

## ARTICLE 5

### DEFINITIONS

Interpretation of Terms or Words: For the purpose of this Resolution certain terms or words used herein shall be interpreted as follows:

1. The word **person** includes a firm association, organization, partnership, trust, company or corporation as well as an individual.
2. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
3. The word **shall** is a mandatory requirement, the word **may** is a permissive requirement and the word **should** is a preferred requirement.
4. The words **used** or **occupied** include the words "intended, designed, or arranged to be used or occupied."
5. The word **lot** includes the words **plot** or **parcel**.

**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.

**Agriculture:** The use of land for farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture and animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce.

**Airport:** Any runway, land area or other facility designed or used either publicly or privately by any person for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangars and other necessary buildings, and open spaces.

**Alley:** See Thoroughfare.

**Alterations, Structural:** Any change in the supporting members of a building such as bearing walls, columns, beams or girders.

**Appurtenance:** An incidental right attached to a principal property right which passes in possession of the property, or an accessory structure to the primary residential or commercial structure.

**Automotive Repairs:** The repair, rebuilding or reconditioning of motor vehicles or parts thereof, including collision service, painting and steam cleaning of vehicles.

**Automotive, Mobile Home, Travel Trailer and Farm Implement Sales:** The sale or rental of new and used motor vehicles, mobile homes, travel trailers or farm implements, but not including repair work except incidental warranty repair of same which is to be displayed and sold on the premises.

**Automotive Wrecking:** The dismantling or wrecking of used motor vehicles, mobile homes, trailers or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

**Basement:** Stories all or partly underground but having at least one-half of its height below the average level of the adjoining ground.

**Building:** Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, chattels or property.

**Building Accessory:** A subordinate building detached from, but located on the same lot as the principal building the use of which is incidental and accessory to that of the main building of use.

**Building, Height:** The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs and the mean height between eaves and ridge for gable, hip and gambrel roofs.

**Building Line:** See **Setback Line**.

**Building, Principal:** A building in which is conducted the main or principal use of the lot on which said building is situated.

**Business, Convenience:** Commercial establishments which cater to and can be located in close proximity to or within residential districts without creating undue vehicular congestion, excessive noise or other objectionable influences. To prevent congestion, convenience uses include, but need not be limited to: drug stores, beauty salons, barber shops, carry-outs, dry cleaning and laundry pickup facilities and grocery stores, if less than 10,000 square feet in floor area. Uses in this classification tend to serve a day-to-day need in the neighborhood.

**Business, General:** Commercial uses which generally require locations on or near major thoroughfares and/or their intersections and which tend, in addition to serving day-to-day needs of the community, also supply the more durable and permanent needs of the whole community. General business uses include, but need not be limited to such activities as supermarkets; stores that sell hardware, apparel, footwear, appliances and furniture; department stores and discount stores.

**Business, Highway:** Commercial uses which generally require locations on or near major thoroughfares and/or their intersections and which tend to serve the motoring public. Highway business uses include, but need not be limited to such activities as filling stations, truck and auto sales and service, restaurants, motels and commercial recreation.

**Business, Office Type:** Quasi-commercial uses which may often be transitional between retail business and/or manufacturing and residential uses. Office business generally accommodates such occupations as administrative, executive, professional, accounting, writing, clerical, stenographic and drafting. Institutional offices of a charitable, philanthropic, religious or educational nature are also included in this classification.

**Business Services:** Any profit making activity which renders services primarily to other commercial or industrial enterprises, or which services and repairs appliances and machines used in homes and businesses.

**Business, Wholesale:** Business establishments that generally sell commodities in large quantities or by the piece to retailers, jobbers, other wholesale establishments, or manufacturing establishments. These commodities are basically for further resale, for use in the fabrication of a product, or for use by a business service.

**Cemetery:** Land used or intended to be used for the burial of the human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums and mortuaries if operated in connection with and within the boundaries of such cemetery.

**Channel:** A natural or artificial watercourse of perceptible extent, with bed and banks to confine and conduct continuously or periodically flowing water.

**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 and surgical attention, but who are provided with board or room or kept overnight on the premises.

