

# CHAPTER 18

## DEFINITIONS

### SECTION 1800. DEFINITIONS

**ADA:** Americans with Disabilities Act.

**Abutting:** In the context of notice and a screening or enclosure requirement, abutting means contiguous or separated by only a nonarterial street, alley or railroad right-of-way. In other instances, abutting shall mean contiguous.

**Accessory Use Bar:** A commercial establishment open to the public which sells and serves intoxicating or low-point beer, (as defined in this Chapter) for consumption on the premises. This use must be incidental and subordinate to a principal use restaurant, hotel or motel, or be a bar which is accessory to a not for profit, lodge, post, club, fraternal, benevolent or charitable organization which is included in Use Unit 2.

**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.

**All-Weather Material:** A hard surface, dust-free material capable during ordinary use of withstanding normal weather conditions without substantial deterioration,. Gravel, rock, or screenings alone, without use of a petroleum or cement binder, does not meet the definition of an all-weather, dust-free material.

**Alley:** A permanent public way providing a secondary means of access for service or emergency vehicles and not intended for general traffic circulation.

**Anchoring Systems:** A combination of ties, anchoring equipment and/or anchoring devices that are designed to resist overturning, uplift and lateral movement of the manufactured home from wind and water forces.

**Animation:** The presentation of pictorials and graphics on signs displayed in a progression of frames which give the illusion of motion, including but not limited to the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes.

**Antennas:** A transmitting and/or receiving device used in telecommunications that radiates or captures a signal. As used in this Code, references to Antennas also include Antenna Supporting Structures.

**Antenna Supporting Structure:** A telecommunications facility that consists of a stand-alone support structure which has as its principal use the support of Antenna(s) and associated equipment and improvements.

**Anticipated Development:** Full potential urbanization of the contributing watershed, considering the Comprehensive Plan and the reasonable assumption that in considering the effects of a proposed development in a floodplain area that there will be an equal degree of encroachment extending for a significant reach on both sides of the stream or water course.

**Arterial:** A street designated on the Major Street and Highway Plan as a primary or secondary arterial.

**Assisted Living Center:** A residential facility containing dwellings designed for and principally occupied by senior citizens in a planned retirement community which includes a residential complex, an activity or community center, and a medical or nursing facility which is licensed by the State of Oklahoma as an Intermediate Care Facility or a Skilled Nursing Center.

**Automobile and Vehicular Pool:** The temporary storage of damaged vehicles while insurance claims or litigation based on the damage is perfected. No salvage of parts is permitted during the storage period and access by the general public is not required or permitted. See Also Section 1229, Junk and Salvage.

**Average Ground Elevation:** The mid-point between the highest and lowest ground elevations at the building wall.

**Bar/Tavern:** A commercial establishment open to the general public which sells and serves intoxicating beverages or low point beer (as defined in this Chapter) for consumption on the premises.

**Beer Bar:** A commercial establishment open to the general public which sells and serves low-point beer (as defined in this Chapter) for consumption on the premises.

**Billiard Center, Family:** A principal use billiard facility which caters to families and which excludes the sale and consumption of intoxicating beverages or low-point beer (as defined this Chapter) on the premises.

**Billiard Hall/Pool Hall:** A principal use billiard facility open to the general public which sells and serves intoxicating beverages or low-point beer (as defined in this Chapter) on the premises.

**Board of Adjustment (BOA):** The Board of Adjustment of the City of Catoosa.

**Building:** A structure which is permanently affixed to the land, and has one or more floors and a roof, and is bounded by either another building with a common party wall, open air, or the lot lines of a lot.

**Building Code:** Those codes and regulations adopted by the City of Catoosa pertaining to requirements for construction of buildings and structures.

**Building Inspector:** The Building Inspector of the City of Catoosa.

**Building Setback:** The horizontal distance, from the point of measurement, such as the centerline of an abutting street or the boundary line of an abutting Zoning District to the nearest building wall.

**Caliper:** The diameter of the tree trunk measured at 6" above ground level for a tree trunk having a diameter of 4" or less and the diameter of the tree trunk measured at 12" above ground level for a tree trunk having a diameter exceeding 4".

