

Appendix A Glossary

Acceleration/Deceleration Lane

A portion of a roadway designed to allow vehicles to safely decelerate for turns onto intersecting streets or safely accelerate to merge with the prevailing traffic flow.

Accessory Dwelling Unit

A residential use, structure, or building incidental to the principal permitted or conditionally approved use on a site, whether comprising a portion of the principal structure on the site or located within an accessory structure or building.

Accessory Structure, Building, or Use

A building or use that is all of the following: a) constructed or located on the same zoning as the main building, or use served, except as may be specifically provided elsewhere in this Ordinance; b) clearly incidental to, subordinate in purpose to, and serving the principal use; and c) either in the same ownership as the principal structure, building or use or is clearly operated and maintained solely for the comfort, convenience, necessity, or benefit of the occupants, employees, customers, or visitors of the principal use.

Adequate Service

An approved construction plan demonstrating that all required public facilities and services will be constructed.

Adjacent

Abutting and directly connected to or bordering.

Adjoining Properties

Property that touches or is directly across a street from the subject property.

Administrator

That person designated by the City Council to administer and enforce the provisions of this Unified Development Code.

Administrative Decisions

Those decisions that are made by the City Administrator.

Adult-Oriented Business

An adult arcade, adult bookstore, adult cabaret, adult lounge, adult novelty shop, adult service business, adult theater or other business that offers merchandise or entertainment emphasizing specified sexual activities or specified anatomical areas, and in which at least thirty five (35) percent of the retail gross floor area is devoted to offering merchandise described in above.

Affordable Housing

Residential development designated for residents between thirty-one percent (31%) and eighty percent (80%) of the HUD-Adjusted Median Family Income.

Agriculture

The use of land for the production and primary processing of food and fibers for sale, including cultivating, dairying, horticulture, pasturing, floriculture, silviculture, viticulture, animal and poultry husbandry, and such incidental accessory facilities as greenhouses and nurseries, provided that the operation of such accessory facilities shall be clearly secondary to normal agricultural activities. Agriculture includes, but is not limited to, the related activities of tillage, fertilization, pest control, harvesting, and marketing. It also includes, but is not limited to, the activities of feeding, housing, and maintaining of animals such as cattle, dairy cows, sheep, goats, hogs, horses, and poultry and handling their by-products.

Agricultural Land

Land carried on the Blanco County Appraisal District tax rolls as agricultural land, or which is used for the purpose of conducting agricultural activities.

Annexation

The act of incorporating an area into the domain of the City.

Apartment Building

A multi-family dwelling with a common entrance and common amenities, such as garages, yards, and utilities.

Bank (or Financial Service)

Establishment primarily engaged in the provision of financial and banking services as permitted as commercial uses, including savings and loan institutions, loan and lending activities, and similar services.

Bar (or Tavern)

Establishment or places of business engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars cocktail lounges, and similar uses other than a restaurant as that term is defined herein.

Bed and Breakfast

A house that is used as a lodging facility for paying guests. A Bed and Breakfast is generally a smaller lodging facility than a hotel.

Board of Adjustment (BOA)

The BOA reviews and makes recommendations of on an appeal of an Administrative Decision and Administrative Exception or Variance to a zoning decision.

Bikeway

Right-of-way with a primary function to carry bicycle traffic.

Block

An area of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, banks of waterways, or municipal boundary lines.

Block face

The properties abutting on one side of a street and lying between two nearest intersecting or intercepting streets, or nearest intersecting or intercepting street, non-subdivided land, watercourse, or municipal boundary.

Buffer

A strip or area of land, identified on a site plan or in a zoning ordinance, established to separate one type of land use from another land use. Normally, the area is landscaped or kept in open space use.

Build-to Line

The line on which the front of the building must be located.

Building Permit (or Development Permit)

A written authorization to construct, erect, or alter a structure or building as issued by the City Administrator.

Building Official

An agent of the City who inspects building construction for plan/permit compliance.

Caliper

The diameter of a tree trunk measured at four feet above the root collar.

Campground

Campground facilities providing camping and/or parking areas and incidental services for travelers in recreational vehicles or tents.

Canopy

A roof-like structure of a permanent nature which may be freestanding or projected from a wall of a building or its supports.

Canopy, Tree

The area covered or shaded by a tree.

Cemetery

Land used for the burial of the dead, and dedicated for cemetery purposes, including columbarium's, crematories, mausoleums, memorial parks, and mortuaries, when operated in conjunction with and within the boundary of such cemetery.

City Council

The Mayor and City Council for the City of Blanco.

Club, Private

A use providing meeting, recreational, or social facilities for a private or non-profit association, primarily for use by members and guests.

Cluster Development

A development concept which encourages and permits variations in residential

developments by allowing deviation in lot size, type of dwelling, lot coverage and open space from that which is normally required in the applicable zoning district. Dwelling units are concentrated in the selected area(s) of the development tract in order to provide natural habitat, agriculture, or other open space uses on the remainder.

Co-location

The location of multiple units of a particular use on a single site or structure, often by lease or license agreement. Co-location is often used to locate Wireless Transmission Facilities.

Common Areas

Locations in a subdivision that are not maintained by the homeowner such as and include but are not limited to parks, medians, greenbelts, and drainage areas

Community Service Use

A use that may be allowed in a residential area with a special use permit including volunteer service organizations, church services, and other similar services for the benefit of the community (not necessarily a City service).

Comprehensive Plan

The Comprehensive Plan of The City of Blanco, as approved by the City Council, including any amendments. or extensions.

Comprehensive Drainage Plan

The adopted City of Blanco Drainage Master Plan.

Comprehensive Utility Plan

The adopted City of Blanco Utility Plan.

Competent Court of Record

A court having the jurisdiction or power to hear a case.

Conditional Use

A specific use that would not be appropriate generally or without restriction, the granting of which shall be based upon a finding by the Planning and Zoning Commission that certain conditions governing the proposed conditional use as detailed in this Ordinance Code exist, that the use conforms to the Comprehensive Plan and that it is compatible with the existing neighborhood.

Convenience Store

A small retail self-service store selling a limited line of fast-moving food and nonfood items, usually with extended hours of operation.

County

Blanco County, Texas.

Culvert

A drainage structure placed beneath an embankment.

Damage, Substantial

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged-condition would equal or exceed 50% of the market value of the structure before the damage occurred.

Day

Calendar day, unless otherwise specified.

