

SECTION 10

DEFINITIONS

10.1 INTRODUCTION

Except as specifically defined in this Section, all words in this Ordinance shall have their customary dictionary definitions. Certain words and terms are defined as follows: words used in the present tense include the future tense; words in the plural include the singular; and words in the singular include the plural unless the natural construction of the wording indicates otherwise. The word *lot* includes the word *plot* or *parcel*; the word *building* includes the word *structure*; the word *restriction* includes the words *regulation* and *ordinance*; and the word *shall* means *mandatory*.

Adult Entertainment Businesses --

- A. *Adult Book Store*: A commercial establishment having for sale or viewing by patrons on its premise a substantial and significant portion of its stock in trade, books, magazines and other periodicals or printed matter principally characterized by their emphasis on matters depicting, describing or relating to *Specified Sexual Activities* or *Specified Anatomical Areas*.
- B. *Adult Cinema*: An enclosed building or open-air theater used on a regular basis for presenting for observation by customers pictorial material or other visual images by direct or indirect projections, or through coin or slug operated or electronically or mechanically controlled still or motion picture, videotape machines or other image-producing devices maintained to show images or material, a predominance of which is principally distinguished or characterized by an emphasis on the depiction of *Specified Sexual Activities* or *Specified Anatomical Areas*, in return for the exchange of any form of consideration, irrespective of the number of patrons who may be able to view the presentation at any one time.
- C. *Adult Hotel or Motel*: A hotel or motel which provides as a predominant part of its major business the presentation of material for viewing by patrons in exchange for any form of consideration or gratuity material which is predominantly distinguished or characterized by an emphasis on matters depicting, describing or relating to *Specified Sexual Activities* or *Specified Anatomical Areas* and which rents its facilities on an hourly or less than daily basis.
- D. *Cabaret*: A nightclub, theater or other enterprise which features as a predominant component of its business live performances by topless and/or bottomless dancers, male or female strippers, or other similar exotic entertainers, where the performances are predominantly distinguished or characterized by an emphasis on *Specified Sexual Activities* or features a less than complete and opaque covering of *Specified Anatomical Areas* and are offered for the entertainment of patrons in exchange for any form of consideration.

Airport Board -- A board appointed by the City Council to recommend policy and uses for the Page Municipal Airport for Council approval.

Airport Hazard -- Any structure or natural object located on or in the vicinity of the Page Municipal Airport, or any use of land near the airport, that obstructs the airspace required for the flight of aircraft in landing or taking off at the Page Municipal Airport or is otherwise hazardous to aircraft landing, taking off, or taxiing at the Page Municipal Airport. The hazard area shall conform with FAR

77.25, entitled *Civil Airport Imaginary Surfaces*, which is made a part of this definition by reference.

Airport Master Plan -- The Master Plan for the Page Municipal Airport as adopted from time to time by the Airport Board and City Council.

Airport Property -- A parcel of land which constitutes the Page Municipal Airport as legally described in Exhibit "A" of the Operating Agreement between the City Council, Airport Board and Planning and Zoning Commission, made a public record by *Resolution 262*, or as by a subsequent legally adopted survey of the Council.

Airspace -- An area from the ground up within the general operation area of an airport.

Alley -- A passage or way which affords a secondary means of vehicular or pedestrian access to abutting lots and is not intended for general traffic circulation.

Approach Surface -- An imaginary plane extending outward and upward from the ends of the primary surface at a slope of 34 feet horizontally to 1-foot vertically (34:1) for runway 33/15 and a slope of 20 feet horizontally to 1-foot vertically (20:1) for runway 8/25 at the Page Municipal Airport.

Amendment -- A change in the wording, context or substance, or the addition of text to this Ordinance; an addition, deletion or change in the district boundaries or classifications on the Zoning Map.

Apartment House -- A multiple-family dwelling/building which contains 3 or more dwelling units occupied as living quarters, rented to families on a permanent (month-to-month) basis, with no renting or subletting of rooms permitted; plus, residential condominiums, townhouses, and/or single-family attached dwellings. A single-family attached dwelling, for the purposes of this definition, is a single-family dwelling attached to two or more single-family dwellings by common vertical walls, and each dwelling located on a separate lot.

Automobile Garage, Group -- An accessory building or portion of a main building designed, arranged, or used for housing automobiles in connection with multiple dwellings. The garage shall be for private passenger vehicles only.

