Chapter 2 DEFINITIONS

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10-2-1 RULES OF INTERPRETATION

(A) Any term not defined in this ordinance shall have the meaning of common or standard use.

(B) When it is consistent with the context, the following use of words applies for purposes of this ordinance:

1. The present tense shall refer also to the future.

2. The singular shall also refer to the plural, and vice versa.

3. The masculine gender includes the feminine.

4. The word "shall" is used to indicate a mandatory requirement, and not a suggestion.

5. Requirements that apply to a "person" and are defined as such also apply to a firm, association, organization, partnership, trust, company, corporation or governmental body.

6. The words “Village” and “Municipality” will mean the Village of St. Joseph, Illinois.

7. The acronym "PZC" will mean the Village of St. Joseph Planning and Zoning Commission authorized to exercise the statutory powers granted to zoning boards of appeal and plan commissions under the Illinois Municipal Code.

8. The words "Administrator"; "Zoning Administrator"; "Zoning Official" or "Zoning Officer" shall refer to the official appointed by the Village President with the advice and consent of the Village Board of Trustees to administer this ordinance, or his representative.

9. The words "Village Board" shall mean the Board of Trustees of the Village of St. Joseph.

10. All distances shall be measured to the nearest integral foot; six inches or more shall be considered one foot.

11. The body text of the ordinance shall govern over any title, subtitle, or heading.

10-2-2 DEFINITIONS

ACCESSORY STRUCTURE, ACCESSORY BUILDING, OR ACCESSORY USE: A structure, building, or use on the same lot with a principal structure, building, or use, but of a customarily subordinate or incidental nature.

ADULT USE: A business that sells or disseminates explicit sexual material, and at which access to the public display of explicit sexual material is restricted to persons 18 years of age or older. An adult bookstore, adult cabaret, or adult motion picture theater are considered adult uses and are defined as follows:

> ADULT RETAIL: A business that offers for sale or rent 15 percent or more of materials consisting of any of the following: publications, books, magazines, periodicals, photographs, films, motion pictures, video cassettes, DVD, or other video reproductions, or other visual representations that depict or describe specified sexual activities or specified anatomical areas, or instruments, devices, or paraphernalia that are designed for use in connection with specified sexual activities.
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> ADULT ARCADE: A business where, for any form of consideration, one or more still or motion picture projectors, slide projectors or similar machines are used to show files, motion pictures, video cassettes, DVD, slides, computer generated graphics, or other photographic reproductions that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.
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> ADULT CABARET: A business that features dancers, go-go dancers, exotic dancers or similar entertainers, or live entertainment, in which persons regularly appear in a state of nudity, or where live performances are characterized by the exposure of specified anatomical areas or by specified sexual activities. Adult cabaret establishments specifically exclude minors, or minor are specifically prohibited by statute or ordinance, regardless of whether any such business is licensed to sell alcoholic beverages.
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> ADULT MOTION PICTURE THEATER: A business used for presenting motion pictures that are distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas for observation by patrons.
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> ADULT HOTEL/MOTEL: A hotel or motel or similar business establishment that rents, leases, or lets any room for less than a six-hour period, or rents, leases, or lets any single room more than twice in a 24-hour period.

The following definitions describe the sexually-oriented activities contained within the general definitions for the above adult uses:

> SEXUALLY ORIENTED DEVICES: Any artificial or simulated specified anatomical area or other device or paraphernalia that is designed in whole or part for specified sexual activities.

SEXUALLY ANATOMICAL AREA: Less than completely and opaquely covered genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola, or human male genitals in a discernable turgid state, even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES: Any activity that includes human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, or sodomy; or fondling or erotic touching of human genitals, pubic regions, buttocks, or female breasts, even if completely and opaquely covered.

ALLEY: An unnamed public right-of-way that is primarily designed to serve as a secondary means of vehicular access to the rear or side of abutting premises that front on a nearby street.

ALTERATION: Any change in the bearing walls, columns, beams, girders, or supporting members of a structure, any change or rearrangement in the floor area of a building, any enlargement of a structure whether by extending horizontally or by increasing in height, or any movement of a structure from one location or position to another.