Day Care Center (or Child Care Center)

Any place, home or institution that receives nine (9) or more children under the age of fourteen (14) years, and not of common parentage, for care apart from their natural parents, legal guardians, or custodians, when received for regular periods of time for compensation, provided that this definition shall not include public or private schools organized, operated, or approved under Texas laws, custody of children fixed by a court of competent jurisdiction, children related by blood or marriage within the third degree to the custodial person, or to churches or other religious or public institutions caring for children within the institutional building while their parents or legal guardians are attending service, activities, or meetings.

Day Care Center, Family

A private residence where eight (8) or fewer children receive care and supervision for periods of less than 24 hours per day.

Dedication

The setting aside of certain land by the owner and declaring it to be for public use, for example, streets, sidewalks and parks.

Density

The allowable, proposed or existing number of dwelling units per acre within a defined and measurable area.

Density, Allowable

The total number of units permitted by the City for a tract of land. Allowable Density is based on the Gross Density, lot standards found in Table 5.1, and restrictions imposed by non-subdivided land, watercourse, or municipal boundary.

Density, Gross

The number of dwelling units allowed per the base zoning district multiplied by the total site acreage. [Gross Density = Gross Site Area * Allowable Density]

Density, Maximum Development

The maximum number of units per acre that may be placed on a tract in a particular zoning district under specified development conditions not to exceed 120% of the allowable density for that district.

Department Store

A large retail store that sells a variety of merchandise, organized into departments according to the kind of merchandise.

Detached Building

A building surrounded by an open space on the same lot.

Detention Services

A publicly operated use providing housing and care for individuals legally confined.

Developer (or Subdivider)

A person with freehold, possessor, or contractual interest in land proposed for development.

Development (or Improvement)

The construction or substantial alteration of open lands, or agricultural, residential, commercial, industrial, institutional, or transportation facilities or structures including any man-made change to improved or unimproved real estate, including, but not limited to buildings and other structures, dredging, fill, grading, paving, clearing, excavation, dumping, extraction, or storage of equipment or materials. Development includes the process of subdivision.

Development Applications

Applications submitted to the City for consideration of a permit for construction.

Development Project Completion

The release of the development bond, if required; or the acceptance of the project's streets, utilities, and public services by the responsible Department(s); or the designation by the City Council (Planning and Zoning Commission) that a development project has been completed, or a particular stage of a staged development project, including a planned unit development, has been completed.

Dormant Project

Project on which no progress has been made towards completion in the permitted period of time, as defined by the Texas Local Government Code § 245.005

Drip Line

The perimeter of a tree canopy.

Drive-Through Facility

Facility provided by an establishment or place of business for the purpose of allowing a customer or patron to transact business, whether it be to pick-up, drop-off, ordering, or service, from a motor vehicle.

Driveway

A private access road, drive, or lane to an individual residence or building, which is contained within the lot or parcel and is not intended to serve any other lot or parcel of land.

Dwelling

A building, or portion thereof, designed or used exclusively for residential occupancy, including single-family dwellings, two-family dwellings, and multiple-family dwellings, but not including hotels and motels.

Dwelling, Attached

A dwelling that is located on its own lot but joined to another dwelling on one or more sides by a wall or part of a wall.

Dwelling, Detached

A dwelling that is entirely surrounded by open space on the same lot.

Dwelling Unit

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

Easement

A right to land, generally established in a real estate instrument or on a recorded plat, to permit the use of land by the public, a legal entity, or particular persons for specified uses.

Eating Establishment (or Restaurant)

A use engaged in the preparation and retail sale of food and beverages, including sale of alcoholic beverages when conducted as an accessory or secondary feature and producing less than fifty (50) percent of the gross income. A general restaurant may include live entertainment with amplified sound. Typical uses include restaurants, coffee shops, dinner houses, dinner theater, and similar establishments with incidental alcoholic beverage service.

Educational Facility

A public or private school (not a day care) for primary or secondary education, or other educational services such as driver's education, beauty school, etc.

Efficiency Unit

A dwelling unit consisting of 1 principal room, exclusive of bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room, providing such dining alcove does not exceed 125 sq. ft. in area.

Engineer

Unless otherwise specified, any mention of "Engineer" refers to the City Engineer.

Entertainment, Indoor

Predominantly spectator uses conducted within an enclosed building. Typical uses include motion picture theaters, meeting halls, and dance halls.

Entertainment, Outdoor

Predominantly spectator uses conducted in open or partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities, and amusement parks.

Estoppels

A bar preventing one from making an allegation or a denial that contradicts what one has previously stated as the truth.

Excavation

Any act by which soil or rock is cut into, dug, quarried, uncovered, removed, displaced, or relocated including the conditions resulting there from.

Exterior Features

The architectural style, design, and general arrangement of the exterior of a historic resource, including the color, nature, and texture of building materials, and the type and style of all windows, doors, light fixtures, signs, or other similar items found on, or related to, the exterior of a historic resource.

Extraterritorial Jurisdiction (ETJ)

The unincorporated area that is contiguous to the corporate boundaries of the municipality and that is located within one-half mile of those boundaries (in the case of a municipality with fewer than 5,000 inhabitants). The ETJ increases as population increases.

Façade

The entire building wall (including street wall face, parapet, fascia, windows, doors, canopy and roof) on any completed building.

Façade Easement

Applies to a Certificate of Design Compliance. In the case of a request of a Demolition of a Historical Site, the Front Façade of said historic building may remain after demolition as an easement to protect the façade in perpetuity.

Façade, Articulated

Wall face that is visually divided into smaller components.

Fence

A barrier made of wire, wood, metal, masonry, or other material used as a screen or enclosure for a yard or open space. It includes a wall, gate, or structure which that functions to enclose an open space or yard; however, a retaining wall, freestanding sign, or landscape structure is not considered a fence except for that portion which that functions as a fence.

Fill

A deposit of materials of any kind placed by artificial means.

Fiscal Surety

Fiscal surety is for the purpose of securing the estimated cost of completing capital improvements, should the City find it necessary to complete the improvements instead of the landowner or developer. Fiscal surety can be in the form of a line of credit or Assurance of Bonds.

Floodplain

Land typically adjacent to a body of water with ground surface elevations that are inundated by the base flood.

Floodplain, 100-Year

An area along or adjacent to a stream or body of water that is capable of storing or conveying floodwaters during a 100-year frequency storm event, or a 100-year flood.

Floor Area, Gross.

The total area of all floors of a building measured to the outside surfaces of the exterior walls.

Floor to Area Ratio (FAR)

The gross floor area of the building or buildings on a zoning area divided by the total area of such zoning area. The "floor area ratio" requirements, as set forth under each zoning district, shall determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning area.

Food Market

Establishment or place of business primarily engaged in the retail sale of food (with incidental sale of beer and wine) or household products for home consumption, such as groceries, delicatessens, meat markets, retail bakeries, and candy shops. Restaurants are specifically excluded from this definition.