Automobile Garage, Private -- An accessory building or portion of a main building designed, arranged or used for the housing of private motor vehicles, only one of which may be a commercial vehicle, and not to exceed 1,000 square feet in area.

Automobile Off-Street Parking Area -- A parcel of land required with this Ordinance, to provide off-street automobile parking.

Automobile Parking Lot, Commercial -- A lot other than an automobile sales lot, held out or used for the storage or parking of 6 or more motor vehicles, where service or repair facilities are not permitted. The parking lot shall not be considered an accessory use; nor shall it be used for the storage of dismantled or wrecked motor vehicles, motor vehicle parts, or junk.

Automobile Sales Lot -- A lot designed or used for the storage and display for sale of any motor vehicle or any type of trailer provided the trailer is unoccupied, and where no repair work is done except minor incidental repair on automobiles or trailers displayed and sold on the premises.

Automobile Service Station -- Buildings and premises where gasoline, oil, grease, batteries, tires and automobile accessories may be supplied and dispensed at retail, and where the following services may be rendered and sales made, and no other:

- A. Sales and servicing of spark plugs, batteries, and distributors and distributor parts;
- B. Tire sales and repair;
- C. Replacement of mufflers and tail pipes, water hose, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors, and the like;
- D. Radiator cleaning and flushing, but not rebuilding.
- E. Washing and polishing;
- F. Greasing and lubrication;
- G. Providing and repairing fuel pumps, oil pumps, and lines;
- H. Servicing and repair of carburetors;
- I. Adjusting and repair brakes;
- J. Emergency wiring repairs;
- K. Major/minor motor tune-ups and/or adjustments;
- L. Sales of cold drinks, package foods, tobacco, and similar convenience goods for service station customers, as accessory and incidental to the principal operation;
- M. Provisions of road maps and other informational material to customers; provision of restroom facilities;
- N. Transmission servicing, but not rebuilding.

The terms servicing and repair shall not include engine rebuilding; rebuilding or reconditioning motor vehicles; collision services such as body, frame, or fender straightening and repair or use of body work chemicals such as acetone or fiberglass; painting or undercoating of motor vehicles; recapping or retreading of tires; and rebuilding, dismantling or storage of wrecked or junk motor vehicles. Storage of motor vehicles not in operating condition and awaiting service shall not exceed two weeks. Service stations classified as non-conforming uses under *Section 4.4, Non-Conforming Uses*, of this Ordinance are exempted from prohibitions enumerated in this paragraph.

Awning -- A shelter projecting from and supported by the exterior wall of a building constructed of non-rigid materials on a supporting framework.

Bar -- Any premises where alcoholic beverages are sold at retail for consumption on the premises and minors are excluded by law. It shall not mean a premises where such beverages are sold in conjunction with the sale of food for consumption on the premises and the sale of beverages comprises less than 25% of the gross receipts.

Bed and Breakfast Homestay -- A business in an owner-occupied principal building originally constructed as a single-family dwelling that provides not more than 2 guest rooms for occasional guests on a temporary basis (as defined under *motel/hotel*) with breakfast being available on premises at no additional cost.

Owner-occupied, for the purposes of this definition, shall mean the person who has legal or

equitable ownership of the premises (principal building), and who also occupies the dwelling.

For off-street parking purposes, each Bed and Breakfast Homestay guest bedroom shall constitute a *Guest Room*. The term *Bed and Breakfast Homestay* is not to be considered a *Home Occupation* as defined in this Ordinance.

Berm -- A mound or embankment of earth.

Block -- Property abutting one side of the street and lying between two nearest intersecting streets or railroad rights-of-way, unsubdivided acreage, or waterways (but not an alley) of such size as to interrupt continuity of development on both sides.

Buffer, Landscape -- A landscaped area intended to separate and partially obstruct the view of two adjacent land uses or properties from one another.

Buffer, Visual -- The method by which a view of one site from another site is shielded, concealed or hidden. Buffering techniques include fences, walls, hedges, berms, landscaping, or other features.

