Ordinance, certain terms or words are herein defined, and the words and terms used herein shall be interpreted as follows:

- (a) The word "person" includes a firm, association, organization, partnership, trust, company, corporation or other legal entity, as well as an individual.
- (b) The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
- (c) The word "shall" is a mandatory requirement; the word "may" is a permissive requirement; and the word "should" is a preferred requirement.
- (d) The words "used" or "occupied" include the words "intended, designed, constructed, converted, altered or arranged to be used or occupied".
- (e) The word "lot" includes the words "plot" or "parcel".
- (f) Any word or term not defined herein shall be given a meaning found in Webster's Dictionary.
- (g) Definitions:
 - (1) Abut: To physically touch or border upon; or to share a common property line.
 - (2) Accessory Use or Structure: A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure. A guest house or accessory living quarters shall be considered an accessory use.
 - (3) Adaptive Re-Use: The development of a new use for an older building originally designed for a special or specific purpose.
 - (4) Adult Book Store: An establishment which derives twenty-five percent (25%) or more of its gross income from the sale and rental of, or utilizes twenty -five percent (25%) or more of its retail selling area for the display of, or both, books, magazines, other periodicals, films, tapes and cassettes, which materials have as their major or dominant theme matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas"; as defined hereafter.

- (a) Adult Cabaret: Means a nightclub, bar, restaurant or similar commercial establishment which regularly features person(s) who appear in a state of nudity, or live performances which are characterized by the exposure of specified anatomical areas or by specific sexual activities, as defined below.

For the purpose of this section, "specified anatomical areas" means:

- (1) Less than completely and opaquely covered:
 - a) Human genitals, pubic region;
 - b) Buttock; and
 - c) Female breast with less than a fully opaque covering of any part of the nipple.
- (2) Human genitals in a discernable turgid state, even if completely and opaquely covered.

And, "specified sexual activities" means:

- (1) Human genitals in a state of sexual stimulation or arousal;
 - (2) Acts or simulation of acts of human masturbation, sexual intercourse or sodomy; bondage, sadomasochism or bestiality;
 - (3) Fondling or other erotic touching of human genitals, pubic region, buttock or female breast. (Ord. 1994-32. Passed 4/20/94.)
- (5) Adult Motion Picture Theater: An enclosed motion picture theater or motion picture drive-in theater which derives twenty-five percent (25%) or more of its gross income from the showing of, or utilizes twenty-five percent (25%) or more of its total viewing time for the presentation of, or both, materials for observation by its patrons which have as their major or dominant theme matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" as defined hereafter.
- (6) Agriculture: The use of land for farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for parking, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities and provided further that the above uses shall not include the commercial feeding of garbage or offal to swine or other animals.
- (7) Airport: Any runway, land area or other facility designed, used either publicly or privately by any person for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings and open spaces.
- (8) Aisle: The travelled way by which cars enter and depart parking spaces.
- (9) Alley See Thoroughfare.

- (10) Alterations, Structural: Any change in the supporting members of a building such as bearing walls, columns, beams or girders.
- (11) Annexation: The incorporation of a land area into an existing community with a resulting change in the boundaries of that community.
- (12) Apartment: See Dwelling, Multifamily.
- (13) Automotive Repair: The repair, re-building, or reconditioning of motor vehicles or parts thereof, including collision service, painting, and steam cleaning of vehicles.
- (14) Automotive, Mobile Home, Trailer and Farm Implement Sales: The sale or rental of new and used motor vehicles, mobile homes, trailers, or farm implements, but not including repair work except incidental warranty repair of same to be displayed and sold on the premises.
- (15) Automotive Wrecking: The dismantling or wrecking of used motor vehicles, mobile homes, trailers or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.
- (16) Auto Wash or Automobile Laundry: A building or portion thereof containing facilities for washing more than two (2) automobiles, or using production-line methods with a chain conveyor, blower, steam cleaning device or other mechanical device and which may include on the same site the fueling of automobiles when such fueling is ancillary and preliminary to the principal function of washing vehicles.
- (17) Awning: Any structure made of cloth or metal with a frame attached to a building and projecting over a sidewalk, when the same is so erected as to permit its being raised to a position flat against the building when not in use.
- (18) Basement: A story all or partly underground but having at least one-half of its height below the average level of the adjoining ground. A basement shall not be counted as a story for the purpose of height regulations.
- (18.2) Bed & Breakfast - A detached, single family structure wherein only lodging and breakfast are provided to transient guests for compensation. A "bed and breakfast" does not include such uses as rooming and boarding houses, hotels, motels, dormitories or temporary shelters as otherwise regulated in this code. (1993-86, 11/17/93)
- (19) Billboard: See Outdoor Advertising Sign.
- (20) Board: The Board of Zoning Appeals of the City as created by this Zoning Ordinance.

- (21) Boarding House, Rooming House, Lodging House, or Dormitory: A building or part thereof, other than a hotel, motel, or restaurant where meals and/or lodging are provided for compensation, for not less than three (3) nor more than twenty (20) unrelated persons. These uses shall also be characterized by the joint use by inhabitants of one or more of the following:
- (a) Kitchen Area
 - (b) Dining Area
 - (c) Restroom/Bath
- (Ord. 2002-90. Passed Sept. 18, 2002)
- (22) Building: Any structure designed or for the support, enclosure, shelter, or protection of persons, animals, chattels or property.
- (23) Building, Accessory: A subordinate building detached from, but located on the same lot as the principal building, the use of which is incidental and accessory to that of the main building or use.
- (24) Building Height: The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs.
- (25) Building Line: See Setback Line.
- (26) Building, Principal: The building in which is conducted the main or principal use of the lot on which said building is situated.
- (27) Building Sign: A sign which identifies the business or profession conducted or the principal products sold upon the premises.
- (28) Business, Convenience: Commercial establishments which cater to and can be located in close proximity to or within residential districts without creating undue vehicular congestion, excessive noise, or other objectionable influences. Convenience uses include, but need not be limited to drug stores, beauty salons, barber shops, carry-outs, dry cleaning and laundry pick-up facilities, and grocery stores. Uses in this classification tend to serve a day to day need in the neighborhood.
- (29) Business, General: Commercial uses which generally require locations on or near major thoroughfares and/or their intersections, and which tend, in addition to serving day to day needs of the community, also supply the more durable and permanent needs of the whole community. General business uses include, but need not be limited to such activities as supermarkets; stores that sell hardware, apparel, footwear, appliances and furniture; department stores, and discount stores.