**Club:** A building or portion thereof or premises owned or operated by a person for a social, literary, political, educational or recreational purpose primarily for the exclusive use of members and their guests.

**Commercial Entertainment Facilities:** Any profit making activity which is generally related to the entertainment field, such as motion picture theaters, carnivals, nightclubs, cocktail lounges and similar entertainment activities.

**Comprehensive Development Plan:** A plan or any portion thereof, adopted by the planning commission and the legislative authority of Bath Township showing the general location and extent of present and proposed physical facilities including housing, industrial and commercial uses, major thoroughfares, parks, schools and other community facilities. This plan establishes the goals, objectives and policies of the community.

**Conditional Use:** A permit issued by the Zoning Inspector upon approval by the Board of Zoning Appeals to allow a use other than principally permitted use to be established within the district.

**Corner Lot:** See Lot Types.

**Cul-de-sac:** See Thoroughfare.

**Day(s):** Unless otherwise stated in this Resolution, any reference to a number of “days” as it pertains to compliance, public notices or otherwise, refers specifically to that given number of calendar days. Except in cases of “five (5) days”, which shall be construed as five (5) working weekdays not counting Saturday, Sunday or legal holidays.

**Dead-end Street:** See Thoroughfare.

**Density:** A unit of measurement; the number of dwelling units per acre of the total land.

1. **Gross Density** - the number of dwelling units per acre of the total land to be developed.
2. **Net Density** - the number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

**Dwelling:** Any building or structure (except a house trailer or mobile home as defined by **Ohio Revised Code 4501.01**) which is wholly or partly used or intended to be used for living or sleeping by one or more human occupants.

**Dwelling Unit:** Defined as a space within a dwelling that is comprised of living, dining, sleeping room(s), and/or storage closets. As well as space and equipment for cooking, bathing and toilet facilities, all used by only one family and its household employees.

**Dwelling, Single Family:** A permanent building consisting of a single dwelling unit only, separated from other dwelling units by open space.

**Dwelling, Two-Family:** A permanent building consisting of two dwelling units which may be either attached side by side or one above the other, and each unit having a separate or combined entrance or entrances.

**Dwelling, Multi-Family:** A permanent building consisting of three or more dwelling units including condominiums with varying arrangements of entrances and party walls. Multi-family housing may include public housing and industrialized units.

**Dwelling, Rooming House (Boarding House, Lodging House, Dormitory):** A dwelling or part thereof, other than a hotel, motel or restaurant, where meals and/or lodging are provided for compensation, for three or more unrelated persons where no cooking or dining facilities are provided in the individual rooms.

**Easement:** Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

**Engineer:** A professional engineer, licensed to practice in the State of Ohio.

**Essential Services:** The erection, construction, alteration or maintenance by public utilities or municipal or other governmental agencies of underground gas, communication, supply or utility systems, including poles, wires, mains, drains, sewers, pipes, traffic signals, hydrants or other similar equipment and accessories in connection therewith which are reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

**Family:** One or more persons occupying a single dwelling unit, provided that unless all members are related by blood, adoption or marriage, no such family shall contain over five persons.

**Farm Vacation Enterprises (Profit or Non-Profit):** Farms, adapted for use as vacation farms, picnicking and sports areas, fishing waters, camping, scenery and nature recreation areas; hunting areas; hunting preserves and watershed projects.

**Flood Plain:** That land, including the flood fringe and the floodway, subject to inundation by the regional flood.

**Flood, Regional:** Large floods which have previously occurred or which may be expected to occur on a particular stream because of like physical characteristics. The regional flood generally has an average frequency of one hundred (100) year recurrence interval flood.

**Floodway:** That portion of the flood plain, including the channel, which is reasonably required to convey the regional flood waters. Floods of less frequent recurrence are usually contained completely within the floodway.

**Floodway Fringe:** That portion of the flood plain, excluding the floodway, where development may be allowed under certain restrictions.

**Floor Area of a Residential Building:** The sum of gross horizontal area of the several floors of a residential building, excluding basement floor area not devoted to residential use, but including the area of roofed porches and roofed terraces. All dimensions shall be measured between exterior faces of walls.