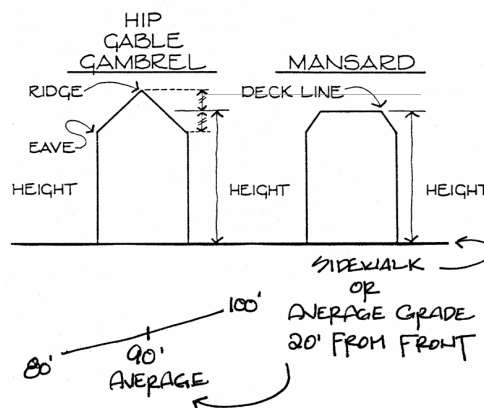
Buildable Area -- That portion of a lot upon which construction is permitted, consisting of an area of the lot which lies within the boundaries of the front, side and rear yard setback requirements.

Building -- A structure having one or more stories and a roof, designed primarily for the shelter, support, or enclosure of persons, animals, or property of any kind.

Building, Accessory -- A building subordinate to, and located on the same lot with a main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or covered roof to the main building.

Building Height -- The vertical distance measured from the adjoining front sidewalk or the average elevation of the proposed finish grade 20 feet from the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between the eaves and ridge for gable, hip and gambrel roofs. Roof height from the lowest adjoining surface shall not exceed the allowable height by more than 10 feet (as illustrated in Figure 10-2).

FIGURE 10-2 BUILDING HEIGHT



Building Inspector -- The Building Inspector of the Municipality or an authorized representative.

Building Line ----- A line beyond which the foundation wall or any vertical structural support or

other enclosed portion of a building shall not project. The front face of any service station pump shall be considered the building line.

Building, Main -- A building which contains the principal use of the lot on which it is situated. In any residential zone, any dwelling shall be deemed to be a main building on the lot on which it is located.

Building Permit -- A permit issued by the City of Page that is required for the construction, modification or moving of any building, structure or use in the City of Page.

Caliper -- The diameter of the trunk measured six inches above ground level up to and including four-inch caliper size, and measured twelve inches above ground level if the measurement taken at six inches above ground level exceeds four inches. If a tree is of a multi-trunk variety, the caliper of the tree is the average caliper of all of its trunks.

Camper -- A structure providing temporary sleeping and cooking facilities and designed for mounting on a motor vehicle chassis.

Canopy -- A permanent roof structure that does not project over the property line and is attached to a building with or without additional supports.

Canopy (Freestanding) -- A rigid multi-sided structure covered with fabric, metal or other material and supported by columns or posts embedded in the ground. May be illuminated by means of internal or external sources.

Carpport -- A permanent roofed structure with not more than two enclosed sides designed to be used for shelter for vehicles and their accessories.

Clinic -- An establishment where patient care is administered on an out-patient basis by one or more licensed physicians and/or dentists and their professional associates.

Commercial Complex -- A cluster of buildings that are individually owned or under one ownership linked together by architectural, historical or geographic theme or commonality of goods and services or multiple-tenant commercial buildings, all of which must provide on-site customer and employee parking and constitute a total under roof area greater than 40,000 square feet.

Commission -- The Planning Commission for the City of Page, Arizona.

Conditional Use Permit -- Legal authorization to undertake a conditional use as defined by this Ordinance.

Condominium, Residential -- A system of separate ownership of individual units in a multiple-unit building. Ownership may be combined with an undivided interest in the common areas and facilities of the property.

Condominium, Resort -- A form of shared property ownership, commonly in vacation or recreation condominium property, where rights vest in several owners to use property for a specified period each year (such as two weeks each year); also known as *timesharing*.

The term *Resort Condominium*, also includes the provision of sleeping or housekeeping accommodations to transient guests at daily or weekly rates whether or not arrangements for occupants of any unit are negotiated by the owners of the condominium pursuant to contracts or other arrangements with a term in excess of one day or one week; or whether or not the occupancy by a particular individual on a daily or weekly basis is pursuant to a contract or other arrangement for the occupancy of units constructed by numerous individuals on a daily or weekly basis.

Convenience Store -- Any retail establishment offering for sale prepackaged food products, household items, and other goods commonly associated with the same and having a gross floor area of less than 5,000 square feet.

Council -- The City Council for the City of Page, Arizona.

County -- Coconino County, State of Arizona.

Court -- An open, unoccupied space, bounded on two or more sides by the walls of the building. An inner court is entirely within the exterior walls of a building. All other courts are outer courts.

