

6-100 DEFINITIONS AND INTERPRETATION OF TERMS

This Zoning Ordinance shall be construed liberally to effect the purposes and intent thereof.

6-101 INTERPRETATION OF TERMS

Ord. 3837/10-16-06; Ord. 2679/6-18-90

The rules of this section, regarding interpretation, construction and interchangeability of terms, shall be observed, except when the context clearly requires otherwise.

A. MANDATORY TERMS

The terms "shall", "will", and "must" are mandatory, not discretionary. The terms "may" and "should" are permissive.

B. CONFLICTS WITH TEXT

In the event that any heading, caption, illustration, table, or map conflicts with the text of the ordinance, the text shall control. If a heading, caption, illustration, table or map clarifies or supplements the text, it shall apply as though it were an integral part of the text.

C. INCLUSIVE CONSTRUCTION

The following terms and construction shall be construed to include the related terms or construction as indicated. The present tense includes the future tense; the singular includes the plural; Development Review Committee includes authorized representatives thereof; the masculine includes the feminine; structure includes building; a City official named by title includes authorized representatives.

D. INTERCHANGEABLE TERMS

The following terms shall be interchangeable and shall be construed to have the same or similar meaning: principal, main, and primary; lot, site, tract, plot, location and premises; setback and required yard; person, owner, corporation, co-partnership, association, and individual; accessory, secondary, and incidental; area and size; dwelling, living unit, and residence; adjacent, adjoining, contiguous, and abutting; family and household; truck and heavy load vehicle; used, arranged, designed, constructed, altered, converted, rented, leased and intended to be used; street, avenue, boulevard, road, circle, highway and similar terms.

E. ALTERNATE DEFINITIONS

Terms not defined herein shall have the meaning assigned to them by the SIC Classification Manual, the Building Code, or other City ordinance, as applicable, or by customary definition based on planning and zoning literature or a general use dictionary, if no other source related to planning and zoning is found applicable.

6-102 DEFINITIONS

Ord. 2679/6-18-90

ALLEY

A public right of way which affords only secondary access to an abutting property.

ALTERNATIVE FINANCIAL ESTABLISHMENT

A check cashing business, payday advance or loan business, money transfer business or car title loan business.

APARTMENT

A multifamily dwelling unit.

Efficiency Apartment: A dwelling unit consisting of not more than one habitable room separated by no more than a 1/2 wall partition, plus kitchen and bathroom facilities.

ASSISTED LIVING FACILITY (Ord. 4210 / 4-16-2012)

A residential establishment, consisting of one or more facilities, licensed under Chapter 247 of the Texas Health and Safety Code that provides food, shelter and *personal care services* to four (4) or more persons unrelated to the proprietor of the establishment.

AUTOMOBILE REPAIR:

Minor Repair: Minor repair or replacement of parts, tires, batteries, and accessories; diagnostic services; minor motor services such as grease, oil, spark plug and filter changes; tune-ups; replacement of starters, alternators, hoses, brake parts, mufflers, water or fuel pumps; state inspections; steam cleaning and detailing; servicing of air conditioning systems; for vehicles, but not heavy load vehicles and not including any operation listed as major repair or collision service.

Major Repair: Major repair, rebuilding or reconditioning of engines, radiators, or transmissions; undercoating and rust proofing; any operation requiring dismantling or removal of heads, crankcases, engines or other major parts; and recapping or regrooving of tires; any repair of heavy load vehicles; and other operations not listed as minor repair, but not collision services.

Collision Services: Body, frame, and fender straightening or repair; customizing; painting.

BANK OR FINANCIAL INSTITUTION

An establishment, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and / or facilitating the transmission of funds and that is licensed by the appropriate state or federal agency as a bank, savings and loan association, or credit union. This includes business activities listed under SIC Codes 60 and 61 but excludes pawnshops, check cashing businesses, payday advance / loan businesses, money transfer businesses, and car title loan businesses.

BEVERAGE BARN (Ord. 4161 / 7-5-2011)

A building enclosed on two or more sides where vehicles may pull into or through the building and where pre-packaged beverages are sold to the occupants of the vehicle.