Frontage

The length of all the property fronting on one side of a street between the two nearest intersecting streets, measured along the line of the street; or if dead-ended, then all of the property abutting on one side between an intersection street and dead end of the same.

Fuel Service Station (or Service Station)

Use providing fuel, lubricants, parts and accessories, and incidental services to motor vehicles.

Funeral Home

Establishment engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals, and permitted as a commercial use.

Garden Home

A residential dwelling located on a high density lot and utilizing zero-lot line development standards.

Geographic Information System (GIS)

The City will maintain an electronic mapping system in National Geodetic Vertical Datum (NGVD) of 1929 elevation. Surveys and plats submitted for review and Flood Elevation Certificates are required to be referenced to NGVD. The GIS interface for the City is ArcView (an ESRI Product).

Global Positioning System (GPS)

A technology used to identify exact geographical coordinates for use in surveying and planning.

Government Facility

A use owned and operated by a government entity.

Grade Elevation

A measurement determined by averaging the elevations of the finished ground at all corners and/or other principal points in the perimeter wall of the building.

Grade, Existing

The vertical location of the existing ground surface prior to excavating or filling.

Grade, Finished

The final grade or elevation of the ground surface conforming to the proposed design.

Grading

Any stripping, excavating, filling, including hydraulic fill, stockpiling or any combination thereof. Grading does not include plowing, disking and cultivating for lawn establishment or renovation.

Greenbelt

A continuous area of open land.

Guarantee of Performance

A credit guarantee that a prospective developer provides to the City of Blanco to provide assurances to the City that the work on the development (particularly infrastructure improvements) will be made according to original plans as approved.

Health Officer

Health Officer for Blanco County.

Height

The vertical dimension measured from finished grade to the highest point of the thing being measured.

Height, Building

The vertical distance measured from finished grade to the highest point on a flat roof or a mansard or the midpoint between the cornice and the eave on a pitched roof.

Historic District

A historic resource comprised of two (2) or more properties which that are significant as a cohesive unit and contribute to historical, architectural, archeological, or cultural values, which has been identified by the Historic Preservation Commission and duly classified pursuant to the procedures of the Texas Historical Commission. A historic district includes all property within its boundaries, and may overlay any zoning district.

Historic Landmark

Any individual historic resource that is significant and contributes to historical, architectural, archeological, or cultural values, which has been identified by the Texas Historical Commission and duly classified.

Historic Resource

An area of land, building, structure, or object, or a group or combination thereof, including appurtenances and environmental setting which that may be significant in national, state, or local history, architecture, archeology, or culture.

Home Occupation

An accessory use of a dwelling as a personal service or profession use that shall constitute all or some portion of the livelihood of a person or persons living in the dwelling, and which does not change the residential character of the dwelling.

Hospital

A facility providing medical, psychiatric, or surgical service for sick or injured persons, on an in-patient or out-patient basis, and including emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors. Permitted as a Medical Facility.

Hotel (or Motel)

A use in which lodging or meals and lodging are offered to the general public for compensation and may contain such accessory services and facilities as news-stands, personal grooming facilities and restaurants. Use is permitted as Overnight Accommodation.

Hydrazone

A distinct area of landscaping or vegetation requiring a similar intensity of irrigation throughout, or a landscaped area designed as a plant grouping with an appropriate irrigation system.

Impervious Material

A material that does not allow infiltration.

Impervious Surface

Any building, road, parking, driveway, paving, patio, deck, stoop, porch, steps, walkway, pier, swimming pool, or other improvement constructed on a lot which reduces the infiltration capacity of the land or results in increased storm water runoff. Wooden decks and walkways (or portions thereof) shall be credited by fifty (50) percent of their total square footage.

Impracticable

Not capable of being put into practice or of being done or accomplished.

Improvement, Substantial

Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure (less land value) either: (a) before the improvement or repair is started; or (b) if the structure has incurred substantial damage and been restored, before the damage occurred. Substantial improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences. The minimum repairs needed to correct previously identified violations of local health, safety, or sanitary codes, and alterations to historic structures which that do not preclude their continued designation as historic structures are not considered substantial improvements.

Industrial, Heavy

A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage, or manufacturing processes utilizing flammable or explosive materials, or storage or manufacturing processes which potentially involve hazardous or commonly recognized offensive conditions.

Industrial, Light

A use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing. Typical uses include winery, sheet metal shop, welding shop and machine shop.

Infiltration

The passage or movement of water into the soil surface. Also means, potable or non-potable water from dripping or leaking pipes, valves, plumbing or fixtures, or seep water, rain water or storm water entering in sewer lateral lines on private property through cracks, pipe joints, openings or other defects in the lateral line

Irrigation Efficiency

The measurement of water lost to evaporation and run-off from an irrigated area, derived from the ratio between the plant water requirement and the irrigation requirement.

Junk (or Salvage) Yard

An open area where waste or scrap materials (including but not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles) are bought, sold, exchanged, stored, baled, packed, disassembled, or handled. A "junk or salvage yard" includes an auto wrecking yard, but does not include uses established entirely within enclosed buildings.

Kennel

Boarding and care services for dogs, cats and similar small animals.

Land Clearing (or Disturbance)

The removal of trees and vegetative ground cover from the land, not including the ordinary mowing of grass.

Land Clearing, Selective

The careful and planned removal of trees, shrubs, and plants using specific standards and protection measures under an approved forest conservation plan.

Landscape

Any combination of trees, ground cover, shrubs, vines, flowers, or lawn planted in the ground or in ground level-containers.

Landscaping Plan

A plan showing dimensions and details for planting in a landscaped area.

Loading Space or Loading Zone

A space within or on the same lot as the principle building which provides for the standing, loading, or unloading of trucks or other vehicles.

Loading Facilities, Off-street

A site or portion of a site located off of a public road devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and landscaped areas.

Lot

A portion of a subdivision or tract of land having frontage on a street or road which that is intended for development and which meets the requirements as a legal building site per this Ordinance Code.

Lot Area

The total horizontal area included within the lot lines of a site.

Lot Area, Gross

The area of a horizontal plane bounded by the front, side, and rear lot lines, but not including any area occupied by the waters of a recorded river or stream segment

Lot, Corner

A lot situated at the intersection of two (2) or more streets. On a corner lot, the

front lot line is defined as that lot line which contains the narrowest of all street frontages abutting a public street or public/private right-of-way. However, for lots abutting any street designated as minor collector or higher in classification, all lot lines abutting such higher order streets shall be deemed front lot lines.

