



25.00 DEFINITIONS

CITY OF BLAINE
10801 Town Square Drive NE
BLAINE MN 55449

25.01 INTENT

The following words and terms, wherever they occur in this ordinance, shall be construed as herein defined. Words not defined shall be interpreted in accordance with definitions in any standard dictionary.

25.02 DEFINITIONS

ABUTTING: Making contact with or separated only by public thoroughfare, railroad, or public utility right-of-way.

ACCESS DRIVE OR DRIVEWAY: A paved or unpaved pathway upon a property and intended to provide vehicular access to and from a public street or alley. (Amended 1-17-91. Ord. 91-1243)

ACCESSORY BUILDING: A subordinate building, or a portion of the main building which is located on the same lot or parcel as the main building and the use of which is clearly incidental to that of the main building or to the use of the premises.

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

ADDITION: An extension or increase in floor area or height of a building or structure.

AGRICULTURAL BUILDING OR STRUCTURE: Any building or structure existing or erected which is used principally for agricultural purposes, with the exception of dwelling units.

AGRICULTURAL USE: The use of land for the growing and/or production of field crops, livestock, and livestock products for the production of income, including but not limited to the following: (a) field crops, including: barley, soy beans, corn, hay, oats, potatoes, rye, sorghum, sunflowers, and sod; (b) livestock, including: dairy and beef cattle, goats, horses, poultry; (c) livestock products, including: milk, butter, cheese, eggs, meat, fur and honey.

AIRPORT OR HELIPORT: Any land or structure which is used or intended for use, for the landing and takeoff of aircraft, and any appurtenant land or structure used or intended for use for port buildings or other port structures or rights-of-way.

ALLEY: A public right-of-way less than 16 feet, but not less than 10 feet in width, which has been dedicated or deeded to the public for public use and designed to provide secondary property access.

ANIMALS, DOMESTIC FARM: Cattle, hogs, horses, queen bees, sheep, goats, chickens, and other commonly known farm animals.

ANIMALS, DOMESTIC PETS: Dogs, cats, birds, and other commonly known house pets.

ANIMAL UNIT: The following animals constitute one animal unit equivalency: one cow or steer, one horse, donkey, or burro, three sheep or 100 fowl, or an equivalent thereof.

APARTMENT: A room or suite of rooms rented, leased, or similar tenancy, with cooking facilities available which is occupied as a residence by a single family, or a group of individuals living together as a single family unit. This includes any unit in buildings with more than two dwelling units.

APARTMENT BUILDING: Three (3) or more dwelling units or apartments grouped in one building with a common entryway.

ARC: Administrative Review Committee is a committee composed of the Director of Community Development, City Engineer, City Building Inspector, and other appropriate City officials appointed by the City Manager. The Chairman of the committee shall be the Director of Community Development.

AUTOMOBILE, CAR WASH: A building, or portion thereof, containing facilities for washing more than two automobiles, using production line methods, including, but not limited to, steam cleaning device or other mechanical devices.

AUTOMOBILE OR MOTOR VEHICLE REDUCTION YARD: A lot or yard where one or more unlicensed motor vehicle(s) or the remains thereof, are kept for the purpose of dismantling, wrecking, crushing, repairing, rebuilding, sale of parts, sale of scrap, storage, or abandonment. (See also junk yard).

AUTOMOBILE REPAIR, MAJOR: General repair, rebuilding, or reconditioning of engines, motor vehicles or trailers, including body work, frame work, welding and painting of entire vehicle or major portion thereof.

AUTOMOBILE REPAIR, MINOR: The replacement of any part or repair of any part which does not require the removal of the engine head or pan, engine, transmission or differential; incidental body and fender work, minor painting and upholstering service when said service above stated is applied to passenger vehicles. (Amended 9-1-94. Ord. 94-1534)

AUTOMOBILE SERVICE STATION: A place where gasoline, kerosene, or any other motor fuel, lubricating oil, or grease for operating motor vehicles is offered for sale to the public and deliveries are made into motor vehicles.

AUTOMOBILE WRECKING: The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, or wrecked vehicles or their parts. (See also junk yard).

BASEMENT: A portion of a building located partly underground, but having half or more of its floor to ceiling height below the average grade of the adjoining ground.

BAY: Abbreviated portion of a room which extends from the main structure or building.

BILLBOARD: See sign, advertising.

BOARD: The Board of the Planning Commission.

BOARDER AND/OR ROOMER: A person who regularly receives room and/or meals at another's home for pay or services.

BOARDING HOUSE (Room or Lodging House): A building or dwelling unit other than a motel or hotel, where, for compensation and by prearrangement, meals, or lodgings are provided for three or more persons not to exceed eight persons, where such residency is on a temporary basis as opposed to permanent residency.

BROADCASTING ANTENNA, RADIO AND TELEVISION: Commercial, public or private broadcasting towers exceeding the district height limitations, or more than one tower of any height located on the same lot or parcel.

BUFFER: The use of land, topography, difference in elevation, space, fences, or landscape planting to screen or partially screen a use or property from another use or property, and thus reduce undesirable influences, such as site, glare, noise, dust, and other external affects.

BUILDABLE AREA: The space remaining on a lot after the minimum setback, drainage provisions, ponding, compensatory storage, soils, open space and other site constraint requirements of this ordinance have been met.

BUILDING: Any structure having a roof which may provide shelter, support, protection, or enclosure of persons, animals, or property of any kind, and when said structures are divided by party walls without openings, each portion of such building so separated shall be deemed a separate building.

BUILDING HEIGHT: The vertical distance to be measured from the grade of a building line to the top, to the cornice of a flat roof, to the deck line of a mansard roof, to a point of the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance of the highest gable on a pitched or hip roof.

BUILDING LINE: An imaginary line separating buildable area and the required yards as defined herein.

BUILDING LINE, SHORELAND: A line measured across the width of the lot where the main structure is placed in accordance with setback provisions from the ordinary high water mark, as designated by the Department of Natural Resources.

BUILDING SETBACK: The minimum horizontal distance between the building and lot line or the normal high water mark of a lake, as designated by the Department of Natural Resources.

BUILDING, UNIT GROUP: Two (2) or more buildings (other than dwellings) grouped upon a lot and held under one (1) ownership, such as universities, hospitals, institutions and industrial plants.