Cul-de-sac -- A local street, one end of which is closed and consists of a circular turn around.

Day Care, Adult -- Day care oriented to the care of ambulatory adults over the age of 50 years.

Day Care, Child -- Day care oriented to the care of 6 or more children up through the age of 14 years.

Deck -- A projecting non-enclosed portion of a house located at a height of less than eight feet above the ground.

Density, Gross -- The number of residential dwelling units per unit of land.

Density, Net Residential -- The number of residential dwelling units per unit of land, excluding any land used or to be used as arterial street rights-of-way or private non-residential uses except parks, open space and recreational areas.

Dormitory -- A building used as group living quarters for a student body, a religious order, or other group as an associated use to a college, university, boarding school, orphanage, convent, monastery, farm labor camp, or other similar use. Dormitories do not include kitchen facilities, except a group kitchen facility to serve all residents.

Duplex -- A building occupied for the primary purpose of permanent living quarters for 2 families, including a Single-Family Semi-Detached dwelling. A Single-Family Semi-Detached Dwelling is a single-family dwelling attached to one other single-family dwelling by a common vertical wall, and each dwelling located on a separate lot and having one side yard.

Dust Free -- Treatment of native soil with a covering of asphalt, concrete, or masonry.

Dwelling, Multiple-Family -- See Apartment House.

Dwelling, Single-Family -- A building occupied for the primary purpose of permanent living quarters for not more than one family and meeting the *Uniform Building Code*.

Dwelling, Single-Family, Attached -- One of two or more residential buildings having a common or party wall separating dwelling units and meeting the *Uniform Building Code*.

Dwelling, Single-Family, Detached -- A residential building containing not more than one dwelling unit entirely surrounded by open space on the same lot.

Dwelling Unit -- A building designed for occupancy by not more than one family for living purposes, and having a residential kitchen, sleeping, eating and sanitation provisions. *Residential Kitchen* means a central/single place where meals are prepared on a regular basis within a dwelling unit.

Easement -- Is a right to use a portion of the land of another for a special purpose or public use such as, by way of example, vehicular or transportation access, drainage, or public utilities.

Efficiency Dwelling Unit -- A dwelling unit containing only one habitable room.

Exterior Display -- Materials and items for sale in conjunction with a retail business that are displayed outside or underneath a canopy for more than 24 hours and which are not stored within a building. This does not include outside vending machines or architectural props or decorations.

Facade -- The entire building front including the parapet.

Family -- Any number of individuals living together as a single housekeeping unit and doing their cooking on the premises, as distinguished from a group occupying a boarding or rooming house or hotel.

Flood Insurance Rate Map -- The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and risk premium zones applicable to the community.

Floodplain -- Any land areas which are susceptible to being inundated by water from any source.

Floor Area -- The sum of the gross horizontal living areas of the several floors of a building, measured from the exterior faces of exterior walls, foundation piers or other means of support or from the center line of walls separating two buildings.

Floor Area, Gross -- The sums of the areas of the several floors of a building, including areas used for human occupancy in basements, attics, and penthouses, as measured from the exterior faces of the walls. It does not include cellars, unenclosed porches, or attics not used for human occupancy, or any floor space in accessory buildings or in the main building intended and designed for the parking of motor vehicles in order to meet the parking requirements of this Ordinance, or any such floor space intended and designed for accessory heating and ventilating equipment. It shall include the horizontal area at each floor level devoted to stairwells and elevator shafts.

Frontage -- The length of the front property line of a lot or tract of land abutting a public street, road, highway, or rural right-of-way.

Frontage, Building -- The length of an outside building wall.

Grade -- The average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five feet of a sidewalk, the ground level shall be measured at the sidewalk.

Gross Floor Area -- The sum of the gross areas of several floors of a building or buildings, measured from the exterior wall, or from a center line of a wall separating two buildings. The gross floor area shall not include underground parking, uncovered steps, and exterior balconies.

Gross Leasable Area -- The total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the center line of joint partitions and from outside wall faces.

Group Home -- A dwelling shared as their residency by persons who reside together as a single housekeeping unit, in which staff persons may provide supervision, counseling, training or therapy for the residents therein, and which may be licensed by, certified by, registered with, or otherwise

authorized, funded or regulated, in whole or in part, by an agency of the state or federal government. Group homes shall not include boarding houses, homes for the developmental disabled, substance abuse treatment facilities, or any facilities providing treatment, counseling, or therapy to patients or clients who do not reside on the premises.