Lot Coverage

The total land area of a lot covered by all principal and accessory structures on a site, including projections but excluding eaves projecting less than 2.5 feet from a building, trellises and similar structures which that do not have solid roofs, and uncovered and unenclosed decks, porches, landings, balconies, and stairways, the portion of which is less than thirty [30] inches above grade.

Lot Depth

The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line or to the most distant point on any other lot line where there is no rear lot line.

Lot, Interior

A lot other than a corner or reversed corner lot.

Lot, Legal (or Lot of Record)

A parcel of land which that has been legally subdivided and recorded in the official public records of Blanco County.

Lot, Reversed Corner

A corner lot, the street side lot line of which is substantially a continuation of the front lot line of the first lot to its rear.

Lot, Through

A lot having a pair of opposite lot lines along two (2) more or less parallel public streets, and which is not a corner lot. On a "through lot", both street lines shall be deemed front lot lines.

Lot Width

The horizontal distance measured at the front building line.

Lot Line, Front

That boundary of a lot that is along an existing or dedicated public street, or, where no public street exists, is along a public way.

Lot Line, Rear

Any boundary of a lot that is not a front lot line or a side lot line but generally running parallel to, and opposite of, a front lot line.

Lot Line, Side

Any boundary of a lot that is not a front lot line or a rear lot line but generally running perpendicular to the front or rear lot lines.

Majority, Simple

The next whole number beyond fifty percent of the members present and voting (e.g., three out of either four or five; four out of either six or seven)

Majority, Absolute

The next whole number beyond fifty percent of all members authorized to vote, including those not present or present but not voting.

Majority, Super

The next whole number beyond a specified percent greater than fifty percent (e.g., two-thirds or three-fourths). A supermajority requirement may be either simple or absolute

Manufactured Home

A structure transportable in one or more sections which is built on a permanent foundation when connected to the required utilities, including plumbing, heating, air-conditioning, and electrical systems. A manufactured home is at least 8 body feet in width or 40 body feet in length when in traveling mode, or is at least 320 square feet when erected on site. As defined by the State of Texas, a manufactured home was constructed on or after June 15, 1976, according to the rules of the US Department of Housing and Urban Development, and does not include a recreational vehicle.

Medical Clinic (or Medical Office)

A use providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by doctors, dentists, medical and dental laboratories, physical therapists, optometrists, and similar practitioners of medical and healing arts for humans licensed for such practice by the State of Texas. A clinic shall not include in-patient care (i.e., no overnight accommodation of patients).

Mixed Use Development

A development project that includes two or more types of uses.

Mobile Home

A structure transportable in one or more sections which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, including plumbing, heating, air-conditioning, and electrical systems. A mobile home, as defined by the State of Texas, was constructed before June 15, 1976 and is at least 8 body feet in width or 40 body feet in length when in traveling mode, or is at least 320 square feet when erected on site.

Modular Home

A dwelling that is manufactured in two or more modules at a location other than the home site and which is designed as a permanent residential structure when the modules are transported to the home site, joined together, and installed on a permanent foundation system in accordance with the appropriate Code requirements including plumbing, heating/air conditioning and electrical systems to be contained in the structure. A modular home is not designed to

be moved once assembled on site. The term modular home shall not mean nor apply to a mobile or manufactured home as defined in the Texas Manufactured Housing Standards Act, nor is it to include building modules incorporating concrete or masonry as a primary component.

Monumentation

Markers and control points placed by a licensed land surveyor to indicate property lines.

Natural Features

Components and processes present in or produced by nature, including but not limited to, soil types, geology, slopes, vegetation, surface water, drainage patterns, aquifers, recharge areas, climate, floodplains, aquatic life, and wildlife.

NGVD

National Geodetic Vertical Datum of 1983 elevation reference points set by the National Geodetic Survey based on mean sea level. Surveys submitted for review and Flood Elevation Certificates are required to be referenced to NGVD.

Nonconforming Structure

A structure that was lawfully erected but which does not conform with the currently applicable requirements and standards prescribed in the regulations for the district in which the structure is located by reason of adoption or amendment of this Code.

Nonconforming Use

Any use of land, buildings, or structures, lawfully existing at the time of the enactment of this Code, or of any amendment hereto, governing use for the zoning district in which such use is located, which does not comply with all regulations of this its amendments.

Non-point Source Pollution

Pollution generated by diffuse land use activities rather than from an identifiable or discrete source or facility, and conveyed to waterways through natural processes, such as rainfall, storm runoff, or groundwater seepage, rather than by deliberate discharge. Non-point source pollution is not generally corrected by "end-of-pipe treatment," but rather, by changes in land management practices.

Nuisance

A use of property or course of conduct that interferes with the legal rights of others by causing damage, annoyance, or inconvenience.

Nursing Home (or Convalescent Home)

A use providing bed care and in-patient services for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services, facilities providing care for alcoholism, drug addiction, mental disease, or communicable disease.

Occupancy

Any use of, or activity upon, the premises.

Occupancy, Certificate of

The certificate issued by the City Administrator or designee that permits the use of a building or premises in accordance with the approved plans or permits and the provisions of law for the use and occupancy of the building in its several parts, together with any special stipulations or conditions of the building permit.

Office

An office or private firm or organization which is primarily used for the provision of executive, management, or administrative services. Typical uses include administrative offices, and services including real estate, insurance, property management, investment, personal, travel, secretarial services, telephone answering, photocopy and reproduction, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.

Offsets

Structures or actions that compensate for undesirable impacts.

Open Space

Any land developed or undeveloped, reserved or dedicated, as yards, parks, landscaped green areas, and recreational areas, and is exclusive of areas developed for off-street parking, structures and streets.

Open Space, Private

An open area outside of a building adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

Outdoor Display

Any merchandise, material or equipment situated outdoors and actively for sale.

Parcel

Any legally described area.

Parking, Commercial

Parking of motor vehicles on a temporary basis within a privately owned off-street parking facility, other than accessory to a principal use.

Parking, Off-Street

The space located off of a public road, designed, intended, used or required to park one passenger vehicle.

Parapet

A vertical false front or wall extension above the roof line.

Performance Bond

A type of Fiscal Surety that can be used to guarantee site improvements.

Person

The federal government, the State, a county, municipal corporation, or other political subdivision of the State, or any of their units, or an individual, receiver, trustee, guardian, executor, administrator, fiduciary, or representative of any kind, or any partnership, firm, association, public or private corporation, or any of their affiliates, or any other entity.

Personal Service

Establishment or place of business primarily engaged in providing frequently or recurrently needed services of a personal nature. Typical uses include beauty salons, barber shops, seamstresses, tailors, shoe repair shops, tanning salons, dry cleaning pick-up station services, and coin operated laundries.