BULK COMMODITY: A bulk product stored on the floor of a building that is delivered in bulk by semi or large truck and distributed in a similar fashion without being placed in small containers or packaged. Bulk commodity materials, for purposes of this ordinance, include but are not necessarily limited to gravel, sand, black dirt, roadway salt, organic compost or grain. (Added 01/03/02. Ord. No. 01-1935)

BUSINESS: Any occupation, employment or enterprise, wherein merchandise is exhibited or sold, or where services are offered for compensation.

CARPORT: An automobile shelter having one or more sides open.

CEMETERY: Site set apart for the burial or interment of the human dead.

CEMETERY, PET: Site set apart for the burial of pets.

CHURCH: A building, together with its necessary buildings and uses, where persons regularly assembly for religious worship and which buildings, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

CLEAR CUTTING: The removal of an entire stand of vegetation.

CLUB OR LODGE: A club or lodge is a nonprofit association of persons who are bonafide members paying annual dues, with the use of premises being restricted to members and their guests. The serving of food and meals on such premises is permissible providing adequate dining room space and kitchen facilities are available. Serving of alcoholic beverages to members and their guests shall be allowed, provided such serving is secondary and incidental to the operation of the dining room for the purpose of serving food and meals and providing further that such serving of alcoholic beverages is in compliance with the applicable federal, state, county, and municipal laws.

CLUSTERING/CLUSTER HOUSING: The development pattern and technique whereby structures are arranged in closely related groupings to make the most efficient use of natural amenities of the land.

COMMUNICATION EQUIPMENT FACILITIES: Essential communication service structures designed to house equipment necessary for the distribution requirements of all districts. The structures shall be less than 300 square feet in area. (Amended 2-20-86. Ord. 86-929)

COMPENSATORY STORAGE: The storage volume required to be excavated within or adjacent to a flood plain equal to the area filled in a flood plain.

COMPREHENSIVE PLAN OR POLICIES: A computation of goals, policy statements, standards, programs and maps for guiding the physical, social, and economic development, both public and private, as defined in the Minnesota Municipal Planning Act, and includes any part of such plan separately adopted and any amendment to such plan or parts thereof.

CONDITIONAL USE: A use classified as conditional generally may be appropriate or desirable in a specific zone, but requires special approval because if not carefully located or designed, it may create special problems such as excessive height or bulk or abnormal traffic congestion.

CONDITIONAL USE PERMITS: There are certain types of land uses which are allowed in some zoning districts, provided that certain conditions or safeguards are imposed by the City Council.

CONDOMINIUM: A form of individual ownership within a building which may entail joint ownership and responsibility for maintenance and repairs of the land and other common property of the building.

CONSERVANCY: The purpose of which is to protect the natural resources in managed areas per Section 32.10.

COOPERATIVE: A multiunit development operated for and owned by its occupants. Individual occupants do not own their specific housing unit outright as in a condominium, but they own shares in the enterprise.

COVENANT: A contract between two individuals which constitutes a restriction of a particular parcel of land.

DAY CARE CENTER, COMMERCIAL: A licensed commercial facility in which care is provided for children.

DAY CARE CENTER, RESIDENTIAL: A licensed facility which is accessory to a residential use and where care is provided for more than twelve children as distinguished from a nursery school.

DENSITY: A number expressing the relationship of the number of dwellings to an acre of land.

DRIVE-IN: Any use where products and/or services are provided to the customer under conditions where the customer does not have to leave the car or where fast service to the automobile occupants is a service offered regardless of whether the service is provided within the building.

DWELLING ATTACHED: A dwelling which is joined to another dwelling at one or more sides by a party wall or walls.

DWELLING DETACHED: A dwelling which is entirely surrounded by open space on the same lot.

DWELLING MULTIPLE OR APARTMENT BUILDING (Multiple Dwelling Complex): A residential building, or portion of a building, containing three (3) or more dwelling units served by a common entrance, or a building designed for occupancy by three (3) or more families.

DWELLING ONE FAMILY: A residential building containing one (1) detached dwelling unit or a building designed and occupied exclusively by one (1) family.

DWELLING TWO FAMILIES (Duplex or Two Family): A residential building containing two (2) dwelling units, or a building designed for occupancy by two (2) families.

DWELLING UNIT: A residential building or portion thereof intended for occupancy by a single family, but not including hotels, motels, boarding or rooming houses or tourist homes. There are three principal types: (a) single family: a free standing (detached) residence structure designed for or occupied by one family only; (b) two family: a residence designed for or occupied by two families only, with separate housekeeping and cooking facilities for each; (c) multiple family: a residence designed for or occupied by

three or more families, either wholly (attached) or partially a part of a larger structure (detached), with separate housekeeping and cooking facilities for each.

EASEMENT: A grant by a property owner for use of a strip of land by the public or any person for any specific purpose or purposes of construction and maintaining utilities, including, but not exclusive of the following: sanitary sewers, watermains, electric lines, telephone lines, other transmission lines, storm sewer, storm drainage ways, gas lines, other service utilities, etc.

ELDERLY/RETIREMENT HOUSING: Occupants shall be 55 years old or older.

EQUAL DEGREE OF ENCROACHMENT: A method of determining the location of floodway boundaries so that flood plain lands on both sides of a stream are capable of conveying a proportionate share of flood flows.

ESSENTIAL SERVICES: Overhead or underground electrical, gas, steam or water transmission or distribution systems, and collection, communication, supply or disposal systems and structures used by public utilities or governmental departments or commissions or systems as are required for the protection of public health, safety or general welfare, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes and accessories in connection therewith, not including buildings except communication equipment facilities as approved by the Department of Community Development. (Amended 2-20-86. Ord. 86-929)

EXTERIOR STORAGE: The storage of goods, materials, equipment, manufactured products and similar items not fully enclosed by a building.

EXTRACTION AREA: Any nonagricultural, artificial, excavation of earth exceeding fifty square feet of surface area of two feet in depth, excavated or made by the removal from the natural surface of the earth, sod, soil, sand, gravel, stone or other natural matter, or made by turning, or breaking or undermining the surface of the earth.

FAMILY: An individual or a group of two or more persons each related by blood, marriage, adoption, or foster care arrangement living together as a single housekeeping unit, or a group of not more than four (4) persons not so related, maintaining a common household, and using common cooking and kitchen facilities, exclusive of usual servants.