BODY ART/DECORATION (Ord. 3309 / 7-19-99)

An establishment or facility where one or more of the following procedures are performed on the human body; tattooing practices wherein materials are applied to, or injected under or into the skin producing an indelible stain, mark, or figure on the skin; piercing the skin for the application rings, pins, and/ or other objects; practice of causing damage to the skin leaving permanent scars or brands on the skin; or any other means or practice wherein the human body is permanently marked, scarred or pierced. Body art/decoration shall not include ear piercing or minor cosmetic tattooing, such as lip or eyeliner, when conducted as an incidental, secondary function in a related establishment, such as a jewelry shop or beauty salon.

BUILDING

Any structure used or intended to be used for the shelter or enclosure of persons, animals, or property.

Free-standing Building: A building which is physically separated from other buildings.

BUILDING LINE

The line parallel or approximately parallel to street line, beyond which no building or part thereof shall project, except as otherwise provided.

BUILDING SITE

A lot which is shown on a plat approved by the Commission and filed in the plat records of the county.

CARE INSTITUTION (Ord. 4210 / 4-16-2012)

A residential establishment licensed as an *assisted living facility* under Chapter 247 of the Texas Health and Safety Code that provides food, shelter and *personal care services* to sixteen (16) or more persons.

CAR TITLE LOAN BUSINESS

An establishment that makes small, short-term consumer loans that leverage the equity value of a car or other vehicles as collateral where the title to such vehicle is owned free and clear by the loan applicant and any existing liens on the car or vehicle cancel the application, and where failure to repay the loan or make interest payments to extend the loan allows the lender to take possession of the car or vehicle. This excludes state or federally chartered banks, savings and loan associations or credit unions engaged primarily in the business of making longer term loans and which make loans that leverage the total equity value of a car or vehicle as collateral.

CARPORT (Ord. 4084 / 4-05-2010)

A structure designed or used to shelter vehicles, which is open on at least two sides. Carport shall not include the covered portion of a circular drive, a porte cochere or similar covers which shall comply with the requirements for a principal building.

Front Carport: A carport constructed between the principal structure and the front or side lot lines over an approved driveway surface.

Rear Carport: A carport constructed over approved parking space located behind the rear façade of the principal structure.

CERTIFICATE OF OCCUPANCY

An official certificate issued by the City which indicates conformance with the zoning regulations and authorized legal use of the premises for which it is issued.

CHECK CASHING BUSINESS

An establishment that provides to the customer an amount of money that is equal to the face of the check or the amount specified in the written authorization for an electronic transfer of money, less any fee charged for the transaction, and where there is an agreement not to cash the check or execute an electronic transfer of money for a specified period of time, the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose for compensation by any person or entity other than a retail seller engaged primarily in the business of selling consumer goods, including consumables to retail buyers, that cashes checks or money orders or issues money orders or money transfers for a minimum flat fee as a service that is incidental to its main purpose or business. This definition excludes a state or federally chartered bank, savings and loan association or credit union, pawnshop, grocery store or gas station, so long as the gas station does not conduct more than 100 such transactions within any calendar month.

COMMUNITY HOME (Ord. 4210 / 4-16-2012)

A residential establishment licensed by the State of Texas, where not more than six (6) disabled persons and two supervisors may reside at the same time, and where the disabled persons are provided food and shelter, personal guidance as well as supervised care and rehabilitation. The limitation on the number of persons with disabilities applies regardless of the legal relationship of those persons to one another.

COMPREHENSIVE PLAN

The City's overall design for growth including land use policy, circulation plans and proposed facilities, consisting of the *Mesquite Development Guide*, Mesquite Thoroughfare Plan, master plans, related sub-area plans, and special long-range planning studies.

CONVENIENCE STORE (Ord. 3253 / 9-21-98)

Any retail establishment offering for sale prepackage food products, household items, and other goods commonly associated with the same, which is a walk-in store having a gross floor area of no less than 1,000 square feet and no more than 5,000 square feet.

COVERAGE

The percent of a building site or yard which is occupied by structures. Roof eaves to the extent of two feet from walls of a building may be excluded from coverage computation.

CURB LINE

Whenever a setback from a curb line is required, the measurement shall be taken from the back of the curb, if existing, or from the proposed curb on any street which is not currently improved with curbs.

DAY CARE FACILITY

A place other than the person's own home in which care, supervision and guidance, of the person unaccompanied by parent, guardian, or custodian is provided on a regular basis for a period of less than 24 hours per day. Categories of Day Care Facilities are as follows:

Day Care Center: A commercial establishment which may be a day nursery school, kindergarten, child play school, child development center, early childhood center, adult care center, and similar facilities and which is licensed by the State. Any facility not qualifying as a Registered Family Home shall be deemed to be a Day Care Center.