Phased Project

A project developed pursuant to a subdivision or site plan, proposed to be developed in sections.

Place of Worship

A use, permitted as a Community Service Use, located in a permanent or temporary building and providing regular organized religious worship and religious education incidental thereto, but excluding private primary or private secondary educational facilities, community recreational facilities, and parking facilities. A property tax exemption obtained pursuant to Property Tax Code of the State of Texas shall constitute prima facie evidence of religious assembly use.

Plat

As used in this Ordinance Code, plat shall be a map of a tract of land showing boundaries of individual lots, parcels, streets, easements and rights-of-way prepared in accordance with this Ordinance Code as an instrument for recording in the official Public Records of Blanco County.

Plat, Administrative

A minor plat, amending plat, replat, or development plat reviewed by the City Administrator

Plat, Amending

Any changes made to an approved preliminary plan or final plat. An amended plat is used to correct errors or omissions and does not remove covenants.

Plat, Development

Plat required for development of any property previously unsubdivided or unplatted which will not be divided into separate parcels for development

Plat, Final

A plat prepared by a licensed surveyor and submitted to the City for final approval which that is duly acknowledged by the owners or proprietors of the

land, or by some duly authorized agent of such owners or proprietors, in the manner required for the acknowledgement of deeds and which that is to be filed for record in the office of the county clerk of Blanco County.

Plat, Minor

A subdivision involving not more than five (5) lots fronting on an existing street, and not requiring any new street, extension of public sewage or water lines, or other dedication of land to the City

Plat, Replat

A new plat that alters the restrictions of a previously adopted final plat

Plat Vacating

A plat that vacates, part of or all of a previous plat and may be placed on a Replat of the same area.

Plan, General Development

A map or plat designed to illustrate the general design features and street layout of a proposed subdivision which is proposed to be developed and platted in sections. Also called a Concept Plan or Bubble Plan.

Plan, Construction

The maps, drawings, and specifications indicating the proposed location and design of improvements to be installed in a subdivision/site plan.

Plan, Preliminary

A tentative drawing made by a licensed surveyor or registered engineer for inspection purposes only, showing the entire tract of land for which subdivision is sought. The drawing shall accurately describe all of said subdivision or addition by metes and bounds, locating the same with respect to an original corner of the original survey of which it is a part and giving dimensions thereof of said subdivision or addition, and dimensions of all streets, alleys, squares, parks, or other portions of same intended to be dedicated to public use, or for the use of purchasers or owners of lots fronting thereon or adjacent to

Planned Development or Planned Unit Development (PUD)

A parcel of land or contiguous parcels of land of a size sufficient to create its own environment, controlled by a single landowner or by a group of landowners in common agreement as to control, to be developed as a single entity, the environment of which is compatible with adjacent parcels and the intent of the zoning district or districts in which it is located; the developer or developers may be granted relief from specific land use regulations and design standards, and may be awarded certain premiums in return for assurance of any overall quality of development, including any special feature which that will be of exceptional benefit to the community as a whole and which that would not otherwise be required by this Ordinance Code.

Point of Curvature

The point where a circular curve begins.

Point of Tangency

The point where a circular curve ends.

Postal Facility

Postal service, including post offices and bulk mail processing or sorting centers, operated by the United States Postal Service, and permitted as a Government Facility.

Preexisting

In existence prior to the effective date of a specific regulation or Ordinance Code.

Premises

A zoning location, together with all buildings and structures thereon.

Principal Structure (or Building)

Any structure which houses a primary or principal use of the land on which it is located. Lots with multiple principal uses may have multiple principal structures. Storage structures, garages, and other clearly accessory uses shall not be considered principal structures.

Principal Use

A main or primary use of land, as distinguished from an “accessory use”. More than one principal use may exist on a tract if done so completely in accordance with this Ordinance Code.

Project

Any proposal for new or changed use, or for new construction, alteration, or enlargement of any structure, that is subject to the provisions of this Ordinance Code.

Property Lines

The lines bounding a zoning area.

Public Infrastructure Facility

Facility necessary to provide public utility services, such as generating plants, electrical switching facilities and primary substations, refuse collection or disposal facilities, water and wastewater treatment plants, and similar facilities, and the minor structures such as lines and poles which are necessary to support the principal development.

Recreational Vehicle

A vehicle built on a single chassis that is four hundred (400) square feet or less at the longest horizontal projection, self propelled or tow-able, and designed primarily for temporary living while traveling or camping.

Recycling Facility

An enclosed building where recyclable materials separated from other waste materials, including, but not limited to, scrap metals, paper, textiles, glass, and plastics, are received for the purpose of processing for upgrading, particle size

reduction, volume reduction, removal of undesired materials, baling, packing, disassembly, handling, or storage.

Redevelopment

The process of developing land which that is or has been developed.

Repair Service, Consumer

Establishments primarily engaged in the provision of repair services to individuals and households rather than firms, but excluding automotive and heavy equipment repair. Typical uses include appliance repair shops, watch or jewelry repair shops, or musical instrument repair shops.

Research Facility

Establishment primarily engaged in research of an industrial or scientific nature but excluding product testing. Typical uses include electronics research laboratories, space research and development firms, and pharmaceutical research.

Residential use

The occupancy of living accommodations on a wholly or primarily non-transient basis.

Residential, Duplex

The use of site for two dwelling units within a single building, other than a mobile home or modular home.

Residential, Group

The use of a site for residential occupancy of living accommodations by groups of persons not defined as a family, on a weekly or longer basis.

Residential, Manufactured Home

The use of a site for residential occupancy of a manufactured home (or mobile home) on a weekly or longer basis.

Residential, Multi-family

The use of a site for three or more dwelling units, within one or more buildings.

Residential, Single-family

The use of a site for only one dwelling unit, other than a mobile home or modular home.

Residential, Townhouse

The use of a site for two or more dwelling units, constructed with common or abutting walls each located on a separate ground parcel within the total development site, together with common area serving all dwelling units.

Resource Extraction

A use involving the on-site extraction of surface or subsurface mineral products or natural resources, such as quarries, borrow pits, sand and gravel operations, oil and gas extraction, and mining operations.

Retail Sales

Sale or rental of commonly used goods, and merchandise for personal or household use.

Retirement Center

A place of residence intended for the elderly which generally includes individual living units and facilities for meals, gathering, recreation, and some form of limited medical care.

Right-of-Way

Any dedicated area where a street, highway, thoroughfare, parkway, road, avenue, alley or other vehicular use facility is or will be constructed for public use.