FARM: Any tract of land, five (5) acres or greater, used for agricultural purposes, which is under cultivation or is fenced and utilized as pasture.

FARMING: Process of operating a farm for the growing and harvesting of crops which shall include those necessary accessory buildings related to operating the farm and the keeping of common domestic animals which shall not exceed one animal unit per acre in aggregate. In addition, hobby farm is defined as a farming activity engaged in primarily for pleasure. (Amended 1-3-85. Ord. 84-856)

FENCE: A fence is defined, for the purpose of this ordinance, as any partition, structure, wall, or gate erected as a divider marker, barrier or enclosure and located along the boundary, or within the required yard.

FLOOD: A temporary increase in the flow or stage of a stream or in the stage of a lake that results in the inundation of normally dry areas.

FLOOD FREQUENCY: The average frequency, statistically determined, at which it is expected that a specific flood stage or discharge may be equaled or exceeded.

FLOOD FRINGE: That portion of the flood plain outside of the floodway. (Flood fringe is synonymous with the term "floodway fringe" used in the Flood Insurance Study - Reference Section 32.02(b))

FLOOD PLAIN: The beds proper and the areas adjoining a wetland, lake or water course which have been or hereafter may be covered by the regional flood.

FLOOD PROOFING: A combination of structural provisions, changes or adjustments to properties and structures subject to flooding, primarily for the reduction or elimination of flood damages.

FLOODWAY: The channel of the watercourse and those portions of the adjoining flood plain which are reasonably required to carry and discharge the regional flood.

FLOOR AREA: The area included within the surrounding exterior walls of a building or portion thereof, including the sum of the gross horizontal areas of several floors of a building including interior balconies, mezzanines, basements, and attached buildings, exclusive of vent shafts, courts, utility rooms, stairs, escalators, or the like.

FLOOR AREA RATIO: The numerical value obtained through dividing the gross floor area of a building or buildings by the lot area on which such building or buildings are located.

FLOOR PLAN: A graphic representation of the anticipated utilization of the floor area within a building or structure, but not necessarily as detailed as construction plans.

FOSTER CARE ARRANGEMENT: Shall mean a facility providing care and shelter for nonblood related persons where adult supervision does not involve the payment of money or services or shelter in lieu of money other than direct payment by social service governmental agencies.

FRONTAGE: That boundary of a lot which abuts an existing or dedicated public street.

GARAGE, PRIVATE: A detached or attached accessory building or a portion of the principal building, including a car port, which is used primarily for the storing of passenger vehicles, trailers, mobile homes, trucks or a rated capacity not in excess of 10,000 lbs. gross weight, in which only vehicles used by the tenants of the building or buildings on the premises are stored or sheltered.

GARAGE, PUBLIC: Any premises, except those described as a private garage, used for the storage or care of power driven vehicles or where any such vehicles are equipped for operation, repaired or kept for remuneration, hire or sale.

GARAGE, REPAIR: A building or space for the repair or maintenance of vehicles, but not including factory assembly of such vehicles, auto wrecking establishments or junkyards.

GARAGE SALE: Any display of used goods and/or salesmen samples for sale of said goods on a property customarily used as a residence. The persons conducting the sale shall be residents of the immediate neighborhood.

GARDEN SUPPLY STORE: A business selling trees; flowering, ornamental, or vegetable plants; grasses; shrubs; and other ground covers as well as selling non-living garden or yard products such as but not limited to: fertilizer, herbicides, pesticides, garden and yard tools, yard maintenance and care equipment, landscape rock, yard decorations, edging etc. Garden supply stores may be conducted within a building or without. (Amended 6-25-98. Ord. 98-1728)

GASOLINE SERVICE STATION: Any building or premises used for the dispensation, sale or offering for sale at retail of any motor fuels, oils, or lubricants. When the use is incidental to the conduct of a public garage, the premises is classified as a public garage.

GENERAL DEVELOPMENT PLAN: A report in text and in map form with the map drawn to scale depicting the general location and relationship of structures, streets, driveways, recreation areas, parking areas, utilities, etc., as related to a proposed development.

GENERAL FLOOD PLAIN DISTRICT(S): Those areas designated as unnumbered A Zones on the Flood Insurance Rate Map.

GROUP FAMILY DAYCARE CENTER: A licensed facility which is accessory to a residential use and where daycare is provided for no more than 14 children at any one time. The total number of children includes all children of any care giver when the children are present in the residence. (Amended 4-4-91. Ord. 91-1248)

GROUP HOME: A specialized facility that provides care on a 24-hour-a-day basis for a selected group of not more than ten children. The facility can be owned, rented, or leased by a county welfare department, licensed child placing agency, or licensed children's institution. The specialized care will be planned treatment program under the direction and control of an agency, institution, or independent operator. Natural children under 21 years of age, if present in the home of the group home parents, are included in the total number of children living in the home. (Amended 6-2-95. Ord. 95-1559)

HOME OCCUPATION: Any business or commercial activity that is conducted or petitioned to be conducted from property that is zoned for residential use.

HORTICULTURE: Horticulture uses and structures designed for the storage of products and machinery pertaining and necessary thereto.

HOTEL: Any building or portion thereof providing provisions for nine or more guests, in which lodging is provided with or without meals for compensation and which is open to transient or permanent guests or both, and where no provision is made for cooking in any guest room, and in which ingress and egress to and from all rooms is through an inside lobby or office, supervised by a person in charge.

INSTITUTIONAL HOUSING: Housing for students, mentally ill, elderly, nurses, physically retarded, and similar housing of a specialized nature.

INTERSECTION SIGHT DISTANCE TRIANGLE: The intersection sight distance triangle, in the case of 90 degree intersecting streets, shall be described as the area within a triangle formed by connecting the following three points: the point of intersection of the curb lines adjacent to the lot of the intersecting streets, a point 60 feet from said point of intersection along one curb line, and a point 60 feet from said point of intersection along the other curb line. In the case of all other intersecting streets, the intersection sight distance triangle shall be defined by the Zoning Administrator. (Reference diagram in appendix section).