**Floor Area of a Non-Residential Building** (to be used in calculating parking requirements): The floor area of the specified use excluding stairs, washrooms, elevator shafts, maintenance shafts and rooms, storage spaces, display windows and fitting rooms and similar area.

**Floor Area Usable:** Measurement of usable floor area shall be the sum of the horizontal areas of the several floor of the building, measured from the interior faces of the exterior walls.

**Food Processing:** The preparation, storage or processing of food products. Examples of these activities include bakeries, dairies, canneries and other similar businesses.

**Garages, Private:** A detached accessory building or portion of a principal building for the parking or temporary storage of automobiles, travel trailers and/or boats of the occupants of the premises and wherein:

1. Not more than one space is rented for parking to persons not residents on the premises;
2. No more than one commercial vehicle per dwelling unit is parked or stored;
3. The commercial vehicle permitted does not exceed two towns capacity.

**Garage, Public:** A principal or accessory building other than a private garage, used for parking or temporary storage of passenger automobiles and in which no service shall be provided for remuneration.

**Garage, Service Station:** Buildings on premises where gasoline, oil, grease, batteries, tires and motor vehicles accessories may be supplied and dispensed at retail and where, in addition, the following services may be rendered and sales made:

1. Sales and service of spark plugs, batteries and distributor parts;
2. Tire servicing and repair but no recapping and regrooving;
3. Replacement of mufflers and tailpipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and blades;
4. Radiator cleaning and flushing;
5. Washing, polishing and sale of washing and polishing materials;
6. Greasing and lubrication;
7. Providing and repairing fuel pumps, oil pumps and lines;
8. Minor servicing and repair of carburetors;
9. Adjusting and repairing brakes;
10. Minor motor adjustments not involving removal of the head or crankcase or racing the motor;
11. Sales of cold drinks, packaged food, tobacco and similar convenience goods for service station customers as accessory and incidental to principle operations.
12. Provisions of road maps and other informational material to customers, provision of restroom facilities;
13. Warranty maintenance and safety inspections.

Uses permitted as a filling station do not include major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles not in operating condition or other work involving noise, glare, fumes, smoke or other characteristics to an extent greater than normally found in filling stations. A filling station is neither a repair garage nor a body shop. See definition of **Automotive Repair, Automotive Wrecking**.

**Home Occupation:** An occupation conducted in a dwelling unit, provided that:

1. No more than one person other than members of the family residing on the premises shall be engaged in such occupation;
2. The use of the dwelling units for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than twenty-five percent (25%) of floor area of the dwelling units shall be used in the conduct of the home occupation or office;
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding four square feet in area, non-illuminated and mounted flat against the wall of the principal building;
4. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this resolution and shall not be located in a required front yard;

5. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single-family residence or outside the dwelling unit if conducted in other than a single-family residence. In the case of the electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.

**Hotel, Motel and Apartment Hotel:** A building which lodging or boarding and lodging are provided and offered to the public for compensation. As such it is open to the public in contradistinction to the boarding house, rooming, lodging house or dormitory which is herein separately defined.

**Institution:** Building and/or land designed to aid individuals in need of mental, therapeutic, rehabilitation, counseling or other correctional services.

**Junk Building, Junk Shops, Junk Yards, Motor Vehicle Salvage:** Any land, property, structure, building or combination of the same on which junk is stored or processed.

**Kennel:** Any lot or premises on which four (4) or more domesticated animals, more than three (3) months of age are housed, groomed, bred, boarded, trained or sold or which offers provisions for minor medical treatment.

**Landscape Architect:** A registered landscape architect, licensed to practice in the State of Ohio.

**Livable Area:** The area excluding porches, breezeways, garages, carports and other similar areas.

**Loading Space, Office-Street:** Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space. All off-street loading spaces shall be located totally outside of any street or alley right-of-way.

**Location Map:** See Vicinity Map.

**Lot:** For the purposes of this resolution, a lot is a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street or an approved private street and may consist of:

1. A single lot of record;
2. A portion of a lot of record;
3. A combination of complete lots of record, of complete lots of record and portions of lots of records, or of portions of lots of record.