ASSISTED/INDEPENDENT LIVING FACILITY: A facility that contains a combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of residents aged 55 and over who need help with activities of daily living. Facilities have separate bedrooms or living quarters, and the emphasis of the facility remains residential. The facility may include communal kitchen, dining, and recreational facilities. An Assisted/Independent Living Facility may not house a "service dependent population" as defined in this Chapter, and those providing services to the residents may not reside on the premises nor provide nursing care 24 hours a day.

BASEMENT: A portion of a building partly underground, but having less than half its clear height below the average grade of the adjoining ground.

BED AND BREAKFAST INN: An operator-occupied residence providing accommodations for a charge to the public with up to five rooms for rent, with breakfast or refreshments provided as an option to guests of the establishment.

BOARDING HOUSE: A dwelling unit, or part thereof in which, for compensation, lodging and meals are provided for up to five guests only by means of a single common kitchen.

BLOCK, FRONT: All property on one side of a street between two intersecting streets or between an intersecting street and the dead end of a street, measured along the line of street.

BUILDING: An enclosed structure having a roof supported by walls, columns, or other devices, and used for the housing, shelter, enclosure, and support of individuals, animals, or property of any kind.

BUILDING PRINCIPAL: A non-accessory building in which the principal use of the premises is conducted.

BUILDING RESTRICTION LINE: The line nearest the front of and across a lot, delineating the minimum open space required between the front of a structure and the street right-of-way line.

CELLAR: A portion of the building located partly or wholly underground and having one-half or more of its floor to ceiling height below the average grade of the adjoining ground.

CLINIC: A place used for the care, diagnosis, and treatment of sick, ailing, infirm, or injured persons and those who are in need of medical or surgical attention, but who are not provided with board or kept overnight on the premises.

COMMERCIAL USE OR COMMERICAL ESTABLISHMENT: Any use or establishment wherein goods or services are purchased or sold, whether to the consuming public (retail) or to other businesses (wholesale).

COMMUNITY LIVING FACILITY: A dwelling operated under state license or certification, or contract to provide supervision, food, lodging, or other services to a service dependent population, living and cooking together in a single cooperative housekeeping unit, consisting of: a basic group of members of a service dependent population and additional staff persons providing supervision of service to the basic group, as specified in aforesaid licensing, certification or contract regulations.

> CATEGORY I COMMUNITY LIVING FACILITY: A community living facility intended for permanent placements, and not for crisis or short term, transient placements, with a basic group limited to not more than five service dependent individuals plus a maximum of two live in staff at any given time, subject to a higher number of staff if required to meet state or federal regulations.
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> CATEGORY II COMMUNITY LIVING FACILITY: A community living facility intended for permanent placements, and not for crisis or short term, transient placements, with a basic group limited to not more than eight service dependent individuals plus a maximum of two live in staff at any given time, subject to a higher number of staff if required to meet state or federal regulations.
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> CATEGORY III COMMUNITY LIVING FACILITY: A community living facility that may be used for temporary placement of service dependent individuals, with a basic group limited to not more than 15 service dependent individuals plus a maximum of four live in staff at any time, subject to a higher number if required to meet state or federal regulations.

CROP PRODUCTION: The growing, harvesting, and storing of crops, including legumes, hay, grain, fruit, truck or vegetable crops, floriculture, horticulture, mushroom growing, orchards, and forestry; accessory farm dwellings; and accessory farm buildings used for growing, harvesting, or preparing crop products for market or for use on the farm.

DAYCARE CENTER, ADULT: A building or portion thereof, used to receive adults, for short term hours of care, not providing for overnight occupancy, and used to provide essential personal

care, protection, supervision, training, or programs to meet the needs of the adults served, but which shall not include day/night care home.

DAYCARE CENTER/NURSERY SCHOOL: A building or portion thereof, used to receive infants, preschool, school age children, or combinations thereof, for short term hours of care, not providing for overnight occupancy, and used to provide essential personal care, protection, supervision, training, or programs to meet the needs of the children served, but which shall not include school or day/night care home.

DAY/NIGHT CARE HOME: A dwelling unit actually occupied by a family, which is used or designed to be used for care of not more than eight children under the age of 16 years who are not part of the family occupying the dwelling unit; provided that the maximum of eight children includes all children under the age of 16 years who are part of the family occupying the dwelling unit, and provided further that any children who are not part of the family are received for care for less than 24 consecutive hours.