JUNKYARD: Land or buildings where waste, discarded or salvaged materials are brought, sold, exchanged, stored, baled, cleaned, packed, disassembled, or handled, including, but not limited to, scrap metal, rags, paper, rubber products, plastics, glass products, lumber products and products resulting from wrecking or salvage of automobiles or other vehicles, outdoor storage of two or more unregistered vehicles, except as otherwise authorized. Such use shall not include sanitary land fill, organic waste or material.

KENNEL, COMMERCIAL: Any structure or premises on which 4 or more animals - domestic pets, of one type, over 4 months of age are kept, owned, boarded, groomed, sheltered, protected, bred, or offered for sale or any other merchandising.

KENNEL, PRIVATE: Any structure or premises on which 4 or more animals - domestic pets, of one type, over 4 months of age are kept for private enjoyment and not for monetary gain.

LAND RECLAMATION: The reclaiming of land by depositing and/or excavating material so as to alter at the minimum 400 cubic yards of the existing grade, either by hauling and/or regarding the area, shall constitute land reclamation.

LANDFILLS: A system of trash, waste, refuse, debris, salvaged material, or garbage disposal, in which the waste is buried between layers of soil.

LANDSCAPING: Alteration of the natural terrain, including the planting of trees, grass, shrubs, and ground cover.

LIVE ENTERTAINMENT: An activity performed in person by one or more individuals for the purpose to amuse or interest an audience including, but not limited to bands and disc jockeys. (2-6-92. Ord. 92-1227)

LIVESTOCK: Any animal or animals other than domestic pets kept for commercial sale or profit.

LOADING SPACE: An area, not within a building, used for loading or unloading of goods from any type of vehicle. (Ord. 89-1135. 4-20-89)

LODGING HOUSE: A building or premises where lodging is provided for compensation for three (3) or more persons, but not exceeding twenty-five (25) persons.

LOT: A tract of land, designated by metes and bounds, registered land survey, or plat, and separated from other tracts of land by legal description approved by the City of Blaine and recorded or to be recorded in the Office of the Anoka County Recorder. In addition, a lot is a tract of land occupied or used or intended for occupancy or use for purposes permitted in this ordinance, abutting on a public street or approved private street, of sufficient size to provide the yards and area required by this ordinance.

LOT AREA: Area within a lot, including land over which easements have been granted, but not including any land within the limits of a street upon which such lot abuts, even if fee title to such a street is in the owner of the lot. If a corner lot has its corner bounded by a curved line connecting other street lines which, if extended, would intersect, the area may be computed as if such boundary lines were so extended.

LOT AREA PER UNIT: The lot area required by this ordinance to be provided for each dwelling unit.

LOT, CORNER: A lot situated at the junction of, and abutting on two or more intersecting streets, or a lot at the point of deflection in alignment of a continuous street, the interior angle of which does not exceed 135 degrees.

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

LOT, DOUBLE FRONTAGE: An interior lot having frontage on two streets.

LOT, INTERIOR: A lot other than a corner lot.

LOT LINE: A lot line is the property line bounding a lot, except that where any portion of a lot extends into a public right-of-way or a proposed right-of-way, the line of such public right-of-way shall be the lot line.

LOT LINE, FRONT: That boundary of a lot which abuts an existing or dedicated public street. In no case shall there be more than two (2) front lot lines applied to any lot. Any other lines abutting a public right-of-way shall be designated by the Zoning Administrator as either a side or rear lot line. (Amended 6-16-88. Ord. 88-1085).

LOT LINE, REAR: That boundary of a lot which is opposite the front lot line. If the rear lot line is less than ten (10) feet in length, or if the lot forms a point at the rear, the rear lot line shall be a line ten (10) feet in length within the lot, parallel to, and at the maximum distance from the front lot line.

LOT LINE, SIDE: Any boundary of a lot which is not a front lot line or a rear lot line.

LOT OF RECORD: Any lot which is one unit of a plat duly approved and filed, or one unit of an auditors subdivision or a registered land survey, that has been recorded in the Office of the County Recorder for Anoka County, Minnesota, prior to the effective date of this ordinance.

LOT WIDTH: The maximum horizontal distance between the side lot lines of a lot measured on or within the front yard setback requirements.

MAINTENANCE FREE EXTERIOR: Construction involving the use of low or no maintenance exterior materials not requiring frequent maintenance such as but not limited to aluminum, steel, or vinyl siding, brick, stucco or other unpainted masonry products, vinyl or aluminum clad windows and doors, garage doors, fascia, soffits, or other trim. (Amended 11-17-94. Ord. 94-1538)

MAJOR INDUSTRIAL BUILDINGS: An industrial building or facility which comprises at least 100,000 square feet of occupied building area and is situated on at least 10 acres. (Amended 3-5-92. Ord. 92-1282)

MANUFACTURED HOME: Manufactured home means a structure, transportable in one (1) or more sections, which in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designated 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; except that the term includes any structure which meets all the requirements and with respect to which the manufacturer voluntarily files a certification pursuant to Minnesota Statutes, Sections 327.31 through 327.36, as amended.

MANUFACTURING, HEAVY: All manufacturing, compounding, processing, packaging, treatment, or assembly of products and materials that may emit objectionable and offensive influences beyond the lot on which the use is located. Such uses include, but are not limited to the following: sawmill, refineries, commercial feedlots, acid, cement, explosives, flour, seed, and grain milling or storage, meat packing, slaughter houses, coal or tar asphalt distillation, rendering of fat, grease, lard or tallow, alcoholic beverages, poisons, exterminating agents, glue or size, lime, gypsum, plaster of Paris, tanneries, automobile parts, paper and paper products, glass, chemicals, plastics, crude oil and petroleum products, including storage, electric power generation facilities, vinegar works, junk yard, auto reduction yard, foundry, forge, casting of metal products, rock, stone, cement products.

MANUFACTURING, LIGHT: Fabrication, processing, or assembly employing only electric or other substantially noiseless and inoffensive motive power, utilizing hand labor or quiet machinery and processes, and free from neighborhood disturbing agents, such as odors, gas fumes, smoke, cinders, flashing or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration.

MEAN FLOW LEVEL: The average flow elevation of a stream or river computed as the midpoint between extreme low and extreme high water.

MEDICAL USES: Those uses concerned with the diagnosis, treatment, and care of human beings. These include: hospitals, dental services, medical services, or clinics, nursing or convalescent homes, orphan homes, rest homes, sanitariums.