Screening

A method of visually obscuring nearby structures or land uses (i.e. parking, vehicle use areas, outdoor storage) from another land use by use of one or a combination of fencing, walls, dense vegetation, and berming.

Sediment

Soils or other materials transported by wind or surface water as a product of erosion.

Setback

The minimum distance specified by this Code from the front, rear, and side lot lines, and extending across the full width of the lot, on which no building or structure may be erected.

Sewerage System, Community

Any system, whether publicly or privately owned, serving multiple lots, dwelling units, businesses, commercial or industrial establishments for the collection, transportation and disposal of sewage or industrial wastes of liquid nature, including various devices for the treatment of such sewage and industrial wastes.

Sewerage System, Public

The entire system of sewage collection, treatment, and disposal. Also applies to all effluent carried by sewers whether it is sanitary sewage, industrial wastes, or stormwater runoff.

Shopping Center

A grouping of retail business and service uses on a single site with common parking facilities.

Shade Tree

A tree measuring 2" (two inches) diameter, measured 4 feet above grade.

Sign

An object, device, display, or structure, or part thereof, displayed outdoors or visible from a public way, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location; or to express a point of view, by any means including words, letters, figures, design, symbols, advertising flags, fixtures, colors, illuminations or projected images. Each substantially different face of a sign shall constitute a separate sign.

Sign Area

The square foot area enclosed by the perimeter of the sign. Sign area shall include all lettering, wording, and accompanying designs and symbols, together with the background on which they are displayed, any frame around the sign and “cutouts” or extensions.

Sign Related Terms

Abandoned Sign: A sign which no longer identifies a bona fide business, lesser, service, owner, product, or activity, time of event passed, and/or for which no legal owner can be found. The definition shall also include any sign structure which no longer supports the signs for which it was designed.

Back-to-Back Signs: A sign constructed on a single set of supports with messages visible on either side.

Banner: Any sign of lightweight fabric or similar material that is mounted to a building, poles, railings, or other structural parts of a building with or without frames. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.

Beacon: Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source; also, any light with one or more beams that rotate or move.

Building Marker: Any sign indicating the name of a building and date incidental information about its construction, that sign is cut into a masonry surface or made of bronze or other permanent material.

Building Sign: Any sign attached to any part of a building, as contrasted to a freestanding sign.

Canopy Sign: Any sign that are part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Changeable Copy Sign: A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable sign for the purpose of this code. A sign on which the only copy that changes is an electronic or mechanical indication of time and temperature and displays no commercial message shall be considered a “time and temperature” portion of a sign and not a changeable copy sign for the purpose of this code.

Commercial Message: Any sign wording, logo, or other representation that, directly or indirectly, advertises, or calls attention to a business, product, service, or other commercial activity.

Community Service Signs: A sign that advertises or solicits support for a non-profit community use, public use or social institution. Such signs may include, but shall not be limited to: seasonal holidays such as Christmas or Easter, school or religious activities, sports boosters, or events of community interest. Such signs shall be placed only by: units of local, state, or federal governments; non-profit organizations; schools; the Chamber of Commerce; or normally recognized religious organizations.

Dilapidated Sign: Any sign that has become or has been caused to become partially ruined and in need of repairs, as through neglect.

Directional Sign: A sign erected and maintained by local officials within the public right-of-way, or on private property to indicate to the traveling public the route and distance to public accommodations, facilities, commercial services and points of scenic, historical, cultural, recreational, educational or religious interest. Such signs shall conform to all applicable state regulations regarding the placement of signs in public rights-of-way.

Double-Faced Sign: A sign with two faces that are usually, but not necessarily, parallel.

Electric Sign: A self-illuminated or externally illuminated sign or sign structure in which electric wiring, connections and/or fixtures are used as part of the sign to provide illumination.

Existing Sign: Any sign erected, mounted, or displayed prior to the adoption or revision of this code.

Fixed Projection Sign: A sign, other than a flag sign, that extends outward for more than six inches from the facade of any building, and is rigidly affixed thereto.

Flag: Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other noncommercial entity.

Flashing Sign: A sign with flashing, blinking, or moving lights, regardless of wattage, whether directly or indirectly illuminated, except for time and temperature signs. This includes a sign that uses traveling lights, traveling lighted messages, or flashing lights.

Flat Sign: A sign erected parallel to, attached within six inches of, and supported throughout its length by the façade of a building. A flat sign does not extend above that building.

Freestanding Sign: A sign self-supported by a pole or post and not attached to any building, wall, or fence, but in a fixed location. Types of freestanding signs include: post and arm; monument; and pole signs.

Illuminated Sign: Sign illuminated with lights that glare into or upon the surrounding area or any residential area or distract operators of vehicles or pedestrians in the public right-of-way.

Incidental Sign: A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as “no parking,” “entrance,” “loading only,” “telephone,” and other similar

directives. No sign with a commercial message visible from off the zone lot on which the sign is located shall be considered incidental.

Inflatable Sign: A sign that is either expanded to its full dimensions or supported by gasses contained within the sign, or sign parts, at a pressure greater than atmospheric pressure.

Interior Sign: A sign displayed inside a building that is not within five feet of windows or doors.

Logo: A trademark or company name symbol.

Marquee: A sign painted on, attached to, or consisting of interchangeable letters on the face of a permanent overhanging shelter which projects from the face of a building. A minimum clearance of ten feet above the sidewalk level shall be required for pedestrians.

Monument Sign: An outside sign identifying a development, business, services, or homes (such as a shopping area or housing development) made of brick, masonry or stone, the bottom of which is attached directly and permanently to the ground and physically separated from any other structure.

Moving Sign: Any sign having visible moving revolving, or rotating parts, or visible mechanical movement of any kind, except for the movable hands on street clocks, or other apparent visible movement achieved by electrical, electronic, or mechanical means, except for time/temperature/date signs.

Multi-tenant Center: A commercial, office, or industrial development where there are located several separate business activities having appurtenant shared facilities, such as driveways, parking and pedestrian walkways, and that is designed to provide a single

Multi-tenant Sign: A commercial sign identifying more than one business or organization located on the premises.

Non-Conforming Sign: Except as otherwise defined herein, any sign with a valid permit, or that was erected prior to the effective date of this code, or any subsequent amendment hereto, and does not conform to one or more of its provisions.

Obscene Sign: A sign displaying any manner in which the dominant theme of the material taken as a whole appeals to the prurient interest in sex, or is patently offensive because it affronts contemporary community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value.

Off-Premise Sign: A sign that identifies goods or services that are not sold on the same premises as the said sign.

On-Premise Sign: A sign identifying or advertising a business, person, activity, or service located on the premises where the sign is located.