**Care Home:** Premises used for the housing and caring for the aged or infirmed, including convalescent homes, homes for the aged and nursing homes.

**Centerline (CL):** See Street Centerline.

**Changeable Copy:** Copy or other images that physically change or give the appearance of change at intervals of less than ten (10) minutes.

**Character:** Any letter of the alphabet or numeral.

**Church:** All contiguous property owned or leased by a church, upon which is located the principal church building or structure, irrespective of any interior lot lines.

**City Council:** The City Council of the City Catoosa.

**City Planner:** The City Planner of the City of Catoosa.

**Collocation:** The locating of two (2) or more wireless telecommunication system providers on one antenna which shall have been designed and constructed to accommodate such collocation.

**Commercial Mixed Use Development:** Any development containing a combination of uses permitted by Right or Special Exception in a C, Commercial Zoning District.

**Community Group Home:** A community-based residential facility for independent living that provides room and board, personal care, and habitation services in a family environment as a single-housekeeping unit for seven (7) or more resident elderly or disabled persons (mentally and/or physically impaired) with at least one resident staff person.

**Comprehensive Plan:** The official plan for the physical development of the City of Catoosa.

**Copy Area:** See Display Surface Area.

**Core Area:** A contiguous habitable floor area, under roof, irrespective of interior walls, at least 20 feet by 20 feet in size.

**Curb Level:** The average level of the established curb along the front of a lot. Where no curb has been established, the City Engineer shall establish such curb level or its equivalent for the purposes of this Code.

**Customary Residential Exterior Finishing Materials:** Roof and siding materials traditionally used to provide the finished exterior of single-family dwellings. Customary roofing materials include composition shingles, fiberglass shingles, wood shingles (shakes), and clay tile applied according to the manufacturers specifications. Customary siding materials include aluminum lap or vinyl lap siding, cedar or other wood siding, masonry (stucco, brick, stone, block, tilt-up panel) and wood grain weather resistant pressboard siding.

**Dance Hall:** A commercial establishment open to the general public which provides a dance area of 1,000 square feet or more.

**Designated Residential Development Area:** An area specifically designated for residential development by conditions imposed in a Planned Unit Development (PUD).

**Detention/Correctional Facility:** A facility for the detention, confinement, treatment and/or rehabilitation of persons arrested or convicted for the violation of civil or criminal law. Such facilities include an Adult Detention Center, Juvenile Delinquency Center, Pre-release Center, Correctional Community Treatment Center, Jail and Prison.

**Development:** Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

**Display Surface:** The surface of a sign upon, against, or through which the message is displayed or illustrated.

**Display Surface Area:**

- A. Ground Signs - Shall mean the area enclosed by the minimum imaginary rectangles which fully contains all extremities of the sign, exclusive of its supports. This rectangle is to be calculated from an orthographic projection of the sign viewed horizontally. A view point for this projection is to be taken which gives the largest rectangle of that kind as the viewpoint is rotated horizontally around the sign. If elements of the sign are movable or flexible, the measurement shall be taken when the elements are fully extended and parallel to the plane of view.
- B. Wall Signs - Shall mean the sum of the areas of the minimum imaginary rectangles enclosing each word attached to any particular facade.
- C. Window Signs - Shall mean the sum of the areas of the minimum imaginary rectangles enclosing each word, figure, design and symbol if the window or other transparent material forms the background, or the entire area of the background material when such material is translucent or opaque.

**Dripline:** The periphery of the area underneath a tree which would be encompassed by perpendicular lines extending from the exterior edges of the crown of the tree.

**Dwelling:** A building or structure used in whole or in part for human habitation.

**Dwelling, Duplex:** A building containing two (2) dwelling units and designed for occupancy by not more than two (2) families.

**Dwelling, Manufactured Home:** A manufactured dwelling, as defined by the Federal Government, other than a Recreational Vehicle which is either:

- A. Fully assembled into one unit or one expandable/telescoping unit of more than 35 feet in length and is fully habitable upon arrival at a site except for minor and incidental installation activities and utility connections and is installed on either temporary or permanent foundations; or
- B. A dwelling manufactured in two (2) or more units but either fails to utilize customary siding materials or retains chassis or other equipment related to being towed or is not placed on a permanent foundation; or
- C. Any combination of A or B above which does not meet all of the local Building Codes as adopted by the City of Catoosa and however does meet the 1995 National Manufactured Housing Construction and Safety Standards Act and bears a HUD label.