METES AND BOUNDS DESCRIPTION: A description of real property which is not described by reference to a lot or block shown on a map, but is described by starting at a known point and describing the bearings and distances of the lines forming the boundaries of the property or delineates a fractional portion of the section, lot or area by described lines or portions thereof.

MINING: The extraction of sand, gravel, rock, soil or other material from the land in the amount of 1,000 cubic yards or more and the removal thereof from the site. For the purpose of this ordinance, mining shall not include: the removal of materials associated with the construction of a building, the removal of excess materials in accordance with approved plats or utility and highway construction, minor agricultural and sod removal except as further regulated herein.

MOBILE HOME: Any vehicle or structure constructed in such a manner as to permit occupancy thereof, as living quarters and so designed that it is or may be mounted on wheels, and used as conveyance on highways and streets, propelled or drawn by its own or other motor power. Any mobile home less than thirty (30) feet in overall length is defined as a "Recreational Vehicle".

MOBILE HOME LOT: A parcel of land for the placement of a single mobile home for the exclusive use of the occupants of said mobile home.

MOBILE HOME PARK: Any site, lot, field, or tract of land under single ownership, designed, maintained or intended for the placement of two or more occupied mobile homes. Mobile home parks shall include any buildings, structures, vehicles, or enclosure intended for use as part of the equipment of such mobile home park.

MOBILE HOME STAND: That part of an individual mobile home lot which has been reserved for placement of the mobile home, appurtenant structures or additions.

MOTEL: A building or group of detached, semidetached, or attached buildings containing guest rooms or dwellings, with garage or parking space conveniently located to each unit, and which is designed, used or intended to be used primarily for the accommodation of automobile transients.

MULTIPLE RESIDENCE: Three (3) or more dwelling units in one structure.

MUNICIPAL WATER AND SEWER SYSTEMS: Utility systems serving a group of buildings, lots, or an area of the City, with the design and construction of such utility systems as approved by the City Engineer.

NATURAL RESOURCE ANALYSIS: A report in map and text form identifying the existing natural features of a parcel of land and the relationship of a proposed use to the existing natural conditions of the parcel.

NOISE: One, or a group of, loud, harsh nonharmonious sounds or vibrations that are present and irritating to the ear.

NOISE, AMBIENT: All encompassing sounds associated with a given environment, which may be either a composite of sounds, transmitted by any means from many sources near and far or from a single predominant source.

NONCONFORMING STRUCTURE: A structure which does not comply with the bulk yard setback or height regulations of the district in which it is located. Any structure permitted by existing City ordinance upon the effective date of this ordinance, which would not conform to the applicable regulations if the structure were to be erected under the provisions of this ordinance.

NONCONFORMING USE: Any use of a lot or structure which does not conform to the applicable use regulations of the district in which it is located, or use of land, building or structures permitted and existing at the time of adoption of this ordinance, which does not comply with all of the regulations of this ordinance, or any amendments hereto, governing the zoning district in which such use is located.

NOXIOUS: Matter which is capable of causing injury or is in any way harmful to living organisms, or is capable of causing detrimental effect upon the health, the physiological and social or economic well-being of human beings.

NURSERY, DAY: A use where care is provided for three (3) or more children under kindergarten age for periods of 4 hours or more per day for pay.

NURSERY, LANDSCAPE: A business growing and selling trees, flowering and ornamental plants, grasses, shrubs, and other ground covers, which may be conducted within a building or without, for the purpose of landscape construction.

NURSING HOME, REST HOME OR CONVALESCENT HOME: A building with facilities for the care of children, the aged, infirm, or place of rest for those suffering bodily disorder but not containing equipment for surgical care or for treatment of disease or injury. Said nursing home shall be licensed by the State Board of Health, as provided for in Minnesota Statutes, Section 144.50.

OBSTRUCTION: Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stock pile, refuse, fill, structure, or matter in, along, across or projecting into any channel, water course, or regulatory flood plain which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

OCCUPANCY: The purpose for which a building is used or intended to be used. The term shall also include the building or rooms housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

OFFICE USES: Those commercial activities that take place in office buildings, where goods are not produced, sold, or repaired. These include: banks, general offices, professional offices, governmental offices, insurance offices, real estate offices, travel agencies or transportation ticket offices, telephone exchanges, utility offices, radio broadcasting and similar uses.

OPEN SALES LOT: Land devoted to the display of goods for sale, rent, lease, advertising, merchandising, or trade where such goods are not enclosed within a building, including, but not limited to flea markets.

OPEN SPACE: Any open area not covered by structure.

OPEN SPACE, COMMON: A parcel or parcels of land or an area of water not required for storage of the "regional flood" or a combination of such land and water area within the site designated for private open space for the sole benefit, use and enjoyment of the homeowners within a planned unit development or similar developments associated with common open space area.

OPEN SPACE, PRIVATE: Any open space owned by a person or persons.

OPEN SPACE, PUBLIC: Any open space publicly owned.

OPEN STORAGE: Storage of any material outside of the building and/or structure.

ORDINARY HIGH WATER MARK: A mark delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape. The ordinary high water mark is commonly that point where natural vegetation changes from predominantly aquatic to predominately terrestrial. In areas where the ordinary high water mark is not evident, setbacks shall be measured from the stream bank of the following water bodies that have permanent flow or open water: the main channel, adjoining side channels, back waters, and sloughs.

OVERHEAD DOORS: A door which allows passenger vehicles and/or trucks to enter and/or exit a building. (Ord. 89-1135. 4-20-89)

PARCEL: Is a tract of land that does not have sufficient street frontage or area, as defined within the ordinance, to be considered a buildable lot.

PARKING SPACE: A suitably surfaced and permanently maintained area on privately owned property either within or outside of a building of sufficient size to store one automobile.

PARTY WALL: A common wall which divides two (2) independent structures.

PATHS OF SOLAR ENERGY SYSTEM: A solar energy system that uses natural and architectural components to collect and store solar power energy without using external mechanical power.

PEDESTRIAN WAY: A public or private right-of-way across or within a block, to be used by pedestrians.

PERFORMANCE STANDARDS: Criteria established to control environmental conditions such as, but not limited to: odor, smoke, toxic or noxious matter, vibration, fire and explosive hazard, glare, runoff generated by or inherent in use of land or building.

PERSON: An individual, firm, partnership, association, corporation or organization of any kind.