Registered Family Home: A private residence registered with the State as an operation that regularly provides care for children in the private residence and operated in accordance with State rules and regulations.

Adult Day Care Facility: A facility which provides counseling, recreation or food or any combination of these services on a daily or regular basis, but not overnight, to four or more elderly or handicapped persons who are not related by blood, marriage, or adoption to the owner of the facility.

DENSITY

The relationship of the total number of dwelling units to the area of the site, generally expressed as "units per acre." Density computation shall be based on gross acreage, i.e. total site area, unless otherwise specified.

DEVELOPMENT REVIEW COMMITTEE

A committee of employed personnel of the City of Mesquite assigned the responsibility of review of plats, site plans, and building plans submitted for approval prior to construction or development. The Committee may also be called the DRC.

DISTRICT, ZONING

A portion of the City of Mesquite within which uniform regulations apply under the provisions of this ordinance.

Residential District: The AG-Agricultural district, any R-Single Family Residential district, the D-Duplex district, any A-Multifamily district, and any portion of a PD-Planned Development district which permits residential uses.

Nonresidential District: Any district which is not a residential district and any portion of a PD-Planned Development district which permits nonresidential uses.

DONATION COLLECTION FACILITY (Ord. 4054 / 6-15-2009)

A box, bin, container, trailer, accessory structure or similar facility outside of an enclosed building used for the collection of donated materials, including household goods and clothing, and not used exclusively for the collection of recyclables such as paper or plastic.

DWELLING UNIT

A building or portion thereof having only one kitchen plus living, sleeping, and bathroom facilities designed and/or used by one family for residential purposes, but not including hotels, motels, travel trailers, tents and other such temporary living quarters.

Accessory: An area, in addition to the principal dwelling unit on a lot, which has living, sleeping, and bathroom facilities and which meets either of the following conditions: 1) contains a kitchen; or 2) has primary access which is not from within the principal dwelling unit, including any such area in a detached structure, whether or not the area contains a kitchen.

Single Family Detached: A dwelling unit located in a residential building containing one dwelling unit, located on a separate lot, and having no physical connection to any other dwelling unit.

Single Family Attached: A dwelling unit located in a residential building containing 2 or more dwelling units, located on separate lots, but connected by a common wall on one or more sides.

Duplex: A dwelling unit located in a residential building containing 2 dwelling units connected by common wall. A duplex may be located on one lot or on separate lots. Duplex also means two-family dwelling.

Multifamily: A dwelling unit located in a residential building containing three or more dwelling units.

Zero Lot Line: (See 2-504)

ELEMENTARY, SECONDARY SCHOOL (Ord. 4562 /; 5-07-2018)

A public, private or parochial institution for the education of students in any grade between pre-kindergarten through 12 or in any combination thereof. A public school includes an open enrollment charter school as defined under the Texas Education Code. Elementary, secondary school does not include a trade, vocational or commercial school.

ESCAPE ROOM (Ord. 4419 / 3-21-2016)

Also known as Escape Game or Real-Life Game, a type of physical adventure game in which people are locked in a room with other participants and have to use elements of the room to solve a series of puzzles, find clues, and escape the room within a set time limit.

FAMILY

Individuals living together as a single housekeeping unit, including cooking together, in which not more than 4 individuals are unrelated by blood, marriage, or adoption. Family shall not include groups of individuals which do not function as or constitute housekeeping units, such as boarding/ lodging houses, fraternity/sorority houses, and similar living arrangements.

GRADE, AVERAGE

The level of the finished ground surface elevation established for the purpose of applying height/setback restrictions:

Building Grade: Average grade for a building shall be determined by averaging the elevations of the ground at each corner of the building.

Property or District Line Grade: Average grade for a property or district line shall be determined by averaging the elevation of the ground at each turning point, end, or corner of the property or district line in question.

GROCERY STORE (Ord. 4583 / 7-16-2018)

A retail store where a minimum of 50 percent of the floor area or more than 25,000 square feet of floor area is devoted to food items including, but not limited to, fresh produce, fresh meats, fresh dairy products and prepackaged foods.

GROUP HOME (Ord. 4210 / 4-16-2012)

A residential establishment licensed as an *assisted living facility* under Chapter 247 of the Texas Health and Safety Code that provides food, shelter and *personal care services* to seven (7) or more, but fifteen (15) or fewer persons. Supervisors may reside in the establishment, provided that no more than a total of fifteen (15) persons may reside therein, regardless of the legal relationship of those persons to one another.

