

**ARTICLE II
DEFINITIONS**

Section 2.01. General Rules

The following general rules shall govern the interpretation of words and phrases used in this Ordinance:

Words used in the present tense include future. The singular number includes the plural and the plural singular. The word

"shall" is mandatory, not merely directive, the word "may" is permissive.

The word "person" includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.

The words "used or occupied" include the words "intended, designed, or arranged to be used or occupied."

The word "lot" includes the words "plot" or "parcel".

The words "erected or altered" include the words "constructed, reconstructed, restored, extended or structurally altered".

Section 2.02. Definitions

Words and phrases used in this Ordinance are defined as follows:

Accessory Use of Structure: A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

Administrative Official: The City Administrator of the City of Central City, Kentucky; or in the alternative, such person designated by the Mayor by Executive Order.

Agricultural: Included the growing of crops in the open, dairying, grazing, the raising and maintenance of poultry and other livestock, horticulture, viticulture, floriculture, forests, and timber. Commercial feed lots, the raising of furbearing animals, riding academies, livery or boarding stables or dog kennels are not considered to be normal agricultural uses.

Alley: Any public or private way twenty (20) feet or less in width which affords only a secondary means of access to abutting property.

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

Basement: That portion of a building the average height of which is at least half below grade, which is ordinarily used for purposes such as storage, laundry facilities, household tool shops, and installation and operation of heating, cooling, ventilating facilities, but which is not ordinarily used for the purpose of general household habitation. A basement shall not be counted a story.

Board: "Board" shall mean the Board of Zoning Adjustment.

Boarding House: A building where, for compensation and by prearrangement, six or more persons other than occasional or transient customers are provided with lodging and meals.

Buffer: An area meeting specified widths and depths on the side(s) abutting, facing, or confronting between different land uses. A buffer area serves as a physical and/or visual means of separating differing land uses. Where required under provisions of this Ordinance, a buffer area shall be provided as specified herein.

Building Area: The portion of a building site remaining after required yards have been provided.

Building: Any covered structure either temporary or permanent intended for the shelter, housing, or enclosure of persons, animals, or chattels of property of any kind. This shall include tents, awnings, or vehicles situated on private property and used for purposes of a building.

Building Height: The vertical distance from established grade to the highest finished roof surface in the case of flat (or nearly flat) roofs, or to a point at the average height of roofs having a pitch of more than one (1) foot in four and one-half (4 1/2) feet. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.

Building Inspector: The Building Inspector of the city or his authorized representative.

Building, Separate: Any portion of any structure completely separated from every other portion by a masonry or a fire wall without any window, which wall extends from the ground to the roof.

Building, Main or Principal: A building, including covered porches, carports and attached garages, 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 the principal building on the lot on which it is situated.

Building Site: The land occupied or to be occupied by a principal building and its accessory buildings and including such open spaces, yards, minimum area, off-street parking facilities, and off-street truck loading facilities as are required by this Ordinance; every building site shall abut upon a dedicated street. Any building site established after the effective date of this

Ordinance which occupies only a portion of a lot of record may be established only in accordance with the requirements of the Subdivision Regulation or this Ordinance, whichever is more restrictive.

Carport: A shelter for one or more vehicles which is not fully enclosed by walls and one or more doors.

Centerline of Street: The center of the surfaced roadway or the surveyed centerline of the street as defined by the City Engineer or his designated representative.

Certificate of Use and Occupancy: The certificate issued by the building official which permits the use of a building in accordance with the approved plans and specifications and which certifies compliance with the provisions of law for the use and occupancy of the building in its several parts together with any special stipulation or conditions of the building permit.

Clerk: The Clerk of the Governing Body.

Clinic, Dental or Medical: A building in which a group of physicians, dentists, and allied professional assistants are associated for the purpose of carrying on their profession; the clinic may include a dental or medical laboratory, but it shall not include in-patient care of operating rooms for major surgery.

Club: An organization of persons for special purposes or for the promulgation of sports, arts, science, literature, politics or the like, but not for profit.

Commission: The Muhlenberg County Joint City-County Planning Commission.

Completely Enclosed Structure: A building enclosed by a permanent roof and by solid exterior walls pierced only by windows and customary entrance and exit doors.

Conditional Use: A use which is essential or would promote the public health, safety, or welfare in one or more districts, but which would impair the integrity and character of the district in which it is located, or in adjoining districts, unless restrictions on location, size, extent, and character of performance are imposed in addition to those imposed in the zoning regulations.