PLAN, COMPREHENSIVE: Comprehensive Plan shall mean a compilation of policy statements, goals, standards, and maps for guiding the physical, social and economic development, both private and public, of the municipality and its environs and may include, but is not limited to, the following: statements of policies, goals, standards, a land use plan, a community facilities plan, a transportation plan, and recommendations for plan execution. A comprehensive plan represents the planning agency's recommendations for the future development of the community.

PLAN, CONCEPT: A report in map and text form submitted as the first step of a Planned Unit Development (P.U.D.) proposal, depicting the location, general purpose, general type of land use, and circulation pattern, primary relationship between site elements and between the proposed development and surrounding development, proposed general schedule of development and information on the proposed developer.

PLAN, GENERAL DEVELOPMENT: A report in text and map form with the map drawn to scale, depicting the general location and relationship of structures, streets, driveways, recreation areas, parking areas, utilities, buffering, as related to a proposed development.

PLAN, SITE: A map or graphics prepared to scale depicting the development of a tract of land, including, but not limited to, the location and relationship of the structures, streets, driveways, recreation areas, parking areas, utilities, landscaping, existing and proposed grading, walkways, and other site development information as related to a proposed development.

PLAN, ULTIMATE DEVELOPMENT: A map or graphic information prepared to scale reflecting the ultimate development of a tract of land with respect to current ordinance requirements, the comprehensive plan, and other City development policies. Such a plan need only be prepared general in scope, including, but not limited to, the location and relationship of structures, streets, driveways, recreation areas, parking areas, utilities, landscaping, engineering information, etc., as related to a proposed development.

PLAN, ULTIMATE PARKING: A graphic, plan, or map shall be prepared reflecting the total parking required, based on the more restrictive land use where a building is proposed to accommodate uses that may require application of two (2) or more differing parking standards, based on potential occupancy. The standard providing the greatest amount of parking shall be applied exclusively.

PLANNED UNIT DEVELOPMENT: A development, having two (2) or more principal uses or structures on a single tract or tracts of land, developed according to a plan approved by the City, under single ownership or unified control. A planned unit development allows for flexibility not available under normal zoning district requirements. A planned unit development may include a combination of land uses.

PLAT: A map, graphics or drawing which graphically delineates the boundary of land parcels for the purpose of identification and record title. The plat is recorded legal document and must conform to all Minnesota State Laws.

PREFABRICATED HOME: A nonmobile housing unit, the walls, floors and ceilings of which are constructed at a central factory and transported to a building site where final construction is completed, permanently affixing the unit to the site.

PRINCIPAL STRUCTURE OR USE: One which determines the predominant use as contrasted to accessory use or structure.

PROPERTY LINE: The legal boundaries of a parcel of property which may also coincide with the right-of-way of a road, cartway and the like.

PUBLIC LAND: Land owned or operated by municipalities, school district, county, state, or other governmental unit.

PUBLIC BUILDING: A building owned and operated by the City including but not limited to, fire stations, wells, City Hall, public works, senior citizen facility and police facilities.

QUADRAMINIUM: A four unit multiple residence building with private entrances to each unit.

RECLAMATION, LAND: The improvement of land by the depositing of material to elevate the grade. Any parcel upon which 400 cubic yards or more of fill are deposited shall be considered as reclaimed land.

RECREATION, COMMERCIAL: Includes all uses such as bowling alleys, driving ranges and movie theaters, that are privately owned and operated with the intention of earning a profit by providing entertainment for the public.

RECREATION, PUBLIC: Includes all uses such as tennis courts, ball field, picnic areas, and the like, that are commonly provided for the public at parks, playgrounds, community centers, and other sites, owned and operated by a unit of government for the purpose of providing recreation.

RECREATION, REGIONAL: A public indoor and outdoor recreation facility serving a regional clientele, including but not limited to uses such as soccer, track and field events, skating, hockey, biking, volleyball,

and concerts. The site must be owned and operated by a unit of government, public, or not-for-profit-organization for the purpose of providing recreation. (Amended 11-19-98. Ord. 98-1753)

RECREATIONAL VEHICLE - See mobile home.

REGIONAL FLOOD: A flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur on an average frequency in the magnitude of the 100 year recurrence interval.

REGISTERED LAND SURVEY: A survey map of registered land designed to simplify a complicated metes and bounds description, designating the same into tract or tracts of registered land survey number.

REGULATORY FLOOD PROTECTION ELEVATION: It is the elevation to which uses regulated by this ordinance are required to be elevated or flood proofed. The Regulatory Flood Protection Elevation shall be an elevation no lower than two feet above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the flood plain that result from designation of a floodway. (Amended 2-18-99. Ord. 99-1770)

RESTAURANTS (Class I): Traditional restaurant where food is served by a waitress or waiter to a customer and consumed while seated at a counter or a table. Food is served on nondisposable containers.

RESTAURANTS (Class II): Fast food restaurants in which a majority of the customers are served food at a counter and take it to a table to eat at or may take food outside to consume in a vehicle or off the premises.

ROAD: A public right-of-way affording primary access by pedestrians in vehicles to abutting property whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, land, place, or however otherwise designated. Egress and ingress easements shall not be considered roads.

SELECTIVE CUTTING: The removal of single scattered trees.

SEWAGE: Sewage is any water carrying domestic waste, exclusive of footing and rough drainage of any residence, industry, agricultural or commercial establishment, whether treated or untreated and includes the liquid waste produced by bathing, laundry, and culinary operations, and from toilets and floor drains. Raw sewage is sewage which has not been subjected to any treatment process.

SHOP, SPECIALTY: A business in a commercial zone which requires a conditional use permit because of the special product or services sold or rendered.

SHOPPING CENTER, COMMUNITY CENTER: A regional center designed for the purpose of retailing and providing a wide range of goods and services such as apparel, furniture and banking and financial services, for a trade area comprised of several residential neighborhoods.

SHOPPING CENTER, NEIGHBORHOOD CENTER: A retail center designed for the purpose of retailing convenience goods, such as food and drugs, providing personal services such as barber shops and laundry stations, for a combination of basic day to day shopping for service needs of persons living or working within the nearby area.

SHOPPING CENTER, REGIONAL CENTER: A retail center designed to serve a trade area of several communities and to provide a range of convenience and shoppers durable goods and services comparable to that found in the central business districts of Minneapolis and St. Paul.