**Dwelling, Modular:** A manufactured dwelling partially preassembled into two (2) or more sections, none of which are habitable individually, and which are to be permanently joined together. The dwelling construction utilizes customary residential siding and roofing materials and is built to the Building Code standards, as adopted by the City of Catoosa, Oklahoma. Certification of construction to Building Codes standards shall be provided an engineer or architect licensed to practice in the State of Oklahoma.

**Dwelling, Multifamily:** A building containing three (3) or more dwelling units within which one dwelling unit may be located above another.

**Dwelling, Townhouse:** A building containing three (3) or more attached dwelling units with no unit above another unit and each unit located on a separate lot within a townhouse development.

**Dwelling, Single-Family Detached:** A building, other than a manufactured home, containing one dwelling unit designed for occupancy by not more than one family.

**Dwelling Unit:** A room or group of rooms arranged, intended, or designed as a habitable unit, containing kitchen, bath and sleeping facilities, for not more than one family living independently of any other family.

**Elderly/Retirement Housing:** A residential complex containing multifamily dwellings designed for and principally occupied by senior citizens. Such facilities may include a congregate meals program in a common dining area, but exclude institutional care such as medical or nursing care and are distinguished from Life Care Retirement Centers as defined herein.

**Emergency and Protective Shelter:** A residential facility which provides room and board for a temporary (30 days or less) period, protection, counseling, and pre-placement screening for abused, displaced, or transient children or adults.

**FAR: Floor Area Ratio.** See Definition in this Section.

**Family:**

- A. One or more persons occupying a single dwelling unit as a single housekeeping unit. Unless all members are related by blood, marriage, or adoption, no family unit may contain more than six (6) persons including any roomers, boarders and/or domestic servants; or
- B. A home for independent living, for elderly or disabled persons (mentally and/or physically impaired), with support personnel that provides room and board, personal care and habilitation services in a family environment as a single-housekeeping unit. This may be provided for not more than six (6) residents with at least one, but not more than two (2) resident staff persons.

**Family Day Care Home:** A dwelling used to house and provide supervision and care for seven (7) children. The total to include those preschool children under five (5) years of age who reside in the residence.

**Flashing Illumination:** A light source or other image which in whole or in part physically changes in light intensity or gives the appearance of such change.

**Floor Area:**

- A. The sum of the gross horizontal areas of the several floors, including basements, of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings.
- B. For the purpose of determining compliance with the permitted floor area, the floor area of enclosed required off-street parking areas is not included.
- C. Floor area for outdoor display of merchandise or customer seating, whether uncovered or covered by a tent or canopy, under the provisions of Sections 1212.C, 1213.C, and 1214.C, means the smallest rectangular area encompassing the display or customer seating area.

**Floor Area Ratio (FAR):** The floor area of a building or buildings on a lot divided by the lot area.

**Foster Home:** A dwelling used in whole or in part as living quarters for a household including one or more minor children placed by a licensed child placement agency who are not members of the family occupying said dwelling but are under their supervision. A maximum of five (5) children are allowed to reside in the home including any natural children living in the home, if any children in the home are age two (2) or younger. If no children are under two years, the maximum number of children residing in the home is six (6).

**Freeway:** A street designated as a freeway or expressway on the Major Street Plan.

**Frontage:** The lineal measurement of a lot boundary which abuts a public street or the lineal measurement of the building setback line when the boundary of the lot abuts a curved nonarterial street or cul-de-sac.

**Habitable Floor:** Any floor usable for living purposes which includes working, sleeping, eating, cooking, or recreation, or a combination thereof. A floor used for storage purposes only is not a "habitable floor".

**Halfway House:** A building used in whole or part as a treatment center and dwelling quarters for persons unrelated by blood or marriage who are undergoing care or rehabilitation for alcoholism or other forms of drug abuse.