HEIGHT

The vertical distance from average grade to the highest point of a structure, except:

1. On mansard roofs or roofs with parapet walls, the distance to the deck line, provided the mansard or parapet is not higher than 4 feet above the deck.
2. On hip and gable roofs, the distance between grade and the mean height level between the eaves and the ridge may be used; and
3. On multifamily buildings, the distance between the lowest level of fire department vehicle access and the top plate of the uppermost story shall be used.
4. On accessory structures, the distance to the highest point of the structure.
5. On architectural features, such as copulas, domes, etc., the distance to the highest point of the structure.

HOME OCCUPATION (See 2-700.)

HOUSEHOLD EQUIPMENT

Household equipment shall mean appliances; small electronic equipment; furniture; party supplies; dishes, silverware, tables, and banquet accessories; hand and table tools; garden tools, except tractors; painting supplies, including ladders; and similar items.

HOUSEHOLD PETS

Dogs, cats, fish, birds or other small domestic animals customarily kept for personal use or enjoyment within a home or its associated yards, but not including livestock or wild or dangerous animals which are not generally subject to domestication.

INFILL LOCATION (Ord. 4098 / 6-7-2010)

Land that has been bypassed, remained vacant and/or is underused as a result of continuing urban development and which is served by or readily accessible to one or more elements of the City's infrastructure.

KEY LOT

A corner lot in a single family or duplex subdivision where the rear of the lot abuts or is across an alley from the side lot line of a lot platted to front the side street which the corner lot adjoins.

KITCHEN

An area specifically set aside and containing the necessary appliances for cooking, but not including an area containing only a microwave oven, hot plate, or similar small cooking appliance.

LIVING AREA

The interior portion of a dwelling unit used for the accommodation of the occupants, but not including storage/shop areas served exclusively by exterior entrances or garages. Living area shall generally mean "heated/air conditioned" area and may be measured to the exterior surface of the walls.

LIVESTOCK

Animals generally raised on farms, including cattle, sheep and goats, swine, poultry (chickens, turkeys, ducks, geese, fowl, etc.) and horses, mules, and donkeys, unless otherwise indicated.

LONG-SPAN PRECAST CONCRETE DECORATIVE SCREENING WALL

A type of solid masonry barrier, fence or wall, which is designed and constructed in accordance with the City's General Design Standards, Screening Walls (Public and Private), dated February 5, 2015, as amended.

LOT

A tract, parcel, plot, or building site. A Lot of record is a parcel whose boundaries have been established on a plat approved by the Planning & Zoning Commission and on file in the records of Dallas County.

Lot Depth: The average horizontal distance between front and rear lot lines.

Lot Size: The horizontal area contained within the lot lines.

Lot Width: The required lot width is the straight line distance between the side lot lines, measured at the two points where the front building line intersects the side lot lines.

The average lot width is the average of the width at the building line as measured for the required width and the straight line distance measured between the corner where the rear lot line meets the side lot lines.

LOT LINES

The property lines bounding the lot.

Front Lot Line: The line separating the lot from a street right-of-way. Where a lot abuts 2 perpendicular streets, the front line is generally the shorter of the lot lines abutting a street and the line most nearly parallel to an interior side lot line shall be an exterior side lot line, not a front lot line, except on a key lot. Where a lot abuts 2 parallel streets, both lines adjacent to a street shall be front lot lines.

Rear Lot Line: The lot line most distant from and most parallel to the front lot line.

Side Lot Line: Any lot line intersecting a front lot line and any line which is not a front or rear lot line. A side lot line separating a lot from another lot is called an interior side lot line. An exterior lot line separates the lot from a side street on a corner lot.

MASONRY (Ord. 3656 / 6-7-04)

Unless otherwise provided for in this ordinance, residential exterior fire resistant construction shall mean brick, stone (natural and/or manufactured), architectural concrete block, glass block and stucco. Other exterior construction materials for non-residential structures are tilt wall concrete panels, concrete masonry units, architectural concrete block and exterior finish and insulation system (EFIS).

MOBILE HOME

A single family detached, factory-built home designed to be used as a year-round residential dwelling, transportable in one or more sections, and built on a permanent chassis, but not intended for transport other than for the purpose of delivery to a permanent site.

MOBILE HOME PARK

Any lot or part thereof or any parcel of land which is used or offered as a location for two or more mobile homes.