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- (30) Business, Highway: Commercial uses which generally require locations on or near major thoroughfares and/or their intersections, and which tend to serve the motoring public. Highway business uses include but need not be limited to such activities as filling stations; truck and auto sales and service; restaurants and motels; and commercial recreation.
- (31) Business, Office Type: Quasi-commercial uses which may often be transitional between retail businesses and/or manufacturing, and residential uses. Office business generally accommodates such occupations as administrative, executive, professional, accounting, writing, clerical, stenographic, and drafting. Institutional offices of a charitable, philanthropic, religious or educational nature are also included in this classification.
- (32) Business, Service: Any profit-making activity which renders services primarily to other commercial or industrial enterprises, or which services and repairs appliances and machines used in homes and businesses.
- (33) Business, Wholesale: Business establishments that generally sell commodities in large quantities or by the piece to retailers, jobbers, other wholesale establishments, or manufacturing establishments. The commodities are basically for further resale, for use in the fabrication of a product, or for use by a business service.
- (34) Canopy: Any structure, other than an awning, made of cloth or metal with frames attached to a building, projecting over a sidewalk.
- (35) Carport: A covered automobile parking space not completely enclosed by walls or doors. A carport shall be subject to all the provisions prescribed in these regulations for a private garage.
- (36) Cemetery: Land used or intended to be used for the burial of the animal or human dead and dedicated for cemetery purposes, including crematories, mausoleums, and mortuaries if operated in connection with and within the boundaries of such cemetery.
- (37) Centralized Sewer System: A system where individual lots are connected to a common sewerage system whether publicly or privately owned and operated.
- (38) Centralized Water System: A system where individual lots are connected to a common water distribution system whether publicly or privately owned and operated.

- (39) Change of Use: Any use which substantially differs from the previous use of a building or land. See Section 1111.03(b).
- (40) Channel: A natural or artificial watercourse of perceptible extent, with bed and banks to confine and conduct continuously or periodically flowing water.
- (40.1) Child Day Care Center: Any place, other than a dwelling unit, in which child day care is provided for seven (7) or more children at one time. All such facilities are to adhere to any and all requirements as set forth by the State of Ohio. (Ord. 1996-45. Passed 7-10-96.)
- (41) Clinic: A place used for the care, diagnosis and treatment of sick, ailing, infirm or injured persons, and those who are in need of medical and surgical attention, but who are provided with board, room or kept overnight on the premises.
- (42) Club: A building or portion thereof or premises owned or operated by a person for social, literary, political, educational or recreational purpose primarily for the exclusive use of members and their guests.
- (43) Commercial Entertainment Facilities: A facility for any profit making activity which is generally related to the entertainment field, such as motion picture theaters, carnivals, nightclubs, cocktail lounges and similar entertainment activities.
- (44) Commission: The City Planning Commission.
- (45) Comprehensive Development Plan: A plan, or any portion thereto, adopted by the Planning Commission and/or the legislative authority of the City of Kent, showing the general location and extent of present and proposed physical facilities including housing, industrial and commercial uses, major streets, parks, schools and other community facilities. This plan establishes the goals, objectives, and policies of the community.
- (46) Conditional Use: A use permitted within a district other than a principally permitted use, requiring a Conditional Use Permit and approval of the Commission.
- (47) Conditional Use Permit: A permit issued by the Zoning Inspector upon approval by the Commission to allow a use other than a principally permitted use to be established within the district.
- (48) Condominium: The land together with all buildings, improvements, and structures

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thereon, all easements, rights and appurtenances belonging thereto, and all articles of personal property which have been submitted to the provisions of Ohio R.C. Chapter 5311.

- (49) Convalescent Home: A "rest home" or "boarding home" for the aged or mentally or physically infirmed, conducted within any abode, building, institutional residence, or home used for the reception and care, for a consideration of three or more persons, who by reason of age or mental or physical infirmities, are not capable of properly caring for themselves or who are sixty-five (65) years of age or upwards, and for which a license has been issued by the Department of Public Welfare of the State of Ohio.
- (50) Council: The Kent City Council.
- (51) Court: An open, unoccupied and unobstructed space other than a yard on the same lot with a building or group of buildings.
- (51.1) Crematory: A place used to dispose of human remains through the use of a pathological retort or incinerator. A crematory may provide room for the private viewing of the cremation by members of the deceased's family but may not be used to conduct public or private funeral services. (Ord. 1996-36. Passed May 8, 1996)
- (52) Cul-de-Sac: See Thoroughfare.
- (53) Dead-End Street: See Thoroughfare.
- (54) Density: A unit of measurement; the number of dwelling units per acre of land.
 - (a) Gross Density - The number of dwelling units per acre of the total land to be developed.
 - (b) Net Density - The number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.
- (54.1) Development Engineer: Shall be a licensed professional engineer designated by the Community Development Director to be responsible for performance of all engineering and inspection services as may be assigned by the Community Development Director. (Ord. 1991-53. Passed 8-7-91.)
- (54.2) Director of Community Development: The Director of the Community Development Department or any employee of that department designated by the Director to perform the duties under this chapter.