DWELLING: Any building, or portion thereof, designed and used primarily as living quarters for one or more families, but not including hotels, motels, and other accommodations for the transient public.

DWELLING, MULTI-FAMILY: A dwelling containing three or more dwelling units, but not including a row house or townhouse building.

DWELLING, SINGLE-FAMILY: A dwelling containing one dwelling unit.

DWELLING, TWO-FAMILY: A dwelling containing two dwelling units.

DWELLING UNIT: A building or portion thereof designed for occupancy by one family for residential purposes and having a kitchen and bathroom.

FAMILY: A family is defined as:

i. a person living alone, or
ii. two or more persons related by blood, marriage, or adoption and maintaining a common household; or
iii. up to four persons unrelated to each other by blood, marriage, or legal adoption and maintaining a common household; or
iv. members of a service dependent population residing in a community living facility as defined in this chapter, together with his, her, or their domestic servants and gratuitous guests.

FLOOR AREA: The sum of the gross horizontal areas of all floors of a building, measured from the exterior faces of the exterior walls or from the centerline of walls separating buildings, but not including cellar or basement space not used for retailing and not including accessory off street parking or loading space.

FRONTAGE: The portion of a lot abutting a street.

GARAGE: A structure designed and primarily used for the storage of motor vehicles.

GOVERNMENT BUILDINGS: A structure or portion thereof used for the operations of any unit of government, and not leased or operated as a private enterprise.

HEIGHT, AS APPLIED TO A STORY: The vertical measurement between the surface of any floor and the surface of the floor next above it, or if there is no floor above, then the vertical measurement between the surface of the floor and the ceiling next above it.

HEIGHT, AS APPLIED TO A BUILDING: The vertical measurement from grade to a point midway between the highest and lowest points of the roof.

HEIGHT, AS APPLIED TO A STRUCTURE, UNENCLOSED OR DETACHED: The vertical measurement from the average level of the surface of the ground immediately surrounding such structure to the uppermost portion of such structure.

HEIGHT, AS APPLIED TO A STRUCTURE, ENCLOSED OR ATTACHED: Where such structure is attached to another structure and is in direct contact with the surface of the ground, the vertical measurement from the average level of the surface of the ground immediately adjoining such structure to the uppermost portion of such structure shall be the height. Where such structure is attached to another structure and is not in direct contact with the surface of the ground, the vertical measurement from the lowest portion of such structure to the uppermost portion shall be the height.

HELIPORT-RESTRICTED LAND AREAS: Any area described or defined as a restricted landing area - heliport under the Illinois Aviation Safety Rules (92 Ill. Admin. Code Part 14) and that is further regulated under the rules for restricted landing areas by the Illinois Department of Transportation, Division of Aeronautics.

HOME OCCUPATION: Any occupation for gain or support carried on as an accessory use in a dwelling unit or accessory structure to that dwelling unit by a resident of that dwelling unit, and meeting the limitations specified in Chapter 4 of this Ordinance.

HOSPITAL: A building or portion thereof used for the treatment of sick, injured, or infirm persons and licensed as a hospital by the State.

HOTEL: A building in which lodging or lodging and meals are regularly provided or offered to the public for compensation and that is customarily open to transient guests.

INDUSTRIAL – LIGHT/LIGHT ASSEMBLY: The manufacturing of finished products or parts from previously prepared materials, including processing, fabrication, assembly, treatment, and packaging of such products, and storage, sales, and distribution of such products, provided that all industrial activities and any noise, odor, smoke, heat, glare, or vibration resulting from the industrial activities are contained entirely within a building. A light industrial use may also include a showroom, ancillary sales of products related to the items manufactured or stored on-site, and/or ancillary outdoor storage.

INDUSTRIAL – GENERAL: The manufacturing of products from processed or unprocessed raw materials, including processing, fabrication, assembly, treatment, packaging, storage, sales, and/or distributions of such products. This manufacturing may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land users but is not offensive or obnoxious. General industrial uses may also include ancillary outdoor storage areas.