Conditional Use Permit: Legal authorization to undertake a conditional use, issued by the administrative official pursuant to authorization by the Board of Zoning Adjustment, consisting of two parts:

a. A statement of the factual determination by the Board of Zoning Adjustment which justifies the issuance of the permit; and

b. A statement of the specific conditions which must be met for the use to be permitted.

Convalescent Home: A home for the care of the aged or infirm, or a place of rest for those suffering bodily disorders wherein two or more persons are cared for. Said home shall conform and qualify for license under state law.

Court: An open, unoccupied, unobstructed space, other than a yard on the same lot as a building.

Day Care Center: Facilities for the day care and maintenance of children without living accommodations for the clientele. Such facilities shall be regulated if the center is designated to accommodate more than twelve children or if the center operates outside the residence of the owners regardless of the number of children. The definition shall include day nurseries, nursery schools, kindergartens and related facilities but shall not include facilities providing overnight care.

Density: The number of families residing on, or dwelling units developed on an acre of land.

Dimensional Variance: A departure from the terms of the zoning ordinance pertaining to height or width of structures and size of yards and open spaces, where such departure will not be contrary to the public interest, and where, owing to conditions peculiar to the property because of its size, shape or topography, and not as a result of the actions of the applicant, the literal enforcement of zoning regulations would result in unnecessary and undue hardship.

District: A portion of the jurisdiction of the Governing Body within which a uniform basis, certain uses of land and buildings are permitted and within which certain yards, open spaces, lot acres and other requirements are established, e.g., residential district, commercial district, etc.

Drive-in Establishment: A business establishment, other than a drive-in restaurant, so developed that its retail or service character is dependent on providing a drive-way approach or parking spaces for motor vehicle. Examples include drive-in banks and drive-in cleaners.

Drive-in Restaurant: Any place or premises used for the sale, dispensing or serving of food, refreshments, or beverages in automobiles, including establishments where customers may serve

themselves and may eat or drink the food, refreshments, or beverages in automobiles on the premises.

Dwelling Unit: A single unit providing complete, independent living facilities for one (1) or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

Dwelling Unit, Single Family: A detached conventional or prefabricated building containing one dwelling unit and used exclusively by one family; it shall not be construed to include mobile homes.

Dwelling Unit, Two-family: A building designed exclusively for occupancy by two (2) families independent of each other, such as a duplex dwelling unit.

Dwelling, Group: A group of two (2) or more single-family semi-detached or multiple dwellings occupying a parcel of land in common ownership and having yards or courts in common.

Dwelling, Mobile Home: A detached, movable or portable, dwelling unit, with or without permanent foundation, which is manufactured on a chassis or undercarriage as an integral part thereof, and arrives at the site where it can be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assemble, location on jacks or other temporary or permanent foundations, connections to utilities, and the like. It may consist of one or more units that can be telescoped when towed and expanded later for additional capacity, or of two or more units, separately towable; but designed to be joined into one integral unit. Removal of its wheels, chassis or undercarriage and placement upon a permanent foundations shall not warrant reclassification to a conventional, single-family dwelling.

A manufactured dwelling unit which meets all of the following requirements shall not be considered a mobile home for the purposes of this ordinance, but rather shall be a modular home:

(1) The outside dimensions of such unit must be a minimum of 24 feet by 36 feet.

(2) Such unit must have a pitched roof with a minimum pitch ratio of 4:12, i.e. a 4 inch drop for each 12 inches of width of roof, measured from the peak to the eave.

(3) Such unit may not have sheet siding of any material whether metal, vinyl or any other material; provided, however, that aluminum siding, vinyl siding or siding of any other material commonly used in construction which simulates weatherboard siding is permissible.

Dwelling, Multiple-Family: A residential building containing three or more dwelling units, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling, Row or Town Houses: A row of three (3) or more attached single-family dwellings, not more than two and one-half (2 1/2) stories in height, in which each dwelling has its own front and rear entrance.

Enforcement Officer: The Building Inspector of the City of Central City, Kentucky or in the alternative, any city police officer of the City of Central City.

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

Family: One person or more than one person living together and inter-related by bonds of consanguinity, marriage, or legal adoption, and occupying a dwelling unit as a single non-profit housekeeping unit as distinguished from a group occupying a hotel, club, boarding house, fraternity or sorority house. A family shall be deemed to include domestic servants, gratuitous guests, and not more than three foster or boarded children whose room and board is paid by a recognized child care agency or organization.