Guest -- Any person hiring and occupying a room on a temporary basis for sleeping purposes.

Guest Room -- Any room or rooms, used or intended to be used by guests on a temporary basis for sleeping purposes, having no provisions for cooking (See *Suite*). School and college dormitories and fraternity and sorority houses are excluded.

Habitable Room -- Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage and utility spaces and similar areas are not considered habitable space.

Home Occupation -- An occupation, profession, activity, or use that is clearly an incidental and secondary use of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood. This term excludes Bed and Breakfast Homestays.

Hospital -- Any institution receiving in-patients and rendering medical, surgical, and obstetrical care. This includes general hospitals and institutions in which service is limited to special fields.

Hotel -- A facility offering transient lodging accommodations on a daily rate to the general public and providing additional services, such as restaurants, meeting rooms, and recreational facilities.

Impervious Surface -- Any material that substantially reduces or prevents the infiltration of stormwater into previously undeveloped land. Impervious surface shall include graveled driveways and parking areas.

Junkyard -- Any land or building used for the abandonment, storage, collecting, or bailing of paper, rags, scrap metals, other scrap or discarded materials, or for the abandonment, demolition, dismantling, storage, or salvaging of automobiles or other vehicles not in running condition, machinery, or parts thereof.

Kennel -- Any premises, building, or structure in or on which 4 or more dogs, at least 6 months of age, are harbored.

Landscape Plan -- A plan drawn on 24" x 36" format, prepared to scale, showing elements such as trees, shrubs, groundcover, sculpture, walls, lighting, water features, walkways and other organic and inorganic materials. The plan shall include a plant list, indicating the size, quantity, and name, both botanical and common, of all plant materials to be used.

Livestock -- Cattle, horses, sheep, goats, fowl and other similar domestic animals, excluding dogs and cats.

Lot -- Land occupied or to be occupied by a building and its accessory buildings or by group dwellings and their accessory buildings, together with required open spaces, and having its principal frontage on a public street or public way or on a private right-of-way or easement. Lot means the land designated as a separate and distinct parcel of land on a legally recorded subdivision plat or in a legally recorded deed filed among the land records of Coconino County.

Lot Area, Net -- The total horizontal area included within the rear, side, and front lot lines of the lot,

excluding any streets or highways, whether dedicated or not dedicated to public use, but including off-street automobile parking areas, easements and other accessory uses.

Lot, Corner -- A lot abutting two or more streets at their intersections (See *Figure 10-3*).

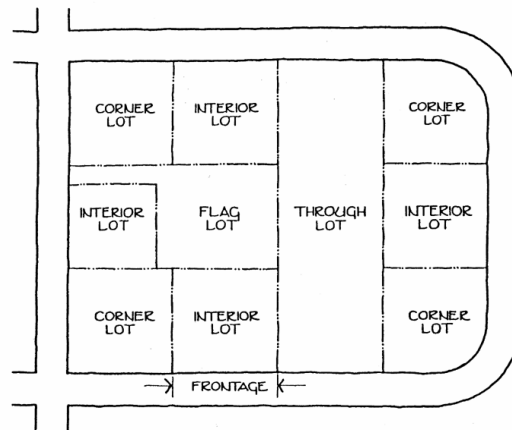
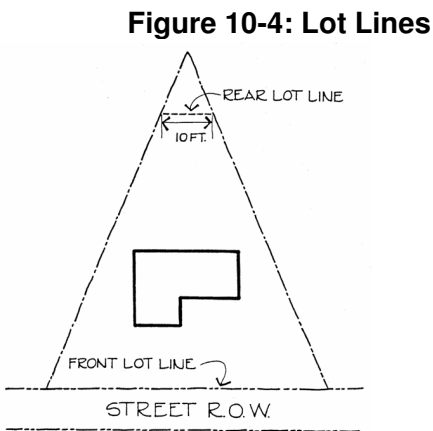
FIGURE 10-3 LOTS

Lot Coverage -- The horizontal surface area of a lot that, if looking down from above, would be covered by any building, accessory building, roof or protection.

Lot, Depth of -- The average horizontal distance between the front-lot line and the rear-lot line.