INDUSTRIAL – HEAVY: The manufacturing or compounding of raw materials, which may include the storage of large volumes of highly flammable, toxic, or explosive matter. This manufacturing may involve outdoor operations as part of their manufacturing process. Heavy manufacturing processes have greater than average impacts on the environment, and may have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards.

INSTITUTIONAL USE: Any public, quasi-public, or non-profit use including, but not limited to, a library, park, public or private school, hospital, or any other structure or land used exclusively for any such public, quasi-public, or nonprofit purpose.

KENNEL: Any structure within which or premises on which six or more dogs or six or more cats (or any combination thereof) at least six months of age are kept, boarded, or retained, for compensation. This definition excludes commercial breeding as part of a kennel operation.

LOT: A parcel of land occupied or intended for occupancy by a use permitted in this Ordinance in accordance with the provisions of this Ordinance, and having its principal frontage upon a street.

> CORNER LOT: A lot located at the intersection of two or more streets, where the corner interior angle formed by the intersection is 135 degrees or less; or a lot abutting upon a curved street or streets if tangents to the curve at the two points where the lot lines meet the curve form an interior angle of less than 135 degrees.
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> INTERIOR LOT: A lot other than a corner lot.
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> THROUGH LOT: A lot having a frontage on two non-intersecting streets.

LOT AREA: The horizontal projection of a parcel of land or a body of water or combination of both, exclusive of any portion of the right-of-way of any street.

LOT COVERAGE: The portion of a lot that is occupied by buildings or structures including accessory buildings or structures.

LOT DEPTH: The average horizontal distance between the front lot line and the rear lot line of a lot.

LOT LINES: The lines bounding a lot.

LOT OF RECORD: A lot or parcel of land, the plat, map, or deed to which has been recorded in the office of the Champaign County Recorder prior to the adoption of this Ordinance.

LOT WIDTH: The lot area divided by the lot depth or, alternatively, the diameter of the largest circle that will fit entirely within the lot lines.

MANUFACTURED HOME OR MOBILE HOME: A structure, transportable in one or more sections, that while in the traveling mode is eight feet or more in width or 40 feet or more in length, or, when erected on site, is 320 square feet or more, and that 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, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. This definition excludes: motor vehicles, boat trailers; single or dual axle utility trailers; specified construction trailers, campers, trailers, or recreational vehicles.

MANUFACTURED HOME PARK: A contiguous parcel of land planned and approved for the placement of mobile homes or manufactured homes.

MEDICAL MARIJUANA CULTIVATION CENTER: A facility operated by an organization or business that is registered with and/or licensed by the Illinois Department of Agriculture to perform necessary activities to provide usable medical cannabis to only medical cannabis dispensaries registered with and/or licensed by the Illinois Department of Financial and Professional Regulation.

MEDICAL MARIUANA DISPENSARY: A facility operated by an organization or business that is registered with and/or licensed by the Illinois Department of Financial and Professional Regulation to acquire medical cannabis from only medical cannabis cultivation centers registered with and/or licensed by the Illinois Department of Agriculture, for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to qualifying patients.

MODULAR HOME: A dwelling that is manufactured in a production facility and assembled on location. The assembly process typically uses a traditional, permanent stick-built home foundation. Unlike a mobile home or a manufactured home, a modular home cannot be moved once built.

MOTEL: A building in which lodging or lodging and meals are regularly provided or offered to the public for compensation and that is customarily open to transient guests, and that is distinguished from a hotel primarily by reason of providing direct independent access to, and adjoining parking for each lodging unit.

NONCONFORMING LOT, NONCONFORMING STRUCTURE, OR NONCONFORMING USE: A lot, sign, structure, or use that lawfully existed on the effective date of the adoption or amendment of this Ordinance that does not conform to the regulations and standards of the zoning district in which it is located.

OPERATIONS: The processing, assembly, fabrication, or handling of materials or products or movement of bulk materials or products not in containers or pipelines.

OWNER, OWNERSHIP: An individual, firm, association, syndicate, partnership, corporation, company, organization, trust, or any other legal entity having a proprietary interest in a use, structure, premises, lot or tract of land.

PARCEL: A designated tract of land entered as a separate item on the real estate tax assessment rolls for the purpose of taxation.

PARKING SPACE: A space accessory to a use or structure and meeting the requirements of this Ordinance that is intended for the parking of one vehicle.