Fast Food Restaurant: A fast food restaurant is defined to be a restaurant that has all of the following characteristics:

(a) Its principal business is the sale of food items and beverages of the kind which can readily be taken out of the restaurant for consumption off the premises.

(b) Utensils, if used at all, are made of plastic or other disposable materials. Food is packaged in paper or Styrofoam or other disposable containers.

(c) Service is not customarily provided to customers at their tables by employees of the restaurant.

Filling: Shall mean the depositing or dumping of any matter on or into the ground, except deposits resulting from common household gardening and general farm care.

Floor Area Ratio: The ratio between the maximum allowable amount of floor space on all floors in a building and the total area of the lot on which the building is located. Example: A floor area ratio (FAR) of 2.0 would allow floor space of twice the area, or a four-story building covering one-half of the lot. A FAR of 0.5 would allow floor space of one-half of the lot area, or a two

story building covering one-quarter of the lot.

Floor Area, Total: The area of all floors of a building including finished basements and covered porches.

Floor Area, Usable: Any floor area within outside walls of a building, exclusive of areas in cellars, unfinished basements, utility area, unfinished attics, garages, open porches and accessory buildings.

Foster Child: A child unrelated to a family by blood or adoption with whom he or she lives for the purposes of care and/or education.

Garage, Private: An accessory building designed or used for the storage of motor driven vehicles owned and used by the occupants of the building to which it is accessory, for personal use only.

Garage, Public: Any premises used for the storage or care of motor driven vehicles or place where any such vehicles are equipped for operation, repaired, or kept for enumeration, hire or sale.

Homeless Shelter/Warming Stations: A facility, the primary purpose of which is to provide temporary shelter for the homeless. The facility provides overnight sleeping accommodations with or without charge; may provide meals and ancillary social, educational or health services. The facility is staffed. No facility is operated by the American Red Cross, the City of Central City, or other like entities to accommodate disaster victims who are left homeless due to events such as fires, flood, or release of hazardous materials that is operated under the Muhlenberg County Emergency Operations Plan or that of the City of Central City is included.

Home Occupation: Professional offices and personal services maintained or conducted within a dwelling. Neither the selling of any merchandise nor processing of any product shall qualify as a home occupation. Home occupations include only those which meet the following performance standards:

(1) Home occupations shall be incidental to the principle residential use conducted within the principle building only be a person resident in the principal building provided no more than one (1) person not a resident of the premises is employed regularly and that not more than twenty-five percent (25%) of the total floor area in any dwelling unit is devoted to such use.

(2) There shall be no visible evidence of the conduct of a home occupation from the exterior of the building other than one sign not exceeding four square feet in area, unlighted, and

mounted flat against the wall of the principle building.

(3) No substantial traffic increase shall be generated in the residential area.

(4) Home occupations shall not generate any atmospheric pollution, light flashes, glare, odors, noise, vibration or truck or other heavy traffic.

Hospital: An institution providing health services, primarily for in-patients and medical or surgical care of the sick or injured, including as an integral part of the institution, such related facilities as laboratories, out-patient department, training facilities, central service facilities and staff officers.

Hotel-Motel: A building occupied or used as a more or less temporary abiding place of individuals or groups of individuals with or without meals, and in which there are more than five (5) sleeping rooms.

Inspector: The Building Inspector of the city or his authorized agent.

Junk: The term "junk" means any motor vehicle, machine, appliance, scrap material that is in a condition which prevents its use for the purpose for which it was originally manufactured.

Junkyards, Used Auto Parts Yards, Salvage Yards: The use of an area of any lot for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition, abandonment of automobiles, or other vehicles or machines or parts thereof.

kennel: Any lot or premises on which three (3) or more dogs, four (4) months or more old, are kept either permanently or temporarily for commercial or breeding purposes, excluding dogs kept for hunting purposes, which may be occasionally bred.

Laboratory: A place devoted to experimental study, such as testing and analyzing. Manufacturing of product or products is not permitted within this definition.

Loading Space: An off-street space on the same parcel of property with a building or group of buildings, for temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

Lot: A parcel of land occupied or intended for occupancy by a use permitted in these regulations, including one principle building together with the accessory buildings, yard areas, and parking spaces required by these regulations, and having its principle

frontage upon a publicly maintained street.

Lot Area: The total horizontal area within the lot lines of a lot.

Lot, Coverage: That part or percent of the lot occupied by buildings, including accessory buildings.

Lot Depth: The mean horizontal distance from the front street line to the rear lot line.

Lot Lines: The property lines abounding the lot.