SHORELAND: Land located within the following distances from public water; (1) thousand feet from the normal high water mark of a lake, pond, or flowage; or (2) Three hundred feet from a river or stream or flood plain designated by ordinance on such a river or stream, whichever is greater. The practical limits of shorelands may be less than the statutory limits whenever the waters involved are bounded by natural topographic divides which extend landward from the water for lesser distances. Public waters shall be

any existing body of water, wetland, drainage way as designated by the Minnesota Department of Natural Resources.

SHORELAND ALTERATION: Grading and filling in shoreland areas or any alteration of the natural topography where the slope of the land is towards a public water or water course leading to a public water.

SHORELAND SETBACK: The minimum horizontal distance between the structure and the normal high water mark.

SIGN: Any letters, words, symbols, poster, picture, device reading matter, or representation in the nature of a message, announcement, visual communication, or advertisement whether printed, painted, posted, affixed, constructed, or displayed for the purpose of information or communication. This definition includes sign structural supports, uprights, bracing and framework. The term sign shall specifically include architectural or graphic features which are intrinsically associated with a particular product, good service, business, firm corporation, or profession. (Amended 6-5-86. Ord. 86-934)

SIGN, ADVERTISING: A sign which directs attention to a business, commodity, service, activity, or entertainment not necessarily conducted, sold, or offered upon the premises where such sign is located: such as a beer billboard.

SIGNIFICANT TREE: Any live healthy tree measuring 8 inches in diameter or greater, measured at 4.5 feet above the ground. (Amended 6-3-93. Ord. 93-1337)

SOCIAL REHABILITATION PROGRAMS: Programs which provide supervised care and rehabilitation services in a family home environment to individuals who have demonstrated behavior patterns not consistent with society's norms and law. Residents in the program shall be referred by medical experts, courts, or trained counselors as the individuals will benefit from the rehabilitation programs and family home environment. The following programs provide supervised care and rehabilitation opportunities to adults and children with the following problems and included in Social Rehabilitation Programs:

- (a) Chemical Dependency including Alcoholism;
- (b) Juvenile Delinquency;
- (c) Runaway Children or Young Adults;
- (d) Women's Emergency Residential Program;
- (e) Single Parent Residential Program; and
- (f) Children's Emergency Residential Program.

A Social Rehabilitation Program shall be licensed by the State of Minnesota, Federal Government or other governmental licensing agencies.

SOLAR ACCESS SPACE: That air space above all lots within the district necessary to prevent any improvement or tree located on said lots from casting a shadow upon any solar device located within said zone greater than the shadow cast by a hypothetical vertical wall ten feet high located along the property lines of said lots between the hours of 9:30 a.m. - 2:30 p.m. central standard time on December 21, provided, however, this ordinance shall not apply to any improvement or tree which casts a shadow upon a solar device at the time the installation of said device, or to vegetation existing at the time of the installation of said solar device.

SOLAR COLLECTOR: A device, or combination of devices, structure, or part of a device or structure that transforms direct solar energy into thermal, chemical or electrical energy and that contributes significantly to a structure's energy supply.

SOLAR ENERGY: Radiant energy that is direct, diffused, and reflected energy received from the sun.

SOLAR ENERGY SYSTEM: A complete design or assembly consisting of a solar energy collector, and energy storage facility and components for the distribution of transformed energy. To qualify as a solar energy system, the system must be permanently located for not less than 90 days in any calendar year beginning

with the first calendar year after completion of construction. Paths of solar energy systems are included in this definition, but not to the extent that they fulfill other functions such as structural and recreational.

SOLAR SKY SPACE: The space between the solar energy collector and the sun which must be free of obstructions that shade the collector to an extent which precludes the cost effective operation.

SOLAR SKY SPACE EASEMENT: A right, expressed as an easement, covenant condition, or other property interest in any deed or other instruments executed by or on the behalf of any landowner, which protects the solar sky space of an actual, proposed, or designated solar energy collector at a described location by forbidding or limiting activities or land uses that interfere with access to solar energy. The solar sky space must be described as the three dimensional space in which obstruction is prohibited or limited, or as the times of day during which direct sunlight to the solar collector may not be obstructed, or as a combination of the two methods.

SOLAR STRUCTURE: A structure designed to utilize solar energy as an alternative for, or supplement to, a conventional energy system.

STABLE, COMMERCIAL: Any structure or premises on which horses are kept, owned, boarded, groomed, trained, bred, or offered for sale. Requires a Conditional Use Permit. (Ord. 89-1130. 4-20-89)

STABLE, PRIVATE: Any structure or premises on which 20 or more horses, or more than 1 horse per acre, are kept for private enjoyment and hobby purposes only. Requires a Conditional Use Permit. (Ord. 89-1130. 4-20-89)

STREET: A public right-of-way which affords primarily means of access to abutting property, and shall also include avenue, highway, road, or way.

STREET, ARTERIAL OR MAJOR: A street which serves, or is designed to serve heavy flows of traffic which is used primarily as a street route for traffic between communities and/or other heavy traffic generating areas.

STREET, COLLECTOR: A street which serves or is designed to serve as a traffic way for a neighborhood or as a feeder to a major roadway. Direct driveway access is limited to the greatest extent possible.

STREET, LOCAL: A street intended to serve primarily as access to abutting properties.

STREET, PAVEMENT: The wearing or exposed surface of the roadway used by vehicular traffic.

STREET, RIGHT-OF-WAY: The width of the right-of-way, measured at right angles to the center line of the street.

STREET, WIDTH: The width of street surface measured at right angles between the curbs or edge of pavement.

STORY: That portion of a building included between the surface of any floor and the surface of the flooring next above. A basement shall be counted as a story provided 40% or more of the height of the basement is above grade.

STRUCTURAL ALTERATION: Any change, other than incidental repairs, which would prolong the life of supporting members of a building such as bearing walls, columns, beams, girders, or foundations.

STRUCTURE: Anything constructed, the use of which requires more or less permanent location on the ground, or attached to something having a permanent location on the ground.

SUBDIVISION: The division or redivision of a lot, tract, or parcel of land into two or more lots, either by plat, metes and bounds, or by registered land survey.