- (55) Discarded Motor Vehicle: Any inoperable motor-propelled vehicle or accessory to the same, which is in the process of being wrecked, dismantled or stored and which does not have a license thereon which is valid or was valid not more than six (6) months previous.
- (56) District, Zoning: A section or sections of the incorporated territory of the City of Kent for which the regulations governing the use of buildings and premises, or the height and area of buildings are uniform.
- (57) Duplex: See Dwelling, Two-Family.
- (58) Dwelling: Any building, or portion thereof, which is designed or used primarily for residence purposes, including one-family, two-family and multifamily but not including hotels, motels, boarding houses, lodging houses and tourist dwellings. An attached garage for purposes of determining the front, side and rear yards shall be considered a part of the dwelling.
- (59) Dwelling, Single Family, Attached: Single family dwelling units, not more than three (3) in any one building, which are physically attached, one to another, by a combination of common or adjoining vertical walls or floors which have individual heating and plumbing systems.
- (60) Dwelling, Single Family, Unattached: Single family dwellings not described by the definition of single-family attached dwellings; the term "single family dwelling" where it appears in this Zoning Ordinance shall be synonymous with a single family unattached dwelling.
- (61) Dwelling, Two Family: A building consisting of two (2) dwelling units which may be either attached side by side or one above the other, and each unit having a separate or combined entrance or entrances.
- a) Each dwelling unit may only house one family. (Ord. 2002-90. Passed Sept. 18, 2002)
- (62) Dwelling, Multifamily: A building consisting of three (3) or more dwelling units, including condominiums, with varying arrangements of entrances and party walls. Individual kitchen, dining and restroom/bathing facilities shall be provided in each separate dwelling unit. Multifamily housing may include public housing and industrialized units.
- a) Each dwelling unit may only house one family. (Ord. 2002-90. Passed Sept. 18, 2002)
- (63) Dwelling, Group: A group of single family, two family or multifamily dwellings, or their combination, located on one lot and around a common court or courts.
- (64) Dwelling, Industrialized Unit: An assembly of materials or products comprising all or part of a total structure which, when constructed, is self-sufficient or substantially

self-sufficient, and when installed constitutes a dwelling unit, except for necessary preparations for its placement.

- (65) Dwelling, Mobile Home: A detached dwelling unit designed to be repeatedly transported on highways, and when arriving at the site for placement involving only minor and incidental unpacking, assembling, and connection operations; but which involves no substantial reconstruction which would render the unit unfit as a conveyance on the highway. The unit shall be considered as real property if such reconstruction is undertaken.
- (66) Dwelling Unit: Any room or group of rooms located within a dwelling and forming a single habitable unit with facilities that are used or intended to be used for living, sleeping, cooking and eating by a family. (Ord. 2002-90. Passed 9-18-02)
- (67) Easement: Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his/her property.
- (68) Essential Services: The erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, of underground gas, electric, steam or water transmission or distribution systems, collection, communication, supply or disposal systems or sites, including poles, wires, mains, drains, sewers, pipes, traffic signals, hydrants, or other similar equipment and accessories in connection therewith which are reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.
- (69) Existing Use: The legal use of a lot or structure at the time of the enactment of a zoning ordinance.
- (70) Family:
- (a) One or more persons related by blood, adoption or marriage, living together as a single housekeeping unit, exclusive of household servants, shall be deemed to constitute a family.
 - (b) A number of persons but not exceeding two (2) living together as a single housekeeping unit though not related by blood, adoption or marriage shall be deemed to constitute a family.
- (71) Family Care Home: A residential care facility, licensed by the State of Ohio, provides room and board, and personal care and supervision for at least two (2) but not more than eight (8), aged, mentally retarded or developmentally disabled persons who are able to be integrated into a family type setting.
- (72) Fence: A barrier constructed so as to contain or enclose an area as a protective measure.

- (73) Floor Area of a Residential Building: The sum of the gross horizontal area of the several floors of a residential building, excluding basement floor areas not devoted to residential use, but including the area of roofed porches and roofed terraces. All dimensions shall be measured between interior faces of walls.
- (74) Floor Area Ratio: A mathematical expression determined by dividing the total floor area of a building by the area of the lot on which it is located.
- (75) Floor Area, Usable: Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.
- (76) Food Processing: The preparation, storage or processing of food products. Examples of these include bakeries, dairies, canneries and other similar businesses.
- (77) Frontage: All the property on one side of a street adjacent to and contiguous with the line of a street.
- (77.1) Funeral Home: A place used to prepare for burial or disposition of dead human bodies and where funerals or similar services are conducted. Cremations may not be conducted in a Funeral Home. (Ord. 1996-36. Passed May 8, 1996)
- (78) Garages, Private: A detached accessory building or portion of a principal building for the parking or temporary storage of automobiles, travel trailers and/or boats of the occupants of the premises and wherein:
- (a) Not more than one space is rented for parking to persons not resident on the premises;

- (b) No more than two (2) commercial vehicles per dwelling unit are parked or stored; and
 - (c) The commercial vehicle permitted does not exceed two (2) tons capacity.
- (79) Garage, Public: A principal or accessory building other than a private garage, used for parking or temporary storage of passenger automobiles, and in which no vehicle service shall be provided for remuneration.
- (80) Garage, Auto Service Shop: A building or portion which repairs are made to motor vehicles and in which there is no painting of cars or body and fender work done.