Lot Line, Front: In the case of an interior lot, that line separating said lot from the street. In the case of a corner lot, or double frontage lot, "Front line" shall mean that line separating said lot from that street which is designated as the front street in the plat and in the application for a building permit.

Lot Line, Rear: That lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line not less than ten (10) feet long at the farthest point from the front lot line and wholly within the lot.

Lot Line, Side: Any lot line other than the front lot line or rear lot line. A side lot line separating a lot from a street is a side street lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

Lot Line, Street or Alley: A lot line separating the lot from the right-of-way of a street or alley.

Lot of Record: A lot which is part of a subdivision recorded in the office of the County Court Clerk, or a lot or parcel surveyed or described by metes and bounds, the description of which has been so recorded.

Lot Types: Lots illustrated in Figure 1 and described in this Ordinance as follows:

a. **Corner lot:** A lot located at the intersection of two 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 the lot meet at one interior angle of less than 135 degrees (see lots marked A (1) in Figure 1).

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; may be referred to as double frontage lots.

d. **Reversed Frontage Lot:** A lot on which the frontage is at right angles or approximately right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot, an interior lot or a through lot.

Lot Width: The mean horizontal distance between the side lines at the building line measured along the building line.

Major Thoroughfare: The major streets which carry a relatively large amount of vehicular traffic and may connect to secondary or regional thoroughfares. The major thoroughfares are as delineated on the Comprehensive Land Use Plan as adopted by the Governing Body.

Mini-Warehouse: A building or group of buildings in a controlled-access compound that contains varying sizes of individual compartmentalized, and controlled-access stalls or lockers for the dead storage of a customer's goods or wares.

Mobile Home or Trailer Coach: A detached, movable or portable dwelling unit, with or without permanent foundation, and designed for year-round occupancy, which is manufactured on a chassis or undercarriage as an integral part thereof, and arriving at the site where it can be occupied as a dwelling or office complete and ready for occupancy except for minor and incidental unpacking and assembly, location on jacks or other temporary or permanent foundations, connections to utilities, and the like. It may consist of one or more units that can be telescoped when towed and expanded later for additional capacity, or of two or more units, separately towable, but designed to be joined into one integral unit. Removal of its wheels, chassis or undercarriage and placement upon a permanent foundation shall not warrant reclassification to a conventional one-family dwelling.

A manufactured dwelling unit which meets all of the following requirements shall not be considered a mobile home for the purposes of this ordinance, but rather shall be a modular home:

(1) The outside dimensions of such unit must be a minimum of 24 feet by 36 feet.

(2) Such unit must have a pitched roof with a minimum pitch ratio of 4:12, i.e. a 4 inch drop for each 12 inches of width of roof, measured from the peak to the eave.

(3) Such unit may not have sheet siding of any material whether

metal, vinyl or any other material; provided, however, that aluminum siding, vinyl siding or siding of any other material commonly used in construction which simulates weatherboard siding is permissible.

Motor Vehicle Repair: General repair, engine rebuilding, rebuilding or reconditioning of motor vehicles; collision service such as body, frame or fender straightening and repair; overall painting, completely enclosed spray booth.

Motor Vehicle Wash Establishments: A building, or portion thereof, the primary purpose of which is that of washing motor vehicles.

Nonconforming Structures or Uses: A structure or use of any premises which does not conform with applicable provisions of this Ordinance, but which existed at the time of its designation as nonconforming by the adoption or amendment of this Ordinance.

Nursery-trees and Shrubs: An area or establishment devoted to the raising and care of trees, shrubs, or similar plant materials.

Nursing Home, Intermediate and Skilled Care: Any institution, however named, maintained for the care or treatment of four or more individuals unrelated to the owner or operator or their spouses, which employs nursing services or procedures in the care of such residents that require treatment, judgment, technical knowledge, and skills beyond those possessed by the untrained person.

Nursing Home, Personal Care: Any institution, however named, maintained for the care or treatment of four or more ambulatory individuals, unrelated to the owner or operator of their spouses, who requires direction, not nursing care.

Off-Street Parking Lot: A facility providing vehicular parking spaces, along with adequate drives and aisles for maneuvering, so as to provide access for entrance and exit for the parking of more than two (2) automobiles.

Open Air Business Uses: Open air business uses shall include the following:

(1) Retail sale of trees, shrubs, plants, flowers, seed, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment and other home garden supplies and equipment;

(2) Retail sale of fruit and vegetables;

(3) Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, golf driving ranges, children's

amusement parks or similar recreational uses;

(4) Bicycle, trailer, motor vehicle, boats or home equipment sales, service, rental services, farm and construction equipment;

(5) Outdoor display and sale of garages, swimming pools, and similar uses.