TOP SOIL: Black dirt composed of unconsolidated material, largely undecomposed organic matter. (Amended 8-21-86. Ord. 86-972)

TOWNHOUSE: A single family building attached by party walls with other single family buildings, and orientated so that all exits open to the outside with private entries maintained to each individual unit.

TOXIC AND HAZARDOUS WASTE: Waste materials including, but not limited to: poisons, pesticides, herbicides, acids, caustics, pathological wastes, radioactive materials, flammable or explosive materials, and similar harmful chemicals and waste which requires special handling and must be disposed of in a manner which conserves the environment and protects the public health and safety.

TRANSIENT SALE: The temporary or transient sale and delivery of goods, wares and merchandise, or transaction of any temporary, seasonal or transient business, outside of a building with a valid certificate of occupancy, in or upon any vacant lot, lot, motor vehicle, trailer, tent or railroad car.

TRUCK TERMINAL: A building or area in which freight brought by motor truck is assembled, stored, and/or transferred for routing in intrastate or interstate shipment by motor truck. (4-20-89. Ord. 89-1135)

UNDUE HARDSHIP: Undue hardship as used in connection with the recommending of the granting of a variance means the property in question cannot be put to a reasonable use if used under conditions allowed by the official controls, the plight of the landowner is due to circumstances unique to his property not created by the landowner, and the variance, if recommended, will not alter the essential character of the locality. Economic considerations alone shall not constitute an undue hardship if reasonable use for the property exists under the terms of the Zoning Ordinance.

USE: The purpose or activity for which the land or building thereon is designated, arranged, or intended, for which it is occupied, utilized, or maintained.

USE, ACCESSORY: A use subordinate to and serving the principal use or structure on the same lot and customarily incidental thereto.

USE, PERMITTED: A public or private use which of itself conforms with the purposes, objectives, requirements, regulations, performance standards of a particular district.

USE, PRINCIPAL: The main use of land or buildings as distinguished from subordinate or accessory uses. A principal use may be either permitted or conditional.

VARIANCE: A modification or variation of the provisions of this ordinance where it is determined that by reason of special and unusual circumstances relating to a specific lot, that strict application of the ordinance would cause an undue hardship.

VEHICLE: Every device in, upon, or by which any person or property is or may be transported or drawn upon a highway, except devices moved by human power or used exclusively upon stationary rails or tracks. (Amended 4-3-86. Ord. 86-936)

VEHICLE, PASSENGER: Any motor vehicle designed and used for carrying not more than ten (10) persons including station wagons, pickup trucks, vans and motorcycles. (Amended 4-3-86. Ord 86-936)

VEHICLE RENTAL AGENCY: Any real property owned, leased or used by a person, association or corporation for the purpose of storing, displaying or parking two (2) or more passenger vehicles for short term lease of not more than 90 days. (Added 10-20-05. Ord. 05-2063)

VEHICLE SALES LOT: Any real property owned, leased or used by a persons, business, association or corporation for the purpose of storing, displaying or parking two (2) or more new or used vehicles for sale, consignment, lease, trade or exchange. Parking or storage of two (2) or more vehicles on real property with a sign or signs indicating a phone number, address or other identifying information, or a sign or signs indicating that such vehicles are for sale, consignment, lease, trade or exchange, is prima facie evidence of a vehicle sales lot. (Amended 4-3-86. Ord 86-936)

WAREHOUSING: The use of a portion or all of a building or buildings used for the storage of goods, of any type. (Amended 4-20-89. Ord. No. 89-1135; Amended 12-21-95. Ord. No. 95-1586)

WETLAND: Land which is annually subject to periodic or continuing inundation by water and commonly referred to as a bog, swamp, or marsh.

YARD: A required open space on the lot which is unoccupied and obstructed by a structure from its lowest level to the sky except as permitted in this ordinance. A yard extends along the lot line at right angles to such lot line to a depth or width specified in the setback regulations for the zoning district in which such lot is located.

YARD, FRONT: A yard extending along the full width of the front lot line between the side lot lines and extending from the abutting street right-of-way to the front face(s) of the principal building or to the depth required in the setback regulations for the zoning district in which such lot is located whichever distance is greater. (Amended 3-16-00. Ordinance No. 00-1836)

YARD, REAR: A yard extending along the full width of the rear lot line between the side lot lines and extending from the rear lot line to the rear face(s) of the principal building or to the depth required in the setback regulations for the zoning district in which such lot is located whichever distance is greater. In single family residential districts the principal building shall include attached garages. (Amended 3-16-00. Ordinance No. 00-1836)

YARD, SIDE: The yard extending along the side lot line between the front and rear yards to the face(s) of the principal building or to the depth or width required by setback regulations for the zoning district in which such lot is located whichever distance is greater. (Amended 3-16-00. Ordinance No. 00-1836)

YARD WASTE DROP-OFF FACILITY: A facility for disposal of yard waste not typically collected by commercial and residential waste haulers. Yard waste includes compostable items such as leaves, lawn clippings and shrub prunings, but for the purposes of this definition also includes tree branches, tree trunks, and stumps from removed trees. All on-site yardwaste must be stored within a building or within portable metal containers. No processing or treatment of yard waste nor active composting may occur at a drop-off facility. (Amended 7-6-95. Ord. 95-1564)

ZERO LOT LINE: The location of a building and/or parking area over a common lot line. (Ord. 89-1135. 4-20-89)

ZERO LOT LINE SPLIT: The instance where a structure is allowed to be constructed over a lot line of two adjoining lots.

ZONING ADMINISTRATOR: The officer charged with the administration and enforcement of this ordinance. For the purposes of this ordinance, the Zoning Administrator and/or Director of Community Development shall be considered the Director of Planning & Economic Development when referenced in this code. (Amended 6-3-93. Ord. 93-1337)

ZONING AMENDMENT: A change of the zoning map or zoning text authorized by the City, either in the allowed use with a district, or in the boundaries of a district.

ZONING DISTRICT: An area or areas within the limits of the City for which the regulations and requirements governing use are uniform.

ZONING DISTRICT, OVERLAY: A zoning district containing regulations superimposed upon other zoning district regulations and superseding the underlying zoning district use regulations.

ZONING DISTRICT, UNDERLYING: All zoning districts except Overlay Zoning Districts.

ZONING MAP: The map or maps incorporated into this Ordinance as a part thereof, designating the zoning districts.