- (81) Garden Apartment: A group of buildings not more than two and one-half (2 1/2) stories in height, each building containing not more than eight (8) dwelling units.
- (82) Gasoline Service Station: Buildings and premises where gasoline, oil, grease, batteries, tires and motor vehicle accessories may be supplied and dispensed at retail, and where, in addition, the following services may be rendered and sales made:
- (a) Sales and service of spark plugs, batteries and distributor parts;
 - (b) Tire servicing and repair, but not recapping or regrooving;
 - (c) Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and blades, grease retainers, wheel bearings, mirrors and the like;
 - (d) Radiator cleaning and flushing;
 - (e) Washing, polishing, and sale of washing and polishing materials;
 - (f) Greasing and lubrication;
 - (g) Providing and repairing fuel pumps, oil pumps and lines;
 - (h) Minor servicing and repair of carburetors;
 - (i) Adjusting and repairing brakes;
 - (j) Minor motor adjustment not involving removal of the head on crank-case or racing the motor;
 - (k) Sales of cold drinks, packaged food, tobacco and similar convenience goods for service station customers, as accessory and incidental to principal operations;
 - (l) Provisions of road maps and other informational material to customers, provision of restroom facilities, and
 - (m) Warranty maintenance and safety inspections.

Uses permissible as a filling station do not include major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition, or other work involving noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in filling stations. A filling station is not a repair garage nor a body shop.

- (83) Grade, Finished: For buildings abutting one street only, the elevation of the sidewalk at the center of the wall facing the street (or the elevation of the center line of the street where no sidewalk exists); for buildings having walls facing more than one street, the average elevation of the sidewalk at the centers of all walls facing the streets; for buildings having no walls facing the street, the average level of the finished surface of the ground adjacent to the exterior walls of the buildings. Any wall approximately parallel to a street line is to be considered as facing the street.
- (84) Grade, Natural: The elevation of the undisturbed natural surface of the ground prior to any excavation or fill.
- (85) Gross Acre: Land area, measured on the horizontal plane, and including land occupied by all natural and man-made features of the landscape.
- (86) Group Home: A state or county licensed or state certified home that provides residential care and supervision for individuals who are unrelated to the resident house parents for supervisors, and who are the elderly; abused, neglected, dependent or unruly children; or juvenile offenders as defined herein or who are developmentally disabled, mentally retarded, mentally ill or physically handicapped. (See also Chapter 1175).(Ord. 1993-85. Passed 11-17-93.)
- (87) Guest House or Accessory Living Quarters: Living quarters located on the second floor of a private garage for the use of persons.
- (88) Highway Director: The director of the Ohio Department of Highways.
- (89) Historic District: A designated district or zone within which the buildings, structures, appurtenances and places are of importance because of their association with history or because of their unique architectural style.
- (90) Home Occupation: An occupation conducted in a dwelling unit, provided that:
- (a) No more than one person other than members of the family residing on the premises shall be engaged in such occupation;

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- (b) The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent (25%) of the floor area of the dwelling unit shall be used in the conduct of the home occupation;
 - (c) There shall be no change in the outside appearance of the building or premises, or other visible signs of the conduct of such home occupation other than one sign, not exceeding one square foot in area, non-illuminated and mounted flat against the wall of the principal building;
 - (d) No home occupation shall be conducted in any accessory building;
 - (e) No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this ordinance, and shall not be located in a required front yard; and
 - (f) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single family residence, or outside the dwelling unit if conducted in other than a single family residence.
In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
- (91) Hospital: Any building or other structure containing beds for at least four (4) patients and devoted to medical diagnosis, treatment or other care of human ailments.
- (92) Hotel or Motel and Apartment Hotel: A building in which lodging and/or boarding is provided and offered to the public for compensation. As such, it is open to the public in contradistinction to a boarding, rooming or lodging house, or dormitory which is herein separately defined.
- (93) Industrial Park: A large tract of land that has been planned, developed and operated as an integrated facility for a number of individual industrial uses.
- (94) Institution:
- (a) Human Care: Buildings and/or land designed to aid individuals in need of mental, therapeutic and rehabilitative counseling.
 - (b) Educational/Religious, Charitable: Buildings and/or land designed to aid individuals in educational, religious, charitable or other such pursuits.

- (95) Junk Buildings, Junk Shops and Junk Yards: Any area of more than seventy- five (75) square feet of any land, building, or structure, whether for private and/or commercial purposes, where waste, discarded or salvaged materials such as scrap metals, used building materials, used lumber, used glass, discarded motor vehicles, paper, rags, rubber, cordage, barrels, etc. are sold, stored, bought, exchanged, baled, packed, sorted, disassembled, dismantled or handled.
- (96) Kennel or Cattery: Any lot or premises on which four (4) or more domesticated animals more than four (4) months of age are housed, groomed, bred, boarded, trained, or sold and which offers provisions for minor medical treatment.
- (97) Land: Ground, soil, or earth including structures on, above or below the surface.
- (98) Land Use and Thoroughfare Plan: See Comprehensive Development Plan.
- (98.1) Limited Home Business: A business conducted in a dwelling unit provided that:
- (a) No one other than family members residing on the premises shall be engaged in such home business activity.
 - (b) The use of the dwelling unit for a Limited Home Business shall be clearly incidental and subordinate to its use as residential dwelling.
 - (c) There shall be no change in the outside appearance of the building or premises indicating that home business activity is taking place.
 - (d) There shall be no signage advertising the business activity.
 - (e) No home business activity shall be conducted in an accessory building, nor shall there be any storage equipment relating to any business on the premises.
 - (f) No traffic shall be generated in greater volume than what is currently evident in the residential neighborhood. No clients shall come to the residence to conduct business.
(Ord. 1996-55. Passed 8-14-96.)
- (99) Loading Space, Off-Street: Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space. All off-street loading spaces shall be located totally outside of any street or alley right-of-way.
- (100) Location Map: See Vicinity Map.

