

ARTICLE 2 DEFINITIONS

SEC. 2.1 USE OF TERMS

All words herein used in the present tense shall include the future tense; the singular shall include the plural, and the plural the singular.

The word "shall" is mandatory, not permissive or directory.

The word "used" includes arranged, designed or intended to be used.

SEC. 2.2 DEFINED TERMS

Unless otherwise provided, the following words and phrases are defined as follows.

ABOVE GROUND STORAGE TANK: All tanks consisting of at least 1,000 gallons located on site and above grade and containing either flammable or hazardous substances (liquid, gas, or solid). Tanks containing only water are exempt from this definition.

ACCESSORY APARTMENT: A self-contained distinct living unit with separate cooking, eating, sanitation and sleeping facilities located on the same property as the primary structure or within the primary structure itself. Examples include an apartment over a garage, a basement apartment or an extension to the existing primary structure.

ACCESSORY BUILDING: A subordinate building, the use of which is clearly incidental to that of a principal building on the same lot, and which is permanently affixed to the ground. Accessory building shall not include mobile home, bus, travel trailer, RV, trailer, cooler, vehicle, or freight container.

ACCESSORY STRUCTURE: A detached, subordinate structure, the use of which is clearly incidental and related to that of the principal structure or use of the land, and which is located on the same lot as that of the principal structure, and which is permanently affixed to the ground. Accessory structure shall not include mobile home, bus, travel trailer, RV, trailer, cooler, vehicle, or freight container.

ACCESSORY USE: A use that:

- a. is clearly incidental to and customarily found in connection with a principal use;
- b. is subordinate to and serves a principal building or a principal use;
- c. is subordinate in intent, or purpose to the principal building or principal use served; and
- d. is located on the same lot as the principal building or use served.

Article 2

Definitions

ACRE: 43,560 square feet of land area.

ACRE, GROSS: For the purposes of this Ordinance, a gross acre shall mean 43,560 square feet of land.

ADA: Americans with Disabilities Act.

ADDITION: As a construction term, an extension or increase in floor area or height of a building or structure.

ADMINISTRATIVE APPEAL: A case where an applicant alleges that there is an error in any order, requirement, decision, grant, or refusal made by an administrative official in the enforcement of the zoning regulation.

ADMINISTRATIVE OFFICIAL: Any department, employee, or advisory, elected or appointed body which is authorized to administer any provision of the zoning regulation, subdivision regulations, and if delegated, any provision of any housing or building regulation or any other land use control regulation (KRS 100.111).

ADULT ENTERTAINMENT: Sexually explicit entertainment establishment or activity, which may include sexually explicit amusement arcade, sexually explicit book store, sexually explicit entertainment provider, sexually explicit escort or escort service, sexually explicit motion picture or stage show theater, sexually explicit video cassette center, cabaret, or massage parlor.

AGRICULTURAL USE: Shall mean the use of:

- a. A tract of at least five contiguous acres for the production of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants, including provision for dwellings for persons and their families who are engaged in the above agriculture use on the tract, but not including residential building development for sale or lease to the public. For purposes of this subsection, "livestock" means cattle, sheep, swine, goats, horses, alpacas, llamas, buffaloes, and any other animals of the bovine, ovine, porcine, caprine, equine, or camelid species;
- b. Regardless of the size of the tract of land used, small farm wineries licensed under KRS 243.155.
- c. A tract of at least five (5) contiguous acres used for the following activities involving horses: Riding lessons; Rides; Training; Projects for educational purposes; Boarding and related care; or Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by KRS Chapter 230, involving seventy (70) or less participants. Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are

Article 2

Definitions

regulated by KRS Chapter 230, involving more than seventy (70) participants shall be subject to local applicable zoning regulations; or

- d. A tract of land used for the following activities involving horses: Riding lessons; Rides; Training; Projects for educational purposes; Boarding and related care; or Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by KRS Chapter 230, involving seventy (70) or less participants. Shows, competitions, sporting events, and similar activities that are associated with youth and amateur programs, none of which are regulated by KRS Chapter 230, involving more than seventy (70) participants shall be subject to local applicable zoning regulations. This paragraph (d) shall only apply to acreage that was being used for these activities before July 13, 2004.