Overall Density: The dwelling units per gross acre of the total area within a residential planned unit development.

Overland Transportation of Coal: The transportation of coal upon the surface using facilities affixed to the land; such as, railroads, tramways, coal slurry pipelines and overland conveyors. The transportation of coal overland shall include the construction, operation, alteration, and maintenance of such facilities, but shall not include the loading of coal, preparation of coal for transportation, or the processing of coal. Such facilities shall not be required to be contained within a Completely Enclosed Structure. However, where any overland conveyor passes over or under a public highway or the operational tracks of a common carrier, then it shall be contained within a protective, access restricted structure. Such structure shall not be required to be a Permitted Structure or to comply with all requirements relating to Building(s) or Structure(s). This section shall not permit the creation or development within the City limits of surface support facilities connecting to underground works, coal preparation facilities, coal loading facilities, or surface mines. The minimum condition for Overland Transportation of Coal in a B-2 zone shall be that the overland conveyor or other method of traverse of such transportation within the city limits of the City of Central City shall be for the sole purpose of passing over or under a public highway or the operational tracks of a common carrier when such public highway or operational railroad tracks of a common carrier lie within the city limits of the City of Central City, and such overland conveyor or other means of traverse comes from territory outside the city limits, crosses such public highway or operational railroad tracks of a common carrier, and immediately after such crossing passes out of the city limits. Establishment of compliance with this condition, in a B-2 zone, shall constitute permanent compliance with such condition so long as such overland conveyor or other means of traverse is maintained in the same location.

Parking, Off-Street: An off-street parking space shall consist of a space not less than ten (10) feet wide by twenty (20) feet long, for each automobile or motor vehicle, such space being exclusive of necessary drives, aisles, entrances or exits and being fully accessible for the storage or parking of permitted vehicles. Required off-street parking areas for three or more

automobiles shall have individual spaces marked and shall be so designed, maintained, and regulated that no parking shall be on any public street, walk, or alley, and so that any automobile may be parked and unparked without requiring that another one be moved.

Permitted Structure: A structure meeting all the requirements established by this Ordinance for the district in which the use is located.

Permitted Use: A use meeting all the requirements established by this Ordinance for the district in which the use is located.

Planned Unit Development (PUD): A land development project comprehensively planned as an entity via a unitary site plan which permits flexibility in building sighting, mixtures of housing types and land uses, usable open spaces and the preservation of significant natural features.

Public Street: A publicly maintained thoroughfare providing the principle means of access to abutting property and listed on the city, county, state, or federal road system.

Public Utility: Any person, firm, or corporation, municipal department board or commission duly authorized to furnish and furnishing under federal, state, or municipal regulations to the public: gas, steam, electricity, sewage disposal, communication, telegraph, transportation, water, cable television service and any other service coming within the purview of Kentucky Constitutional, Section 163.

Residential Occupancy: Those activities customarily conducted in living quarters in an urban setting, and excluding such activities as the keeping of livestock or fowl, activities resulting in noise which constitutes a nuisance in a residential area and activities which involve the storage, visible from off the lot, of motor vehicle parts, machinery or parts, junk or scrap materials.

Rooming House: A building where, for compensation and by prearrangement, six or more persons other than occasional or transient customers are provided with lodging only.

Rubbish: Means the miscellaneous waste materials resulting from housekeeping, mercantile enterprises, trades, manufacturing and offices, including other waste matter such as slag, stone, broken concrete, fly ash, ashes, tin cans, glass, scrap metal, rubber, paper, rags, chemicals or any similar or related combinations thereof.

Salvage: Refers to any motor vehicle, machine, or appliance having sufficient value to justify its sale for repair or recovery

parts.

Service Station: A building or structure designed or used for the retail sale or supply of fuels, lubricants, air, water and other operating commodities for motor vehicles, aircraft or boats, and including the customary space and facilities for the installation of such commodities on or in vehicles and including space for facilities for the temporary storage of vehicles, minor repair or servicing.

Setback: The required distance between every structure and any lot line of the lot on which its located.

Shopping Center: A group of two (2) or more adjoining or adjacent retail stores or service establishments to be planned, constructed, and developed as a single unit, and including any additional such stores or establishments subsequently adjoining or adjacent thereto.

Sign: An identification, description, illustration, or device which is affixed to or represented, directly or indirectly, upon a building, structure, or land, and which directs attention to a product, place, activity, person, institution, or business.