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- (101) Lodging House: A building where lodging only is provided for compensation for three (3) or more, but not more than twenty (20) persons.
- (102) Lot: For the purpose of this Ordinance, a lot is a parcel of land of 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 improved 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.
- (103) Lot Coverage: The ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage.
- (104) Lot Frontage: The front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under "Yards" in this section.
- (105) Lot Lines: The property lines defining the limits of a lot.
- (106) Lot Line, Front: The line separating a lot from the street on which the lot fronts.
- (107) Lot Line, Rear: The lot line opposite and most distant from the front lot line.
- (108) Lot Line, Side: Any lot line other than a front or rear lot line: a side lot line separating a lot from a street is called a side street lot line; a side lot line separating a lot from another lot or lots is called an interior side lot line.
- (109) Lot, Minimum Area of: The smallest lot area established by the zoning ordinance on which a use or structure may be located in a particular district.
- (110) Lot Measurements: A lot shall be measured as follows:
- (a) Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in the front and the rearmost points of the side lot lines in the rear.

- (b) Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the building setback line, provided, however, that the width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80) percent of the required lot width.
- (111) Lot of Record: A lot which is part of a subdivision recorded in the office of the county recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.
- (112) Lot Types: Terminology used in this ordinance with reference to corner lots, interior lots and through lots is as follows:
- (a) Corner Lot: A lot located at the intersection of two (2) or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of a lot meet at an interior angle of less than 135 degrees.
 - (b) Interior Lot: A lot other than a corner lot with only one frontage on a street.
 - (c) Through Lot: A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as a double frontage lot.
 - (d) Reversed Frontage Lot: A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.
- (113) Major Thoroughfare Plan: The comprehensive plan adopted by the City indicating the general location recommended for arterial, collector, and local thorough-fares within the corporate limits of the City and/or unincorporated areas within three (3) miles thereof.
- (114) Maintenance and Storage Facilities: Land, buildings and structures devoted primarily to the maintenance and storage of equipment and materials.
- (115) Manufacturing: Establishments engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of component parts, the manufacturing of products and the blending of materials such as lubricating oils, plastics, resin or liquors.

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- (116) Manufacturing, Heavy: Manufacturing, processing, assembling, storing, testing and similar industrial uses which are generally major operations and extensive in character; require large sites, open storage and service areas, extensive services and facilities, ready access to regional transportation; and normally generate some nuisances such as smoke, noise, vibration, dust, glare, air pollution and water pollution, but not beyond the zoning district boundary.
- (117) Manufacturing, Light: Manufacturing or other industrial uses which are controlled operations; relatively clean, quiet and free of objectionable or hazardous elements such as smoke, noise, odor, or dust; operating and storing within enclosed structures; and generating little industrial traffic and no nuisances.
- (118) Manufacturing, Extractive: Any mining, processing, storing, separating, cleaning or marketing of any mineral natural resource, excluding gas and oil.
- (119) Marquee: Any hood or awning of permanent construction protecting from the wall of a building above an entrance and extending over a street or sidewalk, or portion thereof.
- (120) Mobile Home: See Dwelling, Mobile Home.
- (121) Mobile Home Park: Any site or tract of land upon which three (3) or more mobile homes used for habitation are parked, either free of charge or for revenue purposes; including any roadway, building, structure, vehicle or enclosure used or intended for use as a part of the facilities of such park.
- (122) Modular Homes: See Dwelling, Mobile Home.
- (123) Motel: See Hotel.
- (124) Multiphase Development: A development project that is constructed in stages, each stage being capable of existing independently of the others.
- (125) Nonconforming Lot: A lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of the current zoning ordinance but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.
- (126) Nonconforming Sign: Any sign lawfully existing on the effective date of the current zoning ordinance or amendment thereto, which renders such sign nonconforming because it does not conform to all the standards and regulations of the adopted or amended ordinance.

- (127) Nonconforming Structure: A structure or building the size, dimensions or location of which was lawful prior to the adoption, revision or amendment to the current zoning ordinance but which fails by reason of adoption, revision or amendment, to conform to the present requirements of the zoning district.
- (128) Nonconforming Use: The use of a building, structure or parcel of land existing at the time of enactment of this zoning ordinance or any amendments thereto, and which does not conform to the regulations of the district or zone in which it is situated.
- (128.1) Nudity or State of Nudity: Means the quality or state of being naked. The appearance of a human bare, unclothed buttock, anus, male genitals, female genitals, or female breasts. The showing of a) the female or male genitals, pubic area, or buttocks with less than a fully opaque covering, or b) the female breast with less than a fully opaque covering of any part of the nipple. (Ord. 1994-32. Passed 4/20/94)
- (129) Nursery - Nursing Home: A home or facility for the care of persons requiring extended special care.
- (130) Nursery - Plant Materials: Land, building, structure or combination thereof for the storage, cultivation, transplanting of live trees, shrubs, or offered for retail sale on the premises including products used for gardening or landscaping.
- (131) Occupancy: The residing of an individual(s) overnight in a dwelling unit, or the installation, storage or use of equipment, merchandise or machinery on the premises or in any public, commercial or industrial building. (Ord. 1985-26. Passed 5-15-85.)
- (131.1) Open Air Market: A periodic market, held out of doors, in an open area or vacant lot where groups of individual sellers offer goods for sale to the public. (Ord. 1986-11. Passed 3-5-86.)
- (132) Usable Open Space: The required portion of a lot excluding the required front yard area which is unoccupied by principal or accessory buildings and available to all occupants of the building for use for recreational and other leisure activities normally carried on outdoors. The area should be unobstructed to the sky and not include any driveways or off-street parking and loading areas. The aforementioned space is subject to the following guidelines:
- A. Minimum Requirement - Thirty percent (30%) of lot size to be used as open space.
 - B. Accessibility - The designated area shall be proximate to the dwelling unit(s) and be linked to the dwelling unit(s) by a continuous access path. The Planning Commission shall determine adequacy based on site and project design characteristics. The area shall be at least twenty feet from all first story dwelling unit windows.