AGRITOURISM: As used in KRS 247.800 to 247.810: Agritourism means the act of visiting: a farm or ranch; or any agricultural, horticultural, or agribusiness operation; for the purpose of enjoyment, education, or active involvement in the activities of the farm, ranch, or operation. "Agritourism activity" means any activity that: is carried out on a farm, ranch, agricultural operation, horticultural operation, or agribusiness operation; and allows or invites participants to view or participate in activities for recreational, entertainment, or educational purposes. Qualifying activities may include farming, ranching, historic, cultural, civic, or ceremonial activities, including but not limited to weddings and ancillary events; harvest-your-own operations; farmers' markets; or natural resource-based activities. The activities may qualify as agritourism activities whether or not a participant pays to view or to participate in the activity. "Agritourism building" means any building or structure or any portion thereof that is used for one or more agritourism activities.

ALTERATION: As applied to a building or structure, a change or rearrangement in the structural parts or in the means of egress; or as an enlargement, whether by extending on a side or by increasing in height; or the moving from one location or position to another. As applied to a building or structure in a historic district or on a landmark site, it shall also mean any construction, replacement, or change to the exterior of a building or structure when it is visible to the public; but shall not include a proposed sign, changes to an existing sign, painting, or ordinary maintenance and repairs. As applied to a watercourse, it shall mean changing the carrying capacity or location of a stream, channel or waterway.

ANIMAL FEEDLOT: Any lot, building, or combination of contiguous lots or buildings intended for the feeding, breeding, raising, or holding of animals and specifically designed as a confinement area where manure may accumulate, or where the concentration of animals is such that vegetation cannot be maintained within the enclosure. Open lots used for the feeding or rearing of poultry (poultry ranges) shall be considered animal feedlots, but pastures shall not be considered animal feedlots.

ANIMAL WASTE AREA: Any holding area or lagoon used or intended to be used for the storage or treatment of animal manure and other waste products associated with an animal feedlot.

Article 2

Definitions

ANTENNA, HEIGHT ABOVE GRADE OR GROUND: The vertical distance between the highest point of the antenna and the finished grade directly below this point.

AREAS OF SPECIAL FLOOD HAZARD: Land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year.

ASSISTED LIVING: An apartment or home-style housing unit residence which provides assisted living to two or more adult persons and which provides supportive services, such as cleaning, shopping, meals, laundry, transportation, 24-hour supervision, and organized activities, within the residence or on the grounds of the residence.

AVERAGE DAILY TRAFFIC (ADT): The number of vehicles that pass a certain point during a 24-hour period.

BAR OR LOUNGE: Any eating, drinking, or entertainment establishment which derives less than 50 percent of its income from food sales.

BASEMENT: Any portion of a building the average height of which is at least half below grade plane.

BED AND BREAKFAST ESTABLISHMENT: A one-family dwelling unit, but which also has guest rooms or suites used, rented, or hired out for occupancy or which are occupied for sleeping purposes by persons not members of the single-family unit. The innkeeper shall reside on the premises or property adjacent to the premises during periods of occupancy. The building shall be known as either a bed and breakfast home or a bed and breakfast inn.

BED AND BREAKFAST HOME: A bed and breakfast establishment having five (5) or fewer guest rooms or suites for occupancy, in which breakfast and other meals may be served to guests and whose innkeeper resides on the premises or property adjacent to the premises during periods of occupancy.

BED AND BREAKFAST INN: A private inn or other unique residential facility having six (6) or more guest rooms or suites for occupancy, in which breakfast and other meals may be served to guests and whose innkeeper resides on the premises or property adjacent to the premises during periods of occupancy.

BED AND BREAKFAST, FARMSTAY: A bed and breakfast establishment at a farm location whose focus includes agritourism as defined in KRS 247.801.

BLOCK: A surface of land area separated and distinguished from other surface land areas by visible physical boundaries such as streets, railroads, rivers, extremely steep land, or other physical barriers.

BOARD: The Board of Adjustments unless the context indicated otherwise.

Article 2

Definitions

BREEZEWAY: Any open, unenclosed structure consisting of a roof and its support and used as a connecting roofline between a main residence or building and an accessory building, not a primary building.