Lot, Front of -- The side of an interior or through lot which abuts a street; in a corner lot, the side that abuts a major street.

Lot, Interior -- Any lot other than a corner lot, but including a through lot (See *Figure 10-4*).



Lot Line, Front -- The line separating the front of the lot from the street (See *Figure 10-4*). When a lot or building site is bounded by a public street and one or more alleys or private street easements or private streets, the front lot line shall be the nearest right-of-way line of the public street. On a corner lot, the front lot line shall be the shorter line abutting a street.

Lot Line, Rear -- The lot line or lines generally opposite or parallel to the front lot line, except in a through lot. If the rear lot-line is less than 10 feet long or the lot comes to a point at the rear, said rear lot-line is assumed to be a line not less than 10 feet long, lying wholly within the lot, approximately parallel to the front street line (See *Figure 10-4*).

Lot-Line, Side -- Any lot line other than a front lot-line or a rear lot-line (See *Figure 10-4*).

Lot, Through -- A lot having a pair of opposite lot lines abutting two streets and which is not a corner lot. On such a lot, both lot lines are front lot lines, except that where a non-access easement has been established, the front lot line shall be considered as that lot line most distant from the lot

line containing the non-access easement (See *Figure 10-3*).

Lot Width -- The horizontal distance between side lot lines, measured at the required front setback line. If the side property lines are parallel, the shortest distance between these side lines; or if the side property lines are not parallel, the width of the lot shall be the length of a line at right angles to the axis of the lot at a distance equal to the front setback required for the district in which the lot is located. The axis of a lot shall be a line joining the midpoints of the front and rear property lines.

Mansard -- A sloped roof or roof-like facade architecturally comparable to a building wall.

Manufactured Housing -- Single-family detached home that is built to the national manufactured housing construction and safety standards of 1976, and shall include structures known as mobile homes or manufactured homes.

Marquee -- A permanent roof-like structure or canopy of rigid materials supported by and extending from the facade of a building.

Manufactured Home Park -- Any lot, parcel or tract of land, designed, maintained, used and intended for rent or lease of individual lots or sites to accommodate one or more travel trailers, house trailers or mobile homes, including all buildings, structures, vehicles, accessory buildings, and appurtenances to be used or intended as equipment as a trailer-court park, whether or not a charge is made for the use of the site or the use of its facilities. A trailer-court park does not include lots upon which unoccupied manufactured homes or unoccupied house, travel, or commercial trailers are parked for yard display, inspection, and sale.

Manufactured Home Subdivision -- A subdivision designed for residential use with lots for sale where the residence is to be mobile homes or trailer-houses exclusively.

Modular Home -- A residential dwelling unit manufactured in whole, or in part, offsite and transported to the point of use for erection and meeting the Uniform Building Code.

Motel -- Any building (not including manufactured homes and/or Bed and Breakfast Homestays) which contains one or more guest rooms or suites intended, available or designed to be used, rented or hired out to be occupied or which are occupied by guests on a temporary basis for sleeping purposes.

A *Guest Room*, for off-street parking purposes, is equal to two beds in a motel/hotel, or one guest room, whichever results in the larger number of required off-street parking spaces.

Temporary shall mean daily, weekly, bi-weekly or any other basis which is less than *month-to-month*.

Month-to-month occupancy or rental/lease agreements shall be considered as a permanent or semi-permanent basis, as opposed to a temporary basis, and are excluded from this definition. Motel includes motels; hotels; transient dwelling establishments; motor hotels; rooming, boarding or lodging houses; hostels; pensions; inns; apartment hotels; tourist homes, court or cabins; bed and breakfast inns or country inns; motel-type dormitories; or resort condominiums; etc.

Municipality -- The City of Page, Coconino County, Arizona.

Net Floor Area -- The total floor area of a building measured from the interior faces of load bearing walls (excluding air shafts, stair wells, elevator shafts, rest rooms, and mechanical equipment rooms).

Non-Conforming Building -- A building or structure lawfully existing at the time this ordinance became effective, which does not conform to the zoning regulations of the district in which it is

located.

Non-Conforming Use -- A use which lawfully occupied a building or land at the time this ordinance became effective, which has been lawfully continued and which does not now conform with the use regulations.