MONEY TRANSFER BUSINESS

An establishment, other than a bank or financial institution that engages in, or facilitates, the transmission of funds to or from a location outside the United States and its territories for a fee.

NON-CONFORMING USES, PREMISES, AND STRUCTURES (See 1-300)

OPEN SPACE

The portion of a building site which is not occupied by structures, parking, or drives.

OUTDOOR DISPLAY, SALES, AND STORAGE (See 3-600)

PATIO HOME (Ord. 3837 / 10-16-2006)

A detached, single-family unit that orients outdoor activity within rear or side yard patio areas for better use of the site for outdoor living space.

PAYDAY ADVANCE OR LOAN BUSINESS

An establishment that makes small consumer loans, usually backed by postdated check or authorization to make an electronic debit against an existing financial account, where the check or debit is held for an agreed-upon term, or until an applicant's next payday, and then cashed unless the customer repays the loan to reclaim such person's check.

PERSONAL CARE HOME (Ord. 4210 / 4-16-2012)

A residential establishment that provides food, shelter and *personal care services* to three (3) or fewer persons unrelated to the proprietor of the establishment.

PERSONAL CARE SERVICES (Ord. 4210 / 4-16-2012)

Assistance with feeding dressing, moving, bathing, or other personal needs or maintenance; administration of medication by a person licensed or otherwise authorized in this State to administer the medication or provide assistance with or supervision of the administration of medication; or general supervision or oversight of the physical and mental well-being of a person who needs assistance to maintain a private and independent residence or who needs assistance to manage the person's personal life, regardless of whether a guardian has been appointed for the person.

PRE-PACKAGED BEVERAGES (Ord. 4161 / 7-5-2011)

Beverages sold to the consumer in the original container and include, but are not limited to, soft drinks, beer, wine, bottled water, milk, and juices.

PRIVATE

Private shall mean operated for the exclusive use of the occupants of a property or other specified area such as a neighborhood, including guests of the occupants.

PRIVATE CLUB

A private club shall mean a club offering the sale of alcoholic beverages to members as defined and permitted by the State Alcoholic Beverage Code, unless otherwise specified.

PUBLIC

Public shall mean owned and/or operated by the City or other governmental agency, unless otherwise specified.

RANGE

The variation, if any, in the actual referenced dimension, ratio of material, size or specification of existing primary buildings on the two most adjacent developed lots with the same primary street frontage. (Ord. 4372 / 7-20-2015)

RECEPTION FACILITY (Ord. 4541 / 2-19-2018)

An establishment that is made available for private use, principally for parties, dances, receptions, banquets or similar social events. The term does not include, and a separate certificate of occupancy is required for, the following uses if permitted by the applicable zoning regulations: restaurant; drinking place with private club; hotel; country club; theater; civic, social, fraternal organization; or commercial amusement.

Minor Reception Facility: A Reception Facility that does not exceed 6,000 square feet of enclosed space.

Major Reception Facility: A Reception Facility with more than 6,000 square feet of enclosed space.

RECREATIONAL AND ENTERTAINMENT FACILITIES (Ord. 4585 / 8-1-2018)

A facility whose principal purpose is to provide space and equipment for nonprofessional athletic activities within a fully enclosed building. A recreational and entertainment facility includes, but is not limited to, the following: batting cages, ice or roller skating rink, indoor rides, miniature golf course, laser tag, whirlyball, children play center, trampoline park, climbing center or similar facility or any combination of the above. This use does not include indoor shooting ranges.

REFUELING STATIONS (Ord. 4528 / 12-18-2017)

A commercial establishment that offers combustible fuels such as gasoline, diesel, ethanol, liquefied natural gas or propane for sale to the public for fueling automobiles and sport utility vehicles, recreational vehicles, trucks, commercial, light-load or heavy-load vehicles or similar vehicles, as a primary or accessory use.

RESIDENTIAL CARE FACILITY (Ord. 4210 / 4-16-2012)

A *personal care home, community home, group home, care institution, or other assisted living facility*, as those terms are defined herein.

SETBACK

The required minimum distance between any structure and any lot line of the lot on which it is located. Setbacks shall be measured perpendicular to the lot line. (See also Yard).

SIC (See Standard Industrial Classification)

STANDARD INDUSTRIAL CLASSIFICATION (SIC) CODE

The use listing and numbering system as set out in the Standard Industrial Classification Manual (1987) of the Statistical Policy Division of the U.S. Office of Management and Budget. Nonresidential uses are listed and defined by their SIC reference group unless otherwise noted.