PLAT, LOT: A drawing of a lot showing its dimensions, the building arrangement thereon and such other information as may be needed for enforcement of this title.

POOL: An artificially created container or tank capable of containing water for any period of time.

PREMISES: A lot, together with all buildings and structures thereon.

RECOVERY HOME: A dwelling unit operated for the purpose of promoting the joint rehabilitation of its occupants from alcohol or drug addiction. A recovery home shall be registered with an appropriate local authority and shall be limited to not more than eight individuals recovering from alcohol or drug addiction and up to two live-in staff members. The occupants of a recovery home shall not include persons for whom such course of rehabilitation is a requirement of a sentence upon conviction of a criminal offense, nor shall it include those for whom the need for such rehabilitation occurs during or immediately following a sentence of incarceration for a criminal offense. Occupants of said home shall also not include any individual who has been convicted of either the manufacture or delivery of a controlled substance as prohibited by the Illinois Controlled Substances Act, 720 ILCS 570/401 et seq., or as prohibited by any other similar law from another jurisdiction.

RECREATIONAL VEHICLE: Any vehicle or boat designed for temporary living quarters, recreation, or temporary human habitation and not used as a commercial vehicle, including, but not limited to, the following: boat/watercraft, camper trailer, conversion vans, motor home, motorized trailer, off-the-road vehicle, racing car or cycle, travel trailer, truck camper, and utility or haul trailer.

RESIDENTIAL CARE FACILITY: Housing for three or more individuals unrelated by blood, marriage, adoption, or guardianship which receive some form of nursing care, supervision, or assistance from employees at the facility. Nursing care and support staff are available 24 hours a day. Included are nursing homes, sheltered care facilities, intermediate care facility, and other similar uses.

RESTRICTED LANDING AREA: Any area described or defined as a Restricted Landing Area under the Illinois Aviation Safety Rules (92 Ill. Admin. Code Part 14) and as further regulated by the Illinois Department of Transportation, Division of Aeronautics.

RIGHT-OF-WAY: The entire dedicated tract or strip of land that is to be used by the public for circulation and service.

ROW HOUSE BUILDING: A building that contains a row of two or more single-family attached dwelling units, each unit being separated from the adjoining units in each story by walls without openings, and each unit having independent access to the exterior of the building in the ground story and each unit being located on a separate lot.

ROW HOUSE DWELLING: A dwelling unit that is part of a row house building.

SCREEN: A structure, fence, wall, or planting of sufficient opaqueness or density and maintained such that it completely or partially obscures from view throughout its height the premises upon which it is located in accordance with regulations in Chapter 5 of this Ordinance.

SERVICE DEPENDENT POPULATION: Those persons, who by reason of mental or physical disability require supervision in a quasi-parental relationship, but do not require medical or nursing care on-site. A service dependent population shall not include persons for whom such services are a requirement of a sentence upon conviction of a criminal offense or whose need for such services arises during or immediately following a sentence of incarceration for a criminal offense.

SETBACK, FRONT YARD: The measurement extending across the front yard of a lot and being the minimum horizontal distance between the front lot line and the main building or any projections thereof, other than the projections of uncovered steps, balconies, terraces, porches, decks, or entryways of no closer than 20 feet to the front property line in residential districts and 15 feet in commercial and industrial districts, or roof overhangs of no more than two feet.

SETBACK, REAR YARD: The measurement extending across the rear yard of the lot and being the minimum horizontal distance between the rear lot line and the rear of the main building or any projection thereof, other than uncovered steps, balconies, terraces, porches, decks or entryways of no closer than five feet to the rear property line in residential districts or in a commercial district as to any lots adjacent to a residential district, or roof overhangs of no more than two feet.

SETBACK, SIDE YARD: The measurement extending across the side yard of the lot and being the maximum horizontal distance between the main building and any projection thereof (other than uncovered steps, balconies, terraces, porches, decks or entryways no closer than five feet to the side property line in residential districts or in a commercial district as to any lots adjacent to a residential district, or roof overhangs of no more than two feet) and the side line of the lot, and between the front yard and the rearyard.