**Lot Coverage:** The ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot expressed as a percentage.

**Lot Development:** Any changes made to a lot or parcel that includes but is not necessarily limited to: erection of buildings or any other structures, installation of utility services, installation of well and septic systems, addition of driveways, or grading and clearing of land.

**Lot Frontage:** The front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage and yards shall be provided as indicated under **Yards** in this section.

**Lot, Minimum Area Of:** The area of a lot is computed exclusive of any portion of the right-of-way of any public or private street.

**Lot Measurements:** A lot shall be measured as follows:

1. **Depth:** The distance between the mid-points of a straight line connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.
2. **Width:** The distance between straight lines connecting front and rear lot line at each side of the lot measured either at the building setback line or at the right-of-way line.

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

**Lot Types:** Terminology used in this resolution with reference to corner lots, interior and through lots is as follows:

1. **Corner Lot:** A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees.
2. **Interior Lot:** A lot with only one frontage on a street.
3. **Through Lot:** A lot other than a corner lot with frontage on more than one street. Through lots abutting on two streets may be referred to as double frontage lots.
4. **Reversed Frontage Lot:** A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

**Major Thoroughfare Plan:** The portion of comprehensive plan adopted by the city, (village, county, and regional) Planning Commission indicating general location recommended for arterial, collector, and local thoroughfares within the appropriate jurisdiction.

**Maintenance and Storage Facilities:** Land, buildings and structures devoted primarily to the maintenance and storage of construction equipment and material.

**Manufacturing, Heavy:** Manufacturing, processing, assembling, storing, testing and similar industrial uses which are generally major operations and extensively in character; required large sited, open storage and service areas, extensive services and facilities, ready access to regional transportation; and normally generate some nuisances such as smoke, noise, vibration, dust, glare, air pollution and water pollution, but not beyond the district boundary.

**Manufacturing, Light:** Manufacturing or other industrial uses which are usually controlled operations; relatively clean, quiet and free of objectionable or hazardous elements such as smoke, noise, odor or dust; operating and storing within enclosed structures; and generating little industrial traffic and no nuisances.

**Manufacturing, Extractive:** Any mining, quarrying, excavating, processing, storing, separating, cleaning or marketing of any mineral natural resource.

**Mobile Home or Double Wide:** Any not-self-propelled vehicle so designed, constructed, reconstructed or added to by means of accessories in such manner as will permit the use or occupancy thereof for human habitation, when connected to utilities, whether resting on wheels, jacks, blocks, or other temporary foundation and used or so construed as to permit its being used as a conveyance upon the public streets and highways and exceeding a gross weight of four thousand, five hundred (4,500) pounds and an overall length of thirty (30) feet.

**Mobile Home Park:** Any site, or tract of land under single ownership, upon which three or more mobile homes used for habitation are parked, either free of charge or for revenue purposes; including any roadway, building, structure or enclosure used or intended for use as part of the facilities of such park.

**Modular Home:** A modular home is a structure which is drawn by a vehicle to a site where it is to be connected to a like structure, by removing from one side a covering temporarily used during transit, and then belting that side to the exposed side of the like structure and making both units weather-tight.

**Non-conformities:** A building, structure or use of land existing at the time of this resolution, and which does not conform to the regulations of the district or zone in which it is situated.

**Nursery, Nursing Home:** A home or facility for the care and treatment of babies, children, pensioners or elderly people.

**Nursery, Plant Materials:** Land, buildings, structures or combination thereof for the storage, cultivation, transplanting of live trees, shrubs or plants offered for retail sale on the premises including products used for gardening or landscaping.

**Open Space:** An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools, tennis courts and any other recreational facilities that the planning (zoning) commission deems permissive. Streets, parking areas, structures for habitation and the like shall not be included.

**Parking Space, Off-Street:** For the purpose of this resolution, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

**Personal Services:** Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch repair, barber shops, beauty parlors and similar activities.

**Planned Unit Development:** An area of land in which a variety of housing types and subordinate commercial and industrial facilities are accommodated in a preplanned environment, under more flexible standards, such as sizes and setbacks, than those restrictions that would normally apply under these regulations. The procedure for approval of such development contains requirements in addition to those of the standard subdivision such as building design principles and landscaping plans.