**Height, Building:** The vertical distance measured from the average ground elevation at the building wall to the highest horizontal point of the structure, provided that Height Exceptions listed under Section 209 shall apply.

**Height, Sign:** The vertical distance measured from the curb level to the highest point of the sign.

**High-impact Medical Marijuana Processing Facility:** An establishment in which the preparation, manufacture, processing or packaging of medical marijuana products by the holder of a medical marijuana processor license issued by the Oklahoma State Department of Health is conducted, in accordance with the terms of such license, and in which extraction processes include the use of flammable substances such as butane, propane, ethanol and alcohol.

**Home Occupation:** That accessory use of a dwelling which constitutes some or all of the livelihood of a person living in the dwelling.

**Home Owner's Association:** An incorporated nonprofit organization operating under recorded land agreements through which:

- A. Each lot and/or homeowner in a Planned Unit Development or other described land area is automatically a member; and
- B. Each lot is automatically subject to a charge for a proportionate share of the organization's activities, such as maintaining a common property; and
- C. The charge, if unpaid, becomes a lien against the property.

**Hotel:** A building or group of buildings under one ownership containing six (6) or more sleeping rooms occupied, intended or designed to be occupied as the more or less temporary abiding place of persons who are lodged with or without meals for compensation. Not included in this definition are auto or trailer courts or camps, sanitariums, hospitals, asylums, an orphanage or buildings where persons are housed under restraint.

**Intoxicating Beverages:** All beverages, as defined in Section 506 of Title 37, Oklahoma Statutes.

**Junk and Salvage Yard:** An open area, lot, land, parcel, building or structure or part thereof where wastes or used or secondhand materials are bought, sold, exchanged, stored, processed, crushed or handled. Materials include, but are not limited to scrap iron and other metals, paper, plastic, rags, rubber tires, salvaged or dismantled vehicles, vehicular parts, wrecked vehicles, bottles and cans.

**kennel:** Any lot or premises on which three (3) or more animals of the same species more than six (6) months of age are kept.

**Land Area:** The area of a lot plus one-half or 30 feet, whichever is less, of the right-of-way of any abutting street to which the lot has access.

**Land Coverage:** The area of a lot covered by building or buildings, not to include area used for structural parking.

**Landscaped Area:** The unpaved area within a lot which contains grass, shrubs, flowers, ground cover, trees or native plant materials and which may include decorative fixtures such as rocks, pools and planters.

**Life Care Retirement Center:** See Assisted Living Center.

**Livability Space:** The open space of a lot which is not allocated to or used for off-street parking or loading areas or for paved access to the off-street parking or loading area.

**Loading Berth, Off-Street:** A space of at least 10 feet in width and 30 feet in length and having a vertical clearance of at least 14 feet, designed and located on a lot for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.

**Lodge:** See Service Organization.

**Lot:** See Lot of Record.

**Lot Area:** The total horizontal area included within lot lines, excluding street right-of-way or roadway easements.

**Lot, Corner:** A lot with at least two (2) adjacent sides abutting a street for their full length.



**Lot, Depth:** The average distance from the street line of the lot to its rear line, measured in the general direction of the side lot lines.

**Lot, Double Frontage:** A lot having frontage on two (2) non-intersecting streets, as distinguished from a corner lot.

**Lot, Interior:** A lot other than a corner lot.

**Lot Line:** Any boundary of a lot.

**Lot Line, Rear:** The boundary of a lot which is most distant from and most nearly parallel to the front lot line.

**Lot of Record:** A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of the County in which the lot is located or a parcel of land, the deed of which is recorded in the office of the County Clerk of the County in which the parcel is located.

**Lot Line, Side:** Any boundary of a lot which is not a front lot line or a rear lot line.

**Lot Width:** The average horizontal distance between the side lot lines.

**Low-Point Beer:** Includes beverages containing more than one-half of one percent (0.5%) alcohol by volume, and not more than three and two-tenths percent (3.2%) alcohol by weight, including but not limited to beer or cereal malt beverages obtained by the alcoholic fermentation of an infusion of barley or other grain, malt or similar products.

**Major Street Plan:** The City of Catoosa City Major Street and Highway Plan as adopted by the City Council of the City of Catoosa.