Sign, Advertising: A sign which directs attention to a business, product activity, or service which is not conducted, sold, or offered upon the premises where such sign is located.

Sign, Business: A sign which directs attention to a business, profession, service, product, activity, or entertainment, sold or offered upon the premises where such sign is located.

Sink-hole: A depression or cavity in the terrain caused by the movement of surface water towards a subterranean drain. A sink hole may have an exposed outlet or may be a highly pervious earthen depression which transmits surface water to the underground outlet.

Story: That part of a building comprised between a floor and the floor or roof next above which is not a basement or an attic.

First Story: The lowermost story entirely above the grade plane.

Mezzanine: An intermediate level between the floor and the ceiling of any story, and covering not more than thirty-three percent (33%) of the floor area of the room in which it is located.

Street: A public or private way more than twenty (20) feet in width which affords the principle means of access to abutting property. The term shall include "road", "highway", or

"thoroughfare". A public street is a street accepted according to the Subdivision Regulations and maintained by the governing body. A private street is a street not so accepted or maintained.

Street Line: The line or boundary separating the public right-of-way and a contiguous lot or tract.

Structure: Anything constructed or erected, the use of which requires fixed location on the ground, or attachment to something having a fixed location on the ground, including buildings, radio towers, swimming pools, and walls or fences exceeding three and one-half (3 1/2) feet in height, billboards and poster panels; reference to buildings includes structures and vice versa.

Structural Alteration: Any change in the supporting members of a building or structure, each as bearing walls or partitions, columns, beams or girders or any change in the width or number of exits, or any structural change in the roof.

Subdivision Regulations: Regulations as adopted by the city for the subdivision of land.

Swimming Pool: The term "swimming pool" shall mean any structure or container intended for swimming or bathing located either above or below grade designed to hold water to a depth greater than twenty-four (24) inches.

Tiny House: A detached, movable or portable, or permanently affixed dwelling unit, with or without permanent foundation, which is either on a trailer or other means of transportation, or secured by a permanent foundation, which has less than 600 square feet of living area. The use of tiny houses as a dwelling unit is prohibited within the limits of Central City.

Travel Trailer: A vehicular portable structure built on a chassis, designed to be used as a temporary dwelling for travel and recreational purposes, with a body width not exceeding eight (8) feet and constructed in such a manner as will permit occupancy thereof as a dwelling or sleeping place for one or more persons. For the purposes of these regulations, the term includes recreational vehicle, pickup campers, camping trailers, and motorized homes (living facilities constructed as integral parts of self-propelled vehicles).

Travel Trailer Park: Any premises designed primarily for transient occupation on which one or more travel trailers are parked and used for the purpose of supplying to the public a parking space for one or more such trailers.

Underground Transportation of Coal: The transportation of coal underground through mines, entries, tunnels, workings, haulways, and passageways in coal seams and subsurface strata lying more than 150 feet in depth below surface elevation. The transportation of coal underground shall include the extraction and removal of coal and subsurface strata and the provision of adequate roof support and ventilation to create and operate the mines, entries, tunnels, workings, haulways, and passageways necessary for the transportation of coal underground, but shall not include the creation of or extraction of coal from working panels not developed for the underground transportation of coal mined from other areas. Access, ingress and egress to and from areas where the coal is to be, is being, or has been mined may be had through the mines, entries, tunnels, workings, haulways and passageways created for the transportation of coal underground. This section shall not permit the creation or development within the City limits of surface openings, entries, adits, portals, or surface support facilities connecting to underground works.

Usable Open Space: Outdoor area of a lot or tract which is designed and used for outdoor living, recreation, pedestrian access, or landscaping. Off-street parking and loading space and driveways shall not qualify as usable open spaces.

Use: The purpose or activity for which a building, structure, or land is occupied or maintained.

Yard: A required open space unoccupied and unobstructed by any structure or portion of a structure above the general ground level of the graded lot upward, provided that fences, walls, poles, posts, and other customary yard accessories, ornaments, and furniture may be permitted in any yard subject to height limitations and the requirements limiting obstruction of visibility contained herein.

a. **Front Yard:** An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest line of the main building.

b. **Rear Yard:** An open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the rear lot line and the nearest line of the main building.

c. **Side Yard:** An open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point of the side lot to the nearest point of the main building.

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Yard, Required: The minimum open space as specified in the Ordinance for front, side, and rear yards, as distinguished from any yard area in excess of the minimum required.