Open Space -- An area that is intended to provide light and air, and is designed for either environmental, scenic, or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooden areas, and water courses. Open space shall not be deemed to include driveways, parking lots, or other surfaces designed or intended for vehicular travel.

Outdoor Musical Entertainment -- Any outdoor music or vocal singing projected by natural or amplified means from an individual or individuals for the purpose of entertainment.

Outdoor Storage -- The keeping in an unroofed area, of any goods, junk, material, merchandise or vehicles in the same place for more than 24 hours.

Over-the-Counter -- The sale of goods, or products from a stock or inventory of goods or products stored on the premises for delivery to the customer at the point of sale.

Parapet -- The extension of a false front or wall above a roofline.

Parking Lot -- An area not within a building where motor vehicles may be stored for the purposes of temporary, daily, or overnight off-street parking.

Parking, Shared -- The development and use of parking areas on two or more separate properties for joint use by the businesses on those properties.

Professional Office -- Rooms and buildings used for office purposes by members of any recognized profession, including doctors, dentists, lawyers, accountants, engineers, etc.

Recreational Vehicle -- A vehicular unit, other than a mobile home, which is designed as a temporary dwelling for travel, recreational and vacation use, and which is either self-propelled, mounted on, or pulled by another vehicle. Examples include, but are not limited to, a travel trailer, camping trailer, truck camper, motor home, fifth-wheel trailer or van.

Recreation Facilities -- Places designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.

Restaurant -- A business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings, or in nondisposable containers, and where the customer consumes these foods while seated at tables or counters locate within the building.

Restaurant, Drive Through -- A building where food and drink are served for consumption within a building or off premises, by order from vehicular passengers outside a structure, including but not limited to, service from an outdoor service window.

Restaurant, Fast-Food -- An establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried, or griddled quickly, or heated in a device such as the microwave oven. Orders are not generally taken at the customer's stable, and food is generally served in disposable wrappings or containers.

Right-of-Way -- A public way established or dedicated for public purposes by duly recorded plat,

deed, grant, governmental authority, or by operation of the law.

Satellite Dish Antenna -- A round, parabolic antenna intended to receive signals from orbiting satellites and other sources. Noncommercial dish antennas are defined as being less than 13.12 feet (four meters) in diameter, while commercial dish antennas are usually those larger than 13.12 feet and typically used by broadcasting stations.

Setback -- The required minimum horizontal distance between the building line and the related front side, or rear property line.

Setback line -- A line that is the required minimum distance from the street right-of-way line or any other lot line that establishes the area within which the principal structure must be placed.

Sign -- Any structure or device attached to a structure, or painted or represented on a structure or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, banner, emblem, insignia, device, mark, or other representation used as, or in the nature of, an announcement, advertisement, direction, or designation of any person, firm, group, organization, place, commodity, product, service, business, profession, enterprise, or industry which is located upon any land, on any building, in or upon a window, or indoors in such a manner as to attract attention from outside the building. The flag emblem or other insignia of a nation, state or other governmental body shall not be included within this definition.

Sign Area -- The entire face of a sign, including the advertising surface, and any framing, trim or molding but not including the supporting structure.

Site Plan -- A Plan, prepared to scale, showing accurately and with complete dimension, the boundaries of a site and the location of all buildings, structures uses, principal site development features, or any other information required by this Ordinance, which is proposed for a specific parcel of land.

Slope -- An included ground surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

Specified Anatomical Areas -- Less than completely and opaquely covered human genitals, pubic region, buttock and female breast below a point immediately above the top of the areola; and human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities -- Human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse or sodomy; fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

Street -- A right-of-way, dedicated to public use, which provides the principal vehicular and pedestrian access to adjacent properties.

Street, Arterial -- A street designed to carry large volumes of traffic and provides for efficient vehicular movement between large areas of the City as designated on the Functional Street Classification Map in the City's General Plan.

Street, Private -- An area intended for local vehicular traffic, owned and maintained by a private corporation, individual, or group of individuals.

Street, Residential Collector -- Streets that conduct and distribute traffic between other residential streets of lower order in the streets hierarchy and higher order streets or major activity centers. This is the highest order of street appropriate to a residential neighborhood and residential street

frontage along it should be prohibited or severely restrict.

Street Width -- The shortest distance between street lines, measured at a right angle to the street right-of-way.