**Pond:** A naturally or artificially formed structure with an enclosed body of water more than six hundred (600) gallons. Bath Township recognizes inherent differences in the character and use of ponds; and regulates the following type of ponds: detention ponds, retention ponds, agricultural ponds and aesthetic ponds. Ponds shall be permitted as an accessory use in all districts subject to specific conditions and permits.

**Professional Activities:** The use of offices and related spaces for such professional services as are provided by medical practitioners, lawyers, architects and engineers and similar professions.

**Public Service Facility:** The erection, construction, alteration, operation, or maintenance of buildings, power plants or substations, water treatment plants or pumping stations, sewage disposal or pumping plants and other similar public service or structures by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communications, public water and sewage services.

**Public Uses:** Public Parks, schools, administrative and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.

**Quasipublic Use:** Churches, Sunday schools, parochial schools, colleges, hospitals and other facilities of an education, religious, charitable, philanthropic or non-profit nature.

**Recreation Camp:** An area of land on which two or more travel trailers, campers, tents or other similar temporary recreational structures are regularly accommodated with or without charge, including any building, structure or fixture of equipment that is used or intended to be used in connection with providing such accommodations.

**Recreation Facilities:** Public or private facilities that may be classified as either **Extensive** or **Intensive** depending upon the scope of services offered and the extent of use. **Extensive** facilities generally require and utilize considerable areas of land and

include, but not need be limited to hunting, fishing and riding clubs and parks. **Intensive** facilities generally require less land (used more intensively) and include, but need not be limited to miniature golf courses, amusement parks, stadiums, bowling alleys, tennis courts and swimming pools, etc.

**Recreational Vehicles:** A recreational vehicle is a vehicular-type structure, primarily designed as temporary living quarters for recreation, camping or travel use which either has its own motive power or is mounted on or drawn by another vehicle which is self powered, including boats and boat trailers.

1. A **travel trailer** is a vehicular portable structure mounted on wheels, of such a size or weight as not to require special highway movement permits when drawn by a stock passenger automobile; primarily designed and constructed to provide temporary living quarters for recreation, camping or travel use.
2. A **camping trailer** is a vehicular portable structure mounted on wheels, constructed with collapsible partial side walls of fabric, plastic or other pliable material for folding compactly while begin drawn by another vehicle, and when unfolded at the site or location, providing temporary living quarters; and whose primary design is for recreation, camping or travel use.
3. A **truck camper** is a portable structure, designed to be loaded onto, or affixed to, the bed or chassis of a truck, constructed to provide temporary living quarters for recreation, camping or travel use.
4. A **motor home** is a structure building on and made an integral part of a self-propelled motor vehicle chassis other than a passenger car chassis, primarily designed to provide temporary living quarters for recreation, camping or travel use.

**Research Activities:** Defined as, research, development and testing related to such fields as chemical, pharmaceutical, medical, electrical, transportation and engineering. All research, testing and development shall be carried on within entirely enclosed buildings and no noise, smoke, glare, vibration or odor shall be detected outside of said building.

**Roadside Stand:** A temporary structure designed or used for the display or sale of agricultural and related products.

**Right-of-Way:** A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, and lighting and drainage facilities and may include special features (required by the topography or treatment) such as grade separation, landscaped areas, viaducts and bridge.

**Seat:** For the purposes of determining the number of off-street parking spaces for certain uses, the number of seats is the number of seating units installed or indicated, for each twenty-four (24) lineal inches of benches, pews or space for loose chairs.

**Setback Line:** The minimum horizontal distance between the street line and the building or any projection thereof, except for such projection as may be allowed by this Resolution and subsequent amendments thereto.

**Sewers, on-site:** A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

**Sidewalk:** The portion of the road right-of-way outside the roadway which is improved for the use of pedestrian traffic.

**Sign:** Any device designated to inform or attract the attention of persons not on the premises on which the sign is located.