**Manufactured Home:** See Dwelling, Manufactured.

**Manufactured Home Park:** Land or property which is used or intended to be used or rented for occupancy by one or more manufactured homes.

**Medical Marijuana Dispensary:** Retail sales uses that sell or otherwise provide medical marijuana or medical marijuana products by the holder of a medical marijuana dispensary license issued by the Oklahoma State Department of Health, in accordance with the terms of such license, which may be sold or provided only to the holder of a medical marijuana patient or caregiver license.

**Medical Marijuana Grower Operation:** Uses involving the growing, harvesting and packaging of medical marijuana by the holder of a medical marijuana grower license issued by the Oklahoma State Department of Health, in accordance with the terms of such license. Does not include retail sales.

**Mini-Storage:** A building containing small partitioned storage spaces which are separately and individually rented or leased for the storage of personal goods or merchandise, but excluding commercial warehousing as described in Use Unit 24.

**Mobile Home:** See Dwelling, Manufactured.

**Moderate-impact Medical Marijuana Processing Facility:** An establishment in which the preparation, manufacture, processing or packaging of medical marijuana products by the holder of a medical marijuana processor license issued by the Oklahoma State Department of Health is conducted, in accordance with the terms of such license, and in which extraction processes are limited to use of non-flammable substances such as carbon dioxide, and to food- based and water-based extraction.

**Modular Home:** See Dwelling, Modular.

**Movement:** Physical movement or revolution of a sign or portion of a sign up or down, around or sideways.

**NA:** Not applicable.

**Nameplate:** See Sign, Nameplate.

**NEC:** Not Elsewhere Classified.

**Night Club:** A commercial establishment open to the general public, usually serving intoxicating and/or low-point beer, having a floor show, and providing music and a space for dancing.

**Nonconformance:** A lawful condition of a structure or land which does not conform to the regulations of the District in which it is situated. This may include but is not limited to failure to conform to use, height, area, coverage or off-street parking requirements.

**Nonconforming Use:** A structure or land lawfully occupied by a use that does not conform to the regulations of the District in which it is situated. (See Chapter 14, Nonconformities)

**Nursing Home:** A residential health care facility which provides institutional lodging, nursing care, personal care and supervision to aged, chronically ill, physically infirm, or convalescent patients who are not related to the owner or administrator of the facility.

**PUD: Planned Unit Development.** See Definition this Section and Chapter 11 of this Zoning Code.

**Parking Space, Off-Street:** A space on a lot intended and reserved for the parking of an automobile. (See Chapter 13, Off-street Parking)

**Parking Space, Required Off-Street:** A space on a lot reserved for parking required by this Code. (See Chapter 13, Off-street Parking and Chapter 12, Use Units)

**Permanent Foundation:** A foundation which meets the Building Codes of the City of Catoosa.

**Personal Care:** Assistance with meals, dressing, movement, bathing or other personal needs or maintenance, or general supervision of the physical and mental well-being of a person who is incapable of maintaining a private, independent residence, or who is incapable of managing his person, whether or not a guardian has been appointed for such person.

**Planning Commission:** The City of Catoosa Planning Commission.

**Planned Unit Development (PUD):** An overlay zoning district which allows discretionary type of development for a tract of land under single ownership or control, based upon an approved development plan permitting flexibility of principal land uses, lot sizes, and accessory uses not otherwise available under conventional development standards. See Chapter 11. Planned Unit Development.

**Principal Use Restaurant:** An eating establishment which employs at least one full-time cook, has a menu, and a fully equipped kitchen for cooking and meal preparation. The eating establishment, including the kitchen area but excluding the bar area, is to occupy at least 75% of the total floor area of the business.

**Private Club:** A private commercial establishment, not open to the general public, but which is operated for profit and which sells and serves intoxicating beverages or low-point beer (as defined in this Chapter) for consumption on the premises.

**Recreational Vehicle (RV):** A trailer, boat trailer, travel trailer, camping trailer, truck camper, camper shell, motor home, tent trailer, boat, houseboat, or similar vehicle or unit. Camper shells which are attached to a pickup truck are not considered a Recreational Vehicle.