Structure -- That which is built or constructed, an edifice or building or any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires location on the ground or is attached to something having location on the ground.

Suite -- A guest room or group of guest rooms which may contain a residential kitchen, as defined under *Dwelling Unit*.

Temporary Use -- A prospective use, intended for limited duration, to be located in a zoning district not permitting such use, and not continuing a nonconforming use or building.

Trailer, Boat -- A vehicle designed for transportation on its own wheels and drawn by another vehicle and designed for the purpose of transportation of a pleasure boat and its accessories.

Trailer, Commercial -- A vehicle designed for transportation upon its own wheels and drawn by another vehicle and used to conduct a business or occupation, or as a selling or advertising device, even though mounted on jacks, blocks, foundations or supports.

Trailer Court Park -- Any lot, parcel or tract of land, designed, maintained, used and intended for rent or lease of individual lots or sites to accommodate one or more travel trailers, house trailers or manufactured homes, including all buildings, structures, vehicles, accessory buildings, and appurtenances to be used or intended as equipment as a trailer-court park, whether or not a charge is made for the use of the site or the use of its facilities. A trailer-court park does not include lots upon which unoccupied manufactured homes or unoccupied house, travel, or commercial trailers are parked for yard display, inspection, and sale.

Use -- The principal purpose for which a lot or the main building is designed, arranged, or intended, and for which it may be used, occupied, or maintained.

Use, Accessory -- A use of a building or lot which is customarily incidental and subordinate to the principal use of the main building or lot.

Use, Conditional -- Any use which may be established in the particular zoning district in which it is allowed only upon meeting the conditions and limitations as prescribed by this Ordinance.

Use, Permitted -- A use which is lawfully established in a particular district and which conforms with all requirements, regulations, and performance standards of such district. A Permitted Use may be a Principal Use or an Accessory Use.

Variance -- A modification or variation of the provisions of this Ordinance as applied to a specific piece of property.

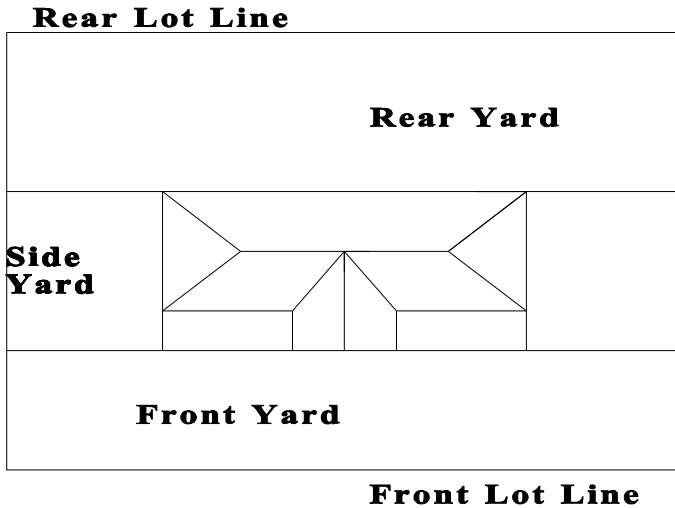
Warehouse -- A building used primarily for the storage of goods and materials.

Wayside Stand -- A temporary structure designed, arranged, or used for the display or sale of products or goods.

Yard -- Open space on the same lot with a building or group of buildings, lying between the building (or outer building of a group) and the nearest lot or property line and unoccupied and unobstructed from the ground upward.

Yard, Front -- Open space extending across the full width of the lot between the front-lot line and the building line (See *Figure 10-5*).

Yard, Rear -- Open space extending across the full width of a lot between the rear line of the lot and the nearest line of the building, porch or projection (See *Figure 10-5*).



Yard, Side -- Open space between the side-lot line, the side-property line, or the proposed side-property line, and the building line and extending from the front yard to the rear yard (See *Figure 10-5*).

Zero Lot Line -- The location of a building on a lot in such a manner that one or more of the building's sides rests directly on a lot line.

Zone -- An area within which certain uses of land and buildings are permitted and certain others are prohibited; yards and other open spaces are required; lot areas, building height limits, and other requirements are established; all of the foregoing being identical for the zone

in which they apply.

Zoning Administrator -- The official designated by the Municipality of Page, who is responsible for enforcing this Ordinance. Currently, this is the Planning & Zoning Director.