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- C. Configuration - Usable open space area shall have a least dimension of fifty feet, an average dimension of 100 feet, and a minimum area of 10,000 square feet.
- D. Natural Features - Site characteristics of natural significance which may offer aesthetic or ecological value (for example, stands of old trees or wetlands) may substitute for traditional usable open space; the application of this guideline is subject to the judgment of the Planning Commission.
- E. Acceptable Water Body Surfaces -Up to twenty percent (20%) of retention ponds may substitute for usable open space, and up to sixty percent (60%) of natural ponds may substitute. The Planning Commission has the ability to determine that retention basins may account for more than twenty percent (20%) if the basin design potentially offers some recreational utility (for example, volleyball court).
- F. Balconies and Decks - Fifty percent (50%) of the area of balconies at least four feet six inches wide, decks at least ten feet wide, and roof areas which are improved for and suitable as recreational areas may be counted as usable open space.
- G. Obscuring Fences and Walls - Side and rear yards abutting lot lines which have obscuring fences or walls at least five feet high between the open spaces and adjacent property lines may also be counted as usable open space.
- H. Recreational Facilities - The Planning Commission may determine that certain recreational facilities can substitute as open space. The substitution shall be approved provided that the facility is planned and built according to certain standards. For example, a volleyball court's dimensions shall meet those required by a national volleyball court authority.
- I. Steep Slopes - Slopes over fifteen percent (15%) may account for only ten percent (10%) of usable open space requirements.
- J. Exceptions to Standards - The Planning Commission may permit minor deviations from open space standards when it can be determined that:
1. The objectives underlying these standards can- be met without strict adherence to them; and/or
 2. Because of peculiarities in the tract of land or facilities proposed, it would be unreasonable to require strict adherence to these standards.

If a developer applies for a variance that substantially reduces the required usable open space for a project, in addition to showing compliance with subsection (132)J. hereof, the developer shall be required to notify all property owners adjacent to and abutting the proposed project, as is required under Section 1115.10, prior to a hearing on the application. Substantial variances shall be defined, for purposes of this section, to mean a request of more than a ten percent (10%) reduction of the required usable open space for any given project. (Ord. 1992-02. Passed 1-15-92.)

- (133) Outdoor Advertising Sign: A fixed or portable appliance, structure, or surface, including the supporting structure made necessary thereby, which is, or is to be erected upon the ground, or wall of a building, or above the roof of a building, and which is used, erected, intended and/or designed to be used for the public display of posters, painted displays, electrical displays, pictures or other pictorial or reading matter, for the benefit of a person, organization, business or cause located or not residing on the lot or in the building or on a lot adjoining the lot or building where such appliance, structure or surface is or is to be located. An outdoor advertising sign shall include any card, cloth, paper, metal, painted glass, wood, plaster, stone or other sign of any kind or character whatsoever, placed for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever. The term "placed" as used in the definition of "outdoor advertising sign" and "outdoor advertising structure" shall include erecting, constructing, posting, painting, printing, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing or making visible in any manner whatsoever.
- (134) Parking Lot. Commercial: An off-street, ground level area, surfaced and improved, for the temporary storage of motor vehicles, with the control of access to such an area being operated as a profit-making activity by the property owner or an agent for the property owner. (Ord. 1992-44. Passed 6-17-92.)
- (135) Performance or Surety Bond: An agreement by a subdivider or developer with the City for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the subdivider's agreement.
- (136) Personal Services: Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch repair, barber shops, beauty parlors and similar activities but excluding massage parlors, adult book stores and other adult entertainment services.
- (137) Principal Use: The primary or predominant use of any lot.

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- (138) Professional Activities: The use of offices and related spaces for such professional services as are provided by medical practitioners, lawyers, architects, engineers and similar professions.
- (139) Public Utility: Any person, firm, corporation, governmental agency or board fully authorized to furnish and furnishing to the public, electricity, gas, steam, telephone, telegraph, transportation, water or any other similar public utilities.
- (140) Public Service Facility: The erection, construction, alteration, operation or maintenance of buildings, power plants, or substations, water treatment plants or pumping stations, sewage disposal or pumping plants and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electric, gas, rail transport, communication, public water and sewage services.
- (141) Public Uses: Public parks, schools and administrative and cultural structures not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.
- (142) Public Way: An alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, land, parkway, right-of-way, road, sidewalk, street, subway, tunnel, viaduct, walk or other ways in which the general public or a public entity have a right, or which are dedicated, whether improved or not.
- (143) Quasipublic Use: Churches, Sunday schools, parochial schools, colleges, hospitals and other facilities of an educational, religious, charitable, philanthropic or non-profit nature.
- (144) Recreation, Camp: An area of land on which two (2) or more travel trailers, campers, tents or other similar temporary recreational structures are accommodated with or without charge, including any building structure or fixture of equipment that is used or intended to be used in connection with providing such accommodations.
- (145) Recreation Facilities: Public or private facilities that may be classified as either "extensive" or "intensive" depending upon the scope of services offered and the extent of use. Extensive facilities generally require and utilize considerable areas of land and include, but need not be limited to hunting, fishing, riding clubs and parks. Intensive facilities generally require less land (used more intensively) and include but need not be limited to miniature golf courses, amusement parks, stadiums and bowling alleys.
- (146) Recycling Center: A building in which recyclable materials are processed for sale; materials are collected in closed containers.