**Research Service:** Uses engaged in scientific research and testing services leading to the development of new products and processes. Such uses resemble office buildings or campuses and do not involve the mass production, distribution or sale of products. Research services do not produce odors, dust, noise, vibration or other external impacts that are detectable beyond the property lines of the subject property. Includes medical marijuana testing laboratories, and medical marijuana research by the holder of a medical marijuana research license issued by the Oklahoma State Department of Health, in accordance with the terms of such license.

**Residential Treatment Center:** A community-based residential facility providing diagnostic or therapeutic services, counseling, or treatment and long-term room and board in a highly structured environment for its residents for substance abuse or dependency, or behavioral disorders.

**Rest Home:** A health facility where persons are housed and furnished with meals and continuing nursing care for compensation.

**Rooming and Boarding House:** A facility where congregate meals and lodging are provided for its residents exclusive of a supervised living or residential care facility as elsewhere defined (e.g. Nursing Homes, Group Homes, Transitional Living Center, Residential Treatment Center, etc.), and exclusive of a Hotel or Motel.

**Sanitarium:** An institution providing health facilities for inpatient medical treatment or treatment and recuperation using natural therapeutic agents.

**Sectionalized or Modular Home:** See Dwelling, Modular.

**Setback:** A horizontal distance determining the location of a building with respect to a street, use district boundary line, or another use. Where the term "setback" is used in conjunction with a modifying word or words such as "parking area", the setback shall in its application include, but not be limited to buildings.

**Service Organization, Clubs or Lodges:** Not-for-profit lodges, posts, clubs, fraternal, benevolent or charitable organizations.

**Sign:** Any object, device, structure or part thereof used to advertise, identify, display or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images. (See Chapter 9, Signs)

Signs as defined herein does not include the following: the flag or emblem of any nation, organization of nations, state, city or any fraternal, religious or civic organizations; one corporate flag; works of art which in no way identify a product; temporary holiday decorations; or landscape features which display no words or symbols.

**Sign, Banner:** A banner attached to the wall of a building and not exceeding 32 square feet, which must be maintained in good appearance and condition.

**Sign, Business:** Any sign which directs attention to a business, commodity, service, or entertainment conducted on the premises.

**Sign, Canopy:** See Signs, Wall.

**Sign, Construction:** A temporary sign erected during the period of construction advertising the construction of improvements on the property.

**Sign, Ground:** A sign which is part of a self-supporting structure other than a building or portion of a building.

**Sign, Illuminated:** Any sign which is directly lighted by an electrical light source, internal or external, not including light sources specifically and clearly operated for the purpose of lighting the general area in which the sign is located rather than the sign itself.

**Sign, Nameplate:** A sign attached flush against a building identifying the name of the building or the name of an occupant thereof.

**Sign, Outdoor Advertising:** A sign which directs attention to a business, commodity, service, or entertainment, sold or offered elsewhere than the premise and only incidentally on the premise, if at all. Outdoor Advertising Signs are prohibited in accordance with the provisions of Ordinance 341-C.3, Adopted October 16, 2006.

**Sign, Projecting:** A sign which is affixed to a building wall and which extends horizontally more than 15 inches from said wall. It also means a sign which is affixed to a canopy, awning or marquee and which extends horizontally more than 15 inches from said canopy, awning or marquee.

**Sign, Real Estate:** A temporary sign advertising the sale, rental, or lease of the lot or portion thereof on which the sign is located.

**Sign, Revolving or Rotating:** A sign or sign part which rotates or revolves.

**Sign, Roof:** A sign which is affixed to a roof, extended roof, pitched roof, or canopy, and which extends above the building wall or parapet wall.

**Sign, Tablet:** A sign mounted attached and flush to the wall of a building or other structure and used for inscriptions or as a memorial or for similar purposes.

**Sign, Wall:** A sign affixed to a building wall, canopy, awning, marquee or parapet wall, or a sign displayed in or on a window or door which does not extend horizontally more than 15 inches from the wall, canopy, awning, marquee, parapet wall, window or door, nor extend above the parapet wall.