Permitted Sign: A sign for which a valid permit has been issued.

Pole Sign: A freestanding sign with the base of the actual sign area at least five feet above the ground supported by the vertical pole(s).

Political Sign: Any sign that advertises a candidate or an issue which is to be voted on in a local, state, or federal election process.

Portable Sign: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to: signs designed to be transported by means of wheels;

signs converted to A- or T-frames; menu and sandwich board signs; balloons used as signs; and umbrellas used as advertising.

Post and Arm Sign: A freestanding sign comprised of a vertical post to which a perpendicular arm is attached and from which the sign hangs.

Project Signs: Any temporary sign on a premises that may identify the project under construction by providing any of the following information: the project name; the address and/or telephone number of the architect, the developer, the financing organization, the subcontractor and/or the materials supplier.

Projecting Sign: Any sign affixed to a building or wall in such a manner that its leading edge extends more than six inches beyond the surface of such building or wall.

Real Estate Sign: A temporary sign advertising the real estate upon which the sign is located as being for rent, lease or sale.

Residential Sign: Any sign located on a lot or in a district zoned for residential uses that contain no commercial message except the name and/or occupation of accessory uses that conform with all requirements of this code.

Roof Sign: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

Roof Sign, Integral: Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches.

Safety Control Sign: Warning, control, OSHA, or required public safety sign.

Snipe Sign: A sign (made of any material) that is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, or other objects, with the subject matter appearing thereon not being applicable to the use of the premises upon which such sign is located.

Suspended Sign: A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface. A suspended sign is not a marquee sign.

Temporary Sign: A promotional sale sign, fund-raising sign, garage sale sign, or similar sign.

Time and Temperature Sign: An electrical sign utilizing lights going on and off periodically to display current time and temperature in the community.

Traffic Control Sign: A sign to regulate traffic that has been erected by municipal officers having jurisdiction over the public way.

Traffic Informational Sign: An incidental sign directing traffic to or from or within a commercial, residential or industrial development.

Wall Sign: Any sign attached parallel to, but within six inches of, a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any building or structure, that is supported by such wall or building, and that displays only one sign surface.

Window Sign: Any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business,

commodity, event, sale, or service that is placed inside a window or upon the glass surface and is visible from the exterior of the window.

Site

Any tract, lot or parcel of land or combination of tracts, lots or parcels of land, which are in one ownership, or are contiguous and in diverse ownership and where development is to be performed as part of a unit, subdivision, or project as shown on an application.

Site Area, Gross

The total amount of acreage of raw land.

Site Area, Net

The portions of the site that exclude floodplain and wastewater irrigation area and the aggregate of 100% of land with a gradient of 15% or less; 50% of the land with a gradient of more than 15% but less than 25%; and floodplain, outside the Edwards Aquifer Recharge Zone, dedicated for public use

Soil Stabilization

The prevention of soil movement by any of various vegetative and/or structural means of soil movement.

Start of Construction

The date of issue of the building permit for any development, including new construction and substantial improvements, provided that the actual start of the construction or improvement was within three hundred and sixty five (365) days of permit issuance. The actual start of construction is the placement of slab or footings, piles, columns, or actual placement of a manufactured home. For substantial improvement, the start of construction is the first alteration of any structural part of the building.

Storage, General Outdoor

All forms of outdoor storage not classified as outdoor display or limited outdoor storage, including items stored in shipping containers, and semi-trailers not attached to a truck.

Storage, Limited Outdoor

The temporary storage of goods in individual packaging and not in storage containers.

Storage, Self

Storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding uses such as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing and mini-storage units.

Steep Slope

A slope of over fifteen percent (15%) grade or greater incline, which is characterized by increased runoff, erosion and sediment hazards for slopes.

Stormwater Management

For quantitative control, a system of vegetative and structural measures that controls the increased volume and rate of surface runoff caused by man-made changes to the land; and for qualitative control, a system of vegetative, structural, and other measures that reduce or eliminate pollutants that might otherwise be carried by surface runoff.

Story

Part of a building between any floor and the floor next above, and if there be no floor above, then the ceiling above. A basement is a story if its ceiling is five (5) feet or more above the finished grade, or if it is used for business purposes, or if it contains any dwelling units other than one (1) dwelling unit for the caretaker of the premises.

Street

A public or private right-of-way which that affords a primary means of vehicular access to abutting property, whether designated as a street, avenue, highway, road, boulevard, lane throughway, or however otherwise designated, but does not include driveways to buildings.

Access Road: A street which is parallel and adjacent to an arterial street. It is designed to provide access to abutting properties so that the properties are sheltered from the effects of the through traffic on the arterial street or so that the flow of traffic on the arterial street is not impeded by direct driveway access from abutting properties.

Alley: A narrow roadway for access to an area of commercial, multi-family or industrial structures.

Arterial: An interregional road conveying traffic between growth areas. Efficient movement is the primary function of arterial roads, hence private access and frontage should be controlled and limited to high-volume generators of vehicle trips.

Collector: A street whose main purpose is to collect and direct traffic from local streets to arterial streets, to carry traffic between arterial streets or to provide access to abutting commercial or industrial properties or higher intensity residential land uses.

Cul-de-sac: a short local street having but one end open for vehicular traffic, the opposite end being terminated with a permanent turn-around.

Elbow (or Eyebrow): The location on a local street that has a partial cul-de-sac on one side, or the intersection of two streets where a partial cul-de-sac is at the outer side of the intersection.

Local: A street whose primary function is to serve abutting land use and traffic within a neighborhood or limited residential district.

Local Side: A street that is a secondary access from residential streets to collector streets or a secondary access from residential street to residential street.

Parkway: An arterial street with a landscaped median or with supplemental width in the landscaped right-of-way which does not have continuous frontage roads.

Private Street: A private access, drive, or lane to more than one residence which that is contained within the lot or parcel and which is not dedicated to the public.

County Road: A public road or street which that is part of the Highway Maintenance System of Blanco County.

Structure

Anything constructed or erected, other than a fence or retaining wall, which requires location on the ground or if attached to something having a location on the ground, including but not limited to, buildings, advertising boards, poster boards, mobile homes, manufactured homes, gas and liquid storage tanks, garages, barns, and sheds.

Structural Alteration

Any change in the supporting members of a structure, such as bearing walls, columns, beams, or girders.

TCEQ

Texas Commission on Environmental Quality (formerly Texas Natural Resources Conservation Commission TNRCC)

Telecommunication Service

Establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms but excluding those classified as Major Utility Facilities. Typical uses include television studios, telecommunication service centers, telegraph service offices, film recording, sound recording, and cable television operations.