- (147) Recyclable Materials: Any material which can be converted into a raw material for use in a manufacturing process. Recyclable materials include but are not limited to glass, metal and plastic containers and paper products.
- (148) Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition, for human habitation or use.
- (149) Research Activities: Research, development and testing related to such fields as chemical, pharmaceutical, medical, electrical, transportation and engineering. All research, testing and development, whether conducted within or outside of buildings shall create no noise, smoke, glare, vibration or odor which can be detected outside of the buildings or property line.
- (150) Restoration: The replication or reconstruction of a building's original architectural features.
- (151) Right-of-Way:
- (a) A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary or storm sewer and other similar uses;
 - (b) Generally, the right of one to pass over the property of another.
- (152) Roadside Stand: A removable structure used or intended to be used solely by the owner or the tenant of a property on which it is located for the sale of seasonable agricultural products produced on the premises and to be removed and stored back of the building line on the property at the conclusion of the seasonal sales.
- (153) Row House: See Town House.
- (154) Satellite Signal Reception Device: A structure or combination of structures specifically designed to receive television broadcasts or other signals relayed by microwave signals from earth-orbiting communication satellites. Such structures shall be considered as accessory structures for the purpose of regulation in this ordinance and amendments hereto.
- (154.1) Sale or transfer: To convey any interest in real property except by lease, mortgage, or lien foreclosure. The sale or transfer shall be deemed to occur upon the transfer of title, the execution of a land contract, or the exercise of an option to purchase realty.
- (155) Screening Strip: A strip of land to be used as a planting strip on which shall be placed evergreen, hedge, shrubbery or other planting materials maintained in a neat and orderly manner.

- (156) Seat: For the purposes of determining the number of off-street parking spaces for certain uses, the number of seats is the number of seating units installed or indicated, or each twenty-four (24) lineal inches of benches, pews or space for loose chairs.
- (157) Setback Line: A line established by the subdivision regulations and/or zoning ordinance generally parallel with and measured from the lot line, defining the limits of a yard in which no building, other than accessory building, or structure may be located above ground, except as may be provided in said codes. (See Yards).
- (158) Sewers, Central or Group: An approved sewage disposal system which provides a collection network and disposal system and central sewage treatment facility for a single development, community or region.
- (159) Sewers, On-Site: A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.
- (160) Sidewalk: That portion of the road right-of-way outside the roadway which is improved for the use of pedestrian traffic. See "Walkway".
- (161) Sign: Any structure, or natural object such as a tree, rock, bush and the ground itself, or part thereof, or device attached thereto or painted or represented thereon, which is used to attract attention to any object, product, place, activity, person, institution, organization or business, or which displays or includes any letter, word, banner, flag, pennant, insignia, device, direction or advertisement. For the purpose of these regulations the word "sign" does not include the flag, pennant, badge or insignia of any government or govern-mental agency, or of any charitable, religious, educational or similar organization.
- (a) "Temporary sign" means a sign intended to be displayed for a maximum

period of 30 consecutive days and up to a maximum of 90 days annually and not permanently attached to a building or the ground. (Ord. 1998-32. Passed 5/6/98)

- (b) "Window sign" means any sign which is affixed to, painted on, or placed inside a window so as to be read or viewed from the outside. The glass or clear plastic portion of an exterior door shall be considered a window for purposes of this definition.(Ord. 1998-32. Passed 5/6/98)
- (c) Sign, Advertising: A sign which directs attention to a business, profession, commodity or entertainment conducted, sold, or offered elsewhere than upon the same lot.
- (d) Sign, Business: A sign which directs attention to a business, profession, commodity or entertainment conducted, sold or offered upon the same lot.

- (e) Sign, Illuminated: Any sign illuminated by electricity, gas, or other artificial light including reflecting or phosphorescent light.
 - (f) Sign, Lighting Device: Any light, string of lights, or group of lights located or arranged so as to cast illumination on a sign.
 - (g) Sign, Projecting: Any sign which projects from the exterior of a building.
 - (h) Sign, Banner: Any sign made of canvas or other cloth with or without frames.
 - (i) Sign, Ground and Pole: Any sign supported by uprights or braces, placed on the ground, or attached to any building.
 - (j) Sign, Horizontal: Any sign which is greater in width than in height.
 - (k) Sign, Roof: Any sign erected, constructed and maintained wholly upon or over the roof or parapet wall of any building with principal support on the roof structure.
 - (l) Sign Vertical: Any sign which is greater in height than in width.
 - (m) Sign, Wall: Any sign, painted on, attached to or erected against the wall of a building or structure, with the exposed face of the sign in a plane parallel to the plane of the wall.
- (162) Sign, Area of: That area which is normally visible from any one direction. (Example - a rectangular sign four (4) feet by five (5) feet with display on both sides shall be considered to be twenty (20) square feet.) Square footage determination shall be ascertained by adding all sign surface areas and dividing by two (2). In addition:
- (a) Signs which require other signs to display full meaning, such as individually displayed letters of the name of the establishment or adjacent pictorial displays, shall be considered one sign.
 - (b) Sign supporting structures, which by size or ornateness have been designed to attract attention, shall be considered part of the sign square footage.
- (163) Site Plan Review: A process through which all multifamily, commercial or industrial adoptive reuse and/or new development must proceed according to Chapter 1119 of the Planning and Zoning Code of the City of Kent.