1. **Sign, On-Premises:** Any sign related to a business or profession conducted, or a commodity or service sold or offered upon the premises where such sign is located.
2. **Sign, Off-Premises:** Any sign unrelated to a business or profession conducted, or to a commodity or service sold or offered upon the premises where such a sign is located.
3. **Sign, Illuminated:** Any sign illuminated by electricity, gas or other artificial light including reflecting or phosphorescent light.
4. **Sign, Lighting Device:** Any light, string of lights or group of lights located or arranged so as to cast illumination on a sign.
5. **Sign, Projecting:** Any sign which projects from the exterior of a building.

**Solid Waste:** Any residual solid or semi-solid material which results from any industrial, commercial, agricultural, or municipal and community operations, including any materials from any construction, mining, or demolition operation, or other waste material normally included and associated with demolition debris, fly ash, spent foundry sand, slag, and any other substances that are or may be harmful or inimical to public health and well being, including garbage, combustible and non-combustible material, street dirt, debris, and other waste products.

**Solid Waste Disposal:** The deposition, injection, discharge, dumping, spilling, leaking, admitting, or placing of any solid waste into or on any land or ground or surface water or into the air, including, but not limited to, land filling, incineration, composting, or treatment by any other means.

**Solid Waste Disposal Facility:** Any site, location, tract of land, installation, or building, used for solid waste disposal including, but not limited to, incineration, composting, sanitary land filling, or other methods of disposal of solid waste or for the temporary or permanent storage, treatment, or disposal of solid or hazardous waste.

**Story:** The part of a building between the surface of a floor and the ceiling immediately above. See definition of **Basement**.

**Structure:** Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. Among other things, structures include (unless otherwise defined elsewhere in this Resolution), but are not limited to: buildings, mobile homes, walls, landscape walls over 24" in height, fences, signs, swimming pools, tennis courts, and ponds.

**Supply Yards:** A commercial establishment storing and offering for sale building supplies, steel supplies, coal, heavy equipment, feed and grain and similar goods.

**Swimming Pool:** A pool, pond, land or open tank containing at least 1.5 feet of water at any point and maintained by the owner or manager.

1. **Private:** Exclusively used without paying an additional charge for admission by the residents and guests of a single household, a multi-family development or a community, the members and guests of a club, or the patrons of a motel or hotel; an accessory use.
2. **Community:** Operated with a charge for admission; a primary use.

**Thoroughfare, Street or Road:** The full width between property lines bounding every public way or whatever nature, with a part thereof to be used for vehicular traffic and designated as follows:

1. **Alley:** A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
2. **Arterial Street:** A general term denoting a highway primarily for through traffic carrying heavy loads and large volume of traffic, usually on a continuous route.
3. **Collector Street:** A thoroughfare, whether within a residential, industrial, commercial or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential subdivisions.
4. **Cul-de-sac:** A local street of relatively short length with one end open to traffic and the other end terminating in a vehicular turn-around.
5. **Dead-end Street:** A Street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.
6. **Local Street:** A Street primarily for providing access to residential or other abutting property.
7. **Loop Street:** A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the one hundred and eighty (180) Degree system of turns are not more than one thousand (1,000) feet from said arterial or collector street, nor normally more than six hundred (600) feet from each other.
8. **Marginal Access Street:** A local or collector street, paralleled and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. (Also called Frontage Street).

**Through Lot:** See Lot Types.

**Transportation, Director of:** The director of the Ohio Department of Transportation.

**Use:** The specific purposes, for which land or a building is designated, arranged, intended of for which it is or may be occupied or maintained.

**Variance:** A variance is a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result in unnecessary and undue hardship.

**Veterinary Animal Hospital or Clinic:** A place for the care, grooming, diagnosis and treatment of sick, ailing, infirm or injured animals and those who are in need of medical or surgical attention, and may include overnight accommodations on the premises for the treatment, observation and/or recuperation. It may also include boarding that is incidental to the primary activity.

**Vicinity Map:** A drawing located on the plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within the general area in order to better locate and orient the area in question.

**Walkway:** A public way, four (4) feet or more in width for pedestrian use only, whether along the side of a road or not.

**Yard:** A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from three (3) feet above the general ground level of the graded lot upward provided, accessories, ornaments and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.

1. **Yard, Front:** A yard extending between side lot lines across the front of a lot and from the front lot line to the front of the principal building.
2. **Yard, Rear:** A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building.
3. **Yard, Side:** A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.