Topography

The existing configuration of the earth's surface including the relative relief, elevation, and position of land features.

Traffic Calming Device

A change in street alignment, installation of barriers, or other physical measure to reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users in the interest of street safety, livability, and other public purposes.

Transfer Station

An outdoor facility or enclosed building that receives municipal solid waste and/or rubble from collection vehicles and reloads the materials into trailers or other containers for the purpose of transporting it to a processing or final disposal facility.

Transportation Facilities

Anything that is built, installed, or established to facilitate or provide a means of transport from one place to another.

Transportation Terminal

A facility for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express between modes or transportation, including bus terminals, railroad stations, airport terminals, and public transit facilities.

Use of Property

The purpose or activity for which the land or building thereon is designed, arranged or intended, or for which it is occupied or maintained.

Utility

A public corporation, company or special district organized to provide a service to the subdivision, including but not be limited to electric, gas, or telephone companies and water and sanitation districts. Also any electric generating station, transmission, or service line providing water, sewer, electric, gas, telephone, and television or data cable service.

Utility, Major

Any manned utility that is not a minor utility.

Utility, Minor

An unmanned government facility or a facility located entirely in a linear easement or which requires 7500 sq ft or less.

Utility Service

A lot is “served” by city-owned water or sewer line if connection is required by this Code.

Vehicle

Every device, including major parts thereof, in, on, or by which any person or property is or may be transported or drawn on a transportation facility, except devices moved by human or animal power, or devices used exclusively on stationary rails or tracks.

Vacation

The termination of, or termination of an interest in, an easement, right-of-way, or public dedication of land.

Variance

A grant of relief to a person from the requirements of this Code when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this Code.

Variance, Judicial

A grant of relief to a person from the requirements of this Code in matters considered judicial in nature, specifically lot area, setback, and height regulations.

Variance, Legislative

A grant of relief to a person from the requirements of this Code in matters related to all other development standards, considered legislative in nature.

Vehicle, Motor

Any passenger vehicle, truck, truck-trailer, or semi-trailer propelled or drawn by mechanical power.

Vehicle, Abandoned

Any motor vehicle, trailer or semi-trailer, or watercraft that is inoperative and left unattended on public or private property; or that has remained illegally on public or private property; or that has remained on public or private property and (a) does not display valid registration plates or (b) displays registration plates of another vehicle.

Vehicle Sales and Service

Establishments or places of business primarily engaged in automotive related or heavy equipment sales or services, including automotive and equipment repair, car washing, and vehicle storage.

Vested Right

The entitlement to develop enjoyed by a project because of the fact that the city issued a development order or permit for the project prior to the effective date of this Code.

Veterinary Clinic and Services

Veterinary services and hospitals for animals, such as pet clinics, dog and cat hospitals, and veterinary hospitals for livestock and large animals.

Visible

Capable of being seen (whether or not legible) by a person of normal height and visual acuity while walking or driving on a public road.

Wall area

Wall area shall be measured by calculating the continuous uninterrupted wall area (not including windows) on the elevation where a sign is to be placed.

Warehousing and Freight Movement

Establishments or places of business primarily engaged in wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants.

Waste

Ashes, discarded wood, abandoned, discarded, or unused objects or equipment such as furniture, appliances, cans, or containers; garbage or refuse of any

kind, whether liquid or solid; or any accumulation of any foul, decaying, or putrescent substances.

Wastewater Gravity Facility

Wastewater mains used to collect wastewater from residential, commercial, industrial, and institutional sources

Wastewater Lift Station

Wastewater facility used to pump wastewater from a lower elevation to a higher elevation

Wastewater On-site Facility

Wastewater facility used to collect and store wastewater within an individual lot and not connected to a public or community wastewater system.

Water Supply System, Community

A source of water and a distribution system, including treatment and storage facilities, whether publicly or privately owned, serving or providing potable water to multiple lots, dwelling units, businesses or commercial or industrial developments.

Water Supply System, Public

A system for the provision to the public of water for human consumption through pipes or other constructed conveyances. Such a system must have at least fifteen (15) service connections or serve at least twenty-five (25) individuals at least sixty (60) days out of the year. This term includes any collection, treatment, storage, and distribution facilities under the control of the operator of such system and used primarily in connection with such system, and any collection or pretreatment storage facilities not under such control which that are used primarily in connection with such system. Two (2) or more systems with each having a potential to serve less than fifteen (15) connections or less than twenty-five (25) individuals but owned by the same person, firm, or corporation and located on adjacent land will be considered a public water system when the total potential service connections by the combined systems are fifteen (15) or greater or if the total number of individuals served by the combined systems total twenty-five (25) or greater at least sixty (60) days out of the year. Without excluding other meanings of the terms "individual" or "served," an individual shall be deemed to be served by a water system if he lives in, uses as his place of employment, or works in a place to which drinking water is supplied from the system.

Watershed

All land lying within an area which that drains into a river, river system, or other water course.

Wetlands

Land transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. Classification of areas as wetlands shall follow the "Classification of Wetlands

and Deep-water habitats of the United States" as published by the U.S. Fish and Wildlife Service (FWS/OBS-79/31).

Wholesale

The selling of goods to merchants; usually in large quantities for resale to consumers.

Wireless Telecommunications Antenna:

A facility consisting of the equipment and structures involved in receiving telecommunications or radio signals from a mobile radio communications source and transmitting those signals to a central switching computer which connects the mobile unit with the land-based telecommunication lines.

Yard

Yards include the required setbacks and open space for individual lots. No yard for one lot shall be considered a yard for another lot as well, except in planned developments. Yards shall be measured from the property line of the site or street line to the nearest exterior wall of a structure.

Yard, Front

A yard extending along the full length of the front lot line of the zoning area.

Yard, Rear

A yard extending along the full length of the rear lot line of the zoning area.

Yard, Side

A yard extending along a side lot line measured from the front yard to the rear yard.

Zero Lot Line

Waiver of one side yard setback requirement for a single-family residential building as part of a subdivision. The minimum setbacks shall remain for at least one side of the lot.

Zoning Area (or Zoning Lot)

A single tract of land located within a block under contiguous ownership that meets the lot requirements for a permitted use as set forth in Chapters 4 and 5 of this Code.

Zoning Overlay District

A special district that is placed over the base zoning area which imposes additional restrictions.

Zoning Floating Zone

A district that is fixed on the base zoning area only upon City Council approval of a specific development application meeting the requirement of this Ordinance Code.

Zoning Permit

A written statement or certificate issued by the City Administrator (or his

designee) authorizing buildings, structures, or uses in accordance with the provisions of this Ordinance Code.