**Site Development Plan:** A plan drawn at a scale of not less than one inch equals 50 feet which shows:

- A. The topographic characteristics of the site at two (2) foot contour intervals;
- B. The location and dimensions of buildings, yards, courts, parking spaces and other features; and
- C. The use of each building and area, adjacent streets, alleys, utility, drainage and other easements, and the relationship of the development to adjacent areas which it may affect.

**Special Exception:** A use or a design element of a use which is not permitted by Right in a particular District because of potential adverse affect, but which, if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted by the Board of Adjustment. These uses may be permitted where specifically authorized by this Code, in accordance with the substantive and procedural standards of the Code.

**Story:** A room or set of rooms on one floor level of a building.

**Street:** Any public thoroughfare which is the principal means of access to abutting property.

**Street Centerline:** For the purposes of the Bulk and Area calculations it is assumed that the Center Line of the Street is the Centerline of the planned right-of-way.

**Street Intersection:** The point at which any street joins another street at an angle, whether or not it crosses the other.

**Street Wall:** The wall or part of the building nearest to the street line.

**Street Yard:** The minimum required residential yard abutting a public street or the area of a nonresidential lot contained between the minimum required building setback line and an abutting public street.

**Structural Alterations:** Any change in the supporting members of a structure.

**Structure:** Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, and includes buildings, walks, fences, and signs.

**Substantial Improvement:** Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either:

- A. Before the improvement or repair is started; or
- B. If the structure has been damaged and is being restored, before the damage occurred.
- C. For the purposes of this definition "Substantial Improvement" is considered to occur when the first alteration affects the external dimensions of the structure. However, Substantial Improvement does not include:
  1. Any project for improvement of a structure to comply with the existing state or local health, sanitary, or safety code specifications which is required to assure safe living conditions, or
  2. Any alteration of a structure listed on the National Register of Historic Places or the State of Oklahoma Inventory of Historic Places.

**Supplemental District:** A Zoning District to be mapped as an overlay to a use District. The overlay is to modify or supplement the regulations of the general District in recognition of distinguishing circumstances such as historic preservation or unit development. The overlay must also maintain the character and purposes of the general use District area over which it is superimposed. A Planned Unit Development (PUD) is an example of an overlay to a Zoning District.

**Top Plate:** The horizontal timber directly carrying the trusses of a roof or the rafters.

**Townhouse:** See Dwelling, Townhouse.

**Townhouse Development:** A subdivision containing at least three (3) townhouse lots.

**Transitional Living Center:** A community-based residential facility that provides short-term (120 days or less) room and board in a supervised living environment utilizing counseling and rehabilitation services for persons with a history of juvenile delinquency, behavioral disorders, alcoholism or drug abuse.

**Tree:** A woody plant as set forth within a list of trees adopted by resolution and included for reference in Chapter 10, Landscape Regulations of this Code.

**Variance:** A relaxation of a restriction of this Code granted by the Board of Adjustment where by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation, condition or circumstance of a particular property, the literal enforcement of this Code would result in unnecessary hardship.

**Veterinarian Clinic:** A building, or a portion of a building, used exclusively for the care and treatment of animals, including incidental overnight boarding of animals within the enclosed building, but excluding outside animal runs or boarding services.

**Veterinarian Hospital:** A building, or a portion of a building, used for the care and treatment of animals, primarily in the livestock classification, which may include outside animal runs and boarding services.

**Wild or Exotic Animals:** As regulated by this Code, Wild or Exotic Animals shall include any non-human primate, carnivore; non-domestic flesh-eating mammals, reptiles, reaching eight (8) feet or more in length and/or weighing 40 pounds or more at maturity.

**Yard:** An open unoccupied space on a lot between a building and a lot line.

**Yard, Front:** A yard extending along the full length of the front lot lines between the side lot lines.

**Yard, Required:** The minimum permitted distance of open unoccupied space between a building and a lot line.

**Yard, Rear:** A yard extending along the full length of the rear lot line between the side lot lines.

**Yard, Side:** A yard extending along a side lot line between the front yard and the rear yard.

**Yard, Street:** See Street, Yard

**Zoning Officer:** Shall be the Building Inspector or other City employee as designated by the Mayor.



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