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- (164) Specified Anatomical Areas means:
- (a) Less than completely and opaquely covered:
 - (1) Human genitals, pubic region;
 - (2) Buttocks; and
 - (3) Female breasts with less than a fully opaque covering of any part of the nipple.
 - (b) Human male genitals in a discernibly turgid state, even if completely and opaquely covered. (Ord. 1994-32. Passed 4/20/94.)
- (165) Specified Sexual Activities means:
- (a) Human genitals in the state of sexual stimulation or arousal;
 - (b) Acts or simulation of acts of human masturbation, sexual intercourse or sodomy; bondage, sadomasochism or bestiality;
 - (c) Fondling or other erotic touching of human genitals, pubic region, buttocks or female breasts. (Ord. 1994-32. Passed 4/20/94.)
- (166) Stable, Private: A stable with a capacity of not more than two (2) animals owned by the occupants of the dwelling to which it is an accessory use.
- (167) Story: The part of a building between the surface of a floor and the ceiling immediately above. Unless otherwise defined, this distance shall be set at eight (8) feet.
- (168) Story, Half: A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than two-thirds (2/3) of the floor area is finished off for use.
- (169) Street, Private: A thoroughfare which affords principal means of access to abutting property, but which has not been dedicated to the public, or subject to public easements therefor.
- (170) Street Public: A public thoroughfare which has been dedicated to the public use and accepted by the City or subject to public easements therefor, and which affords the principal means of access to abutting property.
- (171) Street Right-of-Way Line: A dividing line between a lot, tract or parcel of land and a contiguous street. Where the lot, tract or parcel of land has been conveyed to the center of the street, the street right-of-way line then becomes the inside line of land reserved for street purposes.
- (172) Structure: Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls and billboards.

- (173) Structural Alteration: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any increase in the area or cubical contents of the building.
- (174) Swimming Pool, Family: A swimming pool used or intended to be used solely by the owner or lessee thereof and his/her family, and by friends invited to use it without payment of any fee.
- (175) Swimming Pool, Commercial: A body of water in an artificial receptacle or other container, whether located indoors or outdoors, used or intended to be used for public, semi-public or private swimming by adults or children, or both adults and children, whether or not any charge or fee is imposed upon the adults or children, operated and maintained by any person as herein defined, whether he/she be an owner, lessee, operator, licensee or concessionaire, exclusive of a family pool as defined herein, and includes all structures, appurtenances, equipment, appliances and other facilities appurtenant to and intended for the operation and maintenance of a swimming pool, and also all swimming pools operated and maintained in conjunction with or by clubs, motels, hotels and community associations.
- (176) Supply Yards: A commercial establishment storing and offering for sale building supplies, steel supplies, coal, heavy equipment, feed and grain, and similar goods.
- (177) Temporary Shelter: A building operated, and under the full-time supervision of a public service agency, in which lodging and/or meals are provided for a period not to exceed seven (7) calendar days.
- (178) Temporary Structure: A structure without any foundation or footings and which is removed when the designated time period, activity or use for which the temporary structure was erected has ceased.
- (179) Technical Review: A process following site plan approval in which detailed technical information pertaining to all applicable local building, fire and municipal codes are presented to and reviewed by the City for conformance.
- (180) Thoroughfare Street or Road: The full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic and designated as follows:
- (a) Alley: A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
 - (b) Arterial Street: A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route.

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- (c) Collector Street: A thoroughfare, whether within a residential, industrial, commercial or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions.
 - (d) Cul-de-Sac: A local street of relatively short length with one end open to traffic and the other end terminating in a vehicular turnaround.
 - (e) Dead-End Street: A street temporarily having only one outlet for vehicular traffic and intended to be extended or continued in the future.
 - (f) Local Street: A street primarily for providing access to residential, commercial or other abutting property.
 - (g) Loop Street: A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the one hundred and eighty (180) degrees system of turns are not more than one thousand (1000) feet from said arterial or collector street, nor normally more than six hundred (600) feet from each other.
 - (h) Marginal Access Street: A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. (Also called Frontage Street.)
- (181) Tourist Dwelling: A dwelling where overnight accommodations are provided for tourists.
- (182) Town House: A unit of single-family attached dwelling units not less than three (3) nor more than eight (8), in any one single story building or two (2) story building if the second story space is part of dwelling units each of which occupy at least an equal area of floor space on the first floor; such units are physically attached one to another by a combination of common or adjoining vertical walls and floors, have individual heating and plumbing systems, and are individually owned, sold as condominiums or rented.
- (183) Use: The purpose of which a building or premises is or may be occupied. In the classification of uses, a "use" may be a use as commonly understood or the name of an occupation, business, activity or operation carried on, or intended to be carried on in a building or on premises, or the name of a building, place or thing which name indicated the use or intended use.
- (184) Used Car Lot: Any lot on which two (2) or more motor vehicles (which have been previously titled in a name other than the manufacturer or dealer) in operating condition are offered for sale or displayed to the public.

- (185) Variance: A modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.
- (186) Veterinary Animal Hospital or Clinic: A place used for the care, grooming, diagnosis and treatment of sick, ailing, infirm or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodations on the premises for the treatment, observation and/or recuperation.
- (187) Vicinity Map: A drawing located on the plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within Kent in order to better locate and orient the area in question.
- (188) Walkway: A dedicated public way, four (4) feet or more in width, for pedestrian use, whether along the side of a road or not.
- (189) Yard: A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from three (3) feet above the general ground level of the graded lot upward; provided, accessories, ornaments and furniture may be permitted in any yard, subject to height limitations and requirements limiting obstruction of visibility. In the event that a front property line must be determined and where the street right-of-way has not been established, the right-of-way shall be assumed to be sixty (60) feet.
- (a) Front Yard: A yard extending between side lot lines across the front of a lot and from the front lot line to the front of the principal building.
- (b) Rear Yard: A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building.
- (c) Side Yard: A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.
- (190) Zoning Map: The Zoning Districts Map of the City of Kent, Portage County, Ohio.
- (191) Zoning Permit: A document issued by the Zoning Inspector authorizing the use of lots, structures, uses of land and structures, and the characteristics of the uses.
- (192) Zoning/Use Certificate: The certificate adopted for use by the Director of Community Development for the purpose of implementing Section 1111.16.