STORY (See definition in Building Code)

STREET

A public or private roadway which affords the principal access to an abutting lot.

Arterial Street: A street designated as such on the Mesquite Thoroughfare Plan.

Residential Street: A street in a 50 or 60 foot right-of-way and not designated as an arterial street on the Mesquite Thoroughfare Plan.

STRUCTURE

Anything constructed, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground. Structure shall not include trailers, trailers with wheels removed, export/shipping containers, or any other device designed and/or intended for transportation purposes or any modification of such a device.

Principal Structure: A building or other structure occupied by or used by a principal use.

Accessory Structure: A building or other structure on a lot which is occupied by an accessory use. Accessory structure shall include agricultural structures and buildings, statues, monuments, and fountains.

TOWNHOUSE (Ord. 3837 / 10-16-2006)

A single-family, attached dwelling unit in a building with three or more dwelling units, each being on a separate lot and attached by common vertical walls extending from the foundation through the roof and structurally independent of the corresponding wall of the adjoining unit.

TRUCK STOP (Ord. 4371 / 7-20-2015)

A building, business or premises consisting of one or more adjoining parcels, that includes the refueling of *heavy load vehicles* and which offers, provides directly or through on-site third parties, conducts or acquiesces in, with or without

payment, fee, minimum fuel purchase or any other form of compensation, any of the following services or amenities for *heavy load vehicles* or the drivers of such vehicles: major or minor repairs or maintenance, tire sales or repair, a facility or designated space for self-repairs, parking in excess of four hours, overnight accommodations, showers, laundry or fitness facilities, or truck washing.

USE

The purpose for which land or structure is or may be occupied in a zoning district.

Principal Use: Any activity which is a primary part of the total activity and is more than incidental or insubstantial to other activities. Activity in a building or on a lot may include several principal uses. Some principal uses may be secondary in nature to another activity, but not so insubstantial as to be classified accessory.

Accessory Use: An activity conducted in conjunction with a principal use which constitutes only an incidental or subordinate part of the total activity and which is commonly associated with the principal use. An activity which is an integral or substantial part of the primary use shall not be classified as accessory.

USED CAR LOT

A lot or tract of land used for the sale or display for sale of two or more previously owned vehicles including but not limited to passenger automobiles, motorcycles, trucks, dune-buggies and other types of motor vehicles designed for use upon the public roads or for pleasure off public roads but not including farm implements, mobile home, camper and recreational vehicles as defined by City Code or construction equipment such as cranes, bulldozers and related equipment and trucks over one ton capacity.

UTILITY FACILITIES

Any above-ground structures or facilities (other than buildings, unless such buildings are used as storage incidental to the operation of such structures or facilities) owned by a governmental entity or any entity defined as a public utility and used in connection with the production, generation, transmission, delivery, collection or storage of water, sewage, electricity, gas, oil, or electronic signals.

Neighborhood Facilities: Utility facilities that are designed to serve the immediately surrounding properties.

Community and Regional Facilities: All utility facilities other than neighborhood facilities.

VARIETY STORE (Ord. 4583 / 7/16/2018)

A retail store that sells a wide variety of relatively small and inexpensive items, as defined by “A Planner’s Dictionary” published by the American Planning Association.

VEHICLES

Commercial: A heavy load vehicle or any vehicle which is marked with a sign indicating its business usage.

Heavy Load Vehicle: A vehicle having a manufacturer's classification of 2 tons or more, or having more than 2 axles, such as tractor-trailers, large recreational vehicles, buses, large vans, and other similar vehicles.

Light Load Vehicle: A vehicle having a manufacturer's classification of less than 2 tons, but in no case having more than 2 axles.

YARD, GENERAL

An open space that lies between a building or structure and a lot line.

YARD, REQUIRED

An open space that lies between a lot line and the required setback line.

Front Yard: That portion of a lot which abuts the street, extending across the width of the lot from the front lot line to the structure (general) or to the front setback line (required).

Rear Yard: That portion of a lot, extending between the side lot lines from the rear lot line to the structure (general) or to the rear setback line (required) and not abutting a street.

Side Yard: That portion of a lot, extending between the front and rear setback lines, from the side lot line to the structure (general) or to the side setback line (required). An interior side yard abuts another lot or an alley. An exterior side yard abuts a side street on a corner lot.