SIGHT VISIBILITY TRIANGLE: A three dimensional area that is intended to be kept clear of unauthorized structures, plants, or trees in order to maintain visibility for safety purposes. The sight visibility triangle is described as the area between two and one-half feet and six feet above the centerline grades of intersecting streets in an area bounded by the street right-of-way lines of corner lots and a straight line joining points along said street right-of-way lines 30 feet from the nearest point of intersection.

SIGN: Any name, identification, description, display, illustration, or device that is affixed to or represented directly or indirectly on a building, structure, or land in view of the general public, and that directs attention to a product, place, person, institution, or business. Further sign definitions are specified in Chapter 8 of this Ordinance.

SPECIAL CONDITIONS: A condition for the establishment of a special use.

SPECIAL USE: A use that may be permitted in a zoning district pursuant to, and in compliance with, procedures specified herein.

STREET: Any public or private way set aside as a permanent right of way for street purposes.

STRUCTURE: Anything constructed or erected with a fixed location on the surface of the ground or affixed to something having a fixed location on the surface of the ground.

STRUCTURE, PRINCIPAL: The structure in or on which is conducted the principal use of the lot on which it is located.

TEMPORARY USE: A use that is transitory by nature and may be permitted in a zoning district pursuant to, and incompliance with, procedures specified in Chapters 10 and 11 of this Ordinance.

ULTRALIGHT AIRCRAFT: Any aircraft that is described or defined as an ultralight vehicle under Part 103 of the Federal Aviation Regulations.

ULTRALIGHT LANDING AREA: An area specifically designed, maintained and used only for the take-off and landing of an ultralight aircraft.

USE: The specific purpose for which land, a structure, or premises, is designed, arranged, intended, or for which it is or may be occupied or maintained.

UTILITY, PUBLICLY REGULATED: A business or entity providing water, sanitary sewer, power and light, television cable, or similar services to the public of such a nature that it enjoys an exclusive franchise, in a specific geographic area, and is regulated by a federal, state, or local governmental regulatory agency.

VARIANCE: Permission or approval granted in accordance with Chapter 11 of this Zoning Ordinance, constituting a modification of or deviation from the exact provisions of this Ordinance as applied to a specific lot or structure.

VEHICLE REPAIR – MINOR: A business that provides services in minor repairs to motor vehicles, motorcycles, bicycles, all-terrain vehicles not exceeding 1-1/2 tons capacity, including repair or replacement of cooling, electrical, fuel, and exhaust systems, brake adjustments, replacement tires, realigning and repairs, wheel servicing, alignment and balancing, repair and replacement of shock absorbers, and replacement or adjustment of mufflers and tail pipes, hoses, belts, light bulbs, fuses, windshield wipers/wiper blades, grease retainers, wheel bearings, and the like.

VEHICLE REPAIR – MAJOR: A business that provides services in engine rebuilding, major reconditioning of worn or damaged motor vehicles, motorcycles, all-terrain vehicles, recreational vehicles and trailers, towing and collision service, including body, frame, or fender straightening or repair, and painting of motor vehicles, and may include minor auto repair services.

WAREHOUSE: A building within which raw materials, goods, or equipment including vehicles, are kept and wherein no manufacturing, assembly, construction, repair, sales or other activity is performed except for the packaging of goods and materials for shipment.

WAREHOUSE, SELF-STORAGE: A building or buildings containing multiple, independently accessible spaces where raw materials, goods or equipment, or personal goods including personal vehicles, are kept and wherein no other commercial or industrial activity occurs.

YARD: An open space, other than a court, of uniform width or depth on the same lot with a structure, lying between the structure and the nearest lot line and that is unoccupied and unobstructed from the surface of the ground upward except as may be specifically provided by the regulations and standards herein.

YARD, FRONT: A yard extending across the front of a lot and being the area between the front lot line and the main building or any projections therefrom. The front yard shall run the full width of the lot. On corner lots the yards fronting both streets shall be considered front yards, and the front yards shall run the full width of the lot on both street frontages.

YARD, REAR: A yard extending the full width of a lot and situated between the rear lot line and the nearest line of a principal structure located on the lot.

YARD, SIDE: A yard situated between a side lot line and the nearest line of a principal structure located on the lot and extending from the rear line of the required front yard to the front line of the required rear yard.