BUFFER: An area of land, including landscaping, berm, walls, fences, and building setbacks, that is located between land uses of different character and is intended to mitigate negative impacts of the more intense use on the adjacent parcel or right-of-way.

BUILDING: A structure, but not a mobile home or trailer, built or constructed for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind and having a fixed base on, or fixed connection to the ground.

BUILDING HEIGHT: A distance measured from the average elevation of the proposed finished grade to the highest point of the roof for flat roofs or to the deck line of mansard roofs, ridge for gable, hip and gambrel roofs. The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy; monuments, water towers, observation towers, flag poles, radio and television towers, masts, aerials, chimneys and smoke stacks.

BUILDING LINE: A line across a lot beyond which no building may extend, as established by Ordinance. A building line in some instances may coincide with the property line.

BUILDING, PRINCIPAL: A building, including covered porches or any part of a permitted structure above the foundation, in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be the principal building on the lot on which it is situated.

CATCHMENT AREA: The drainage basin of a stream or sinkhole. Includes all areas which contribute surface runoff to a stream or sinkhole.

CERTIFICATE OF APPROPRIATENESS: The permit, issued by the Danville Architectural Heritage Board, which gives its approval for work or demolition to be done in a historic district or on a landmark.

COMMISSION: The Danville-Boyle County Planning and Zoning Commission unless the context indicated otherwise.

COMPREHENSIVE PLAN: A plan, or any portion thereof, adopted by the Planning Commission and/or the legislative authorities of Boyle County, Danville, Perryville, and Junction City showing the general location and extent of present and proposed physical facilities including agriculture, housing, industrial and commercial uses, major streets, parks, schools, and other community facilities. This plan establishes the goals, objectives, and land development policies of the community.

CONDITIONAL USE: A use which is essential to or would promote the public health, safety, or welfare in one or more zones, but which would impair the integrity and

Article 2

Definitions

character of the zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance are imposed in addition to those imposed in the zoning regulation.

CONDITIONAL USE PERMIT: A legal authorization to undertake a conditional use, issued by the administrative official pursuant to authorization by the board of adjustment, consisting of two (2) parts: (a) A statement of the factual determination by the board of adjustment which justifies the issuance of the permit; and (b) A statement of the specific conditions which must be met in order for the use to be permitted.

CONDOMINIUM: A form of ownership with the following characteristics:

- a. The unit (the interior and associated exterior areas designated for private use in the development plan) is owned or rented by the occupant; and
- b. All or a portion of the exterior open space and any community interior spaces are owned and maintained in accordance with the Kentucky Revised Statutes Chapter 381.805 et. seq. and in accordance with the provisions for open space, roads, or other development features as specified in this Ordinance and the Subdivision Regulations.

CONFINED ANIMAL FEEDING OPERATION: Any animal feedlot and associated animal waste areas where more than the following numbers of animals are confined: 1,000 slaughter, feeder, or dairy cattle; 2,500 swine weighing over 55 pounds; 500 horses; 10,000 sheep or lambs; 100,000 hens, broilers, turkeys, or ducks.

CONSTRUCTION AND DEMOLITION DEBRIS LANDFILL: A one-acre site properly permitted by the State of Kentucky on which non-hazardous materials from construction and demolition projects are disposed.

CONTROL MONUMENTS: Survey markers set in accordance with 201 KAR 18.150 used to locate boundaries and installed Improvements.

DAY CARE CENTER, ADULT: An adult care facility which provides part-time care, day or night, but less than 24 hours, to at least 4 adults not related to the operator or the facility by blood, marriage, or adoption.

DAY CARE CENTER, CHILD: Any child care facility which provides full or part-time care, day or night, to at least seven children who are not the children, grandchildren, children in legal custody, nieces, or nephews of the operator.

DAY CARE CENTER, HOME: Any child care facility which provides full or part-time care by a resident of the dwelling, day or night, to at least two, but not more six children who are not the children, grandchildren, children in legal custody, nieces, or nephews of the operator.

DEMOLITION: Any act that destroys in whole or in part an existing building or structure, physical feature, or other site improvement.

Article 2

Definitions

DENSITY: A measure of the intensity of the use of a piece of land expressed in dwelling units, families or housing structures per acre.

DESIGNATED PROPERTY: A landmark, or a building or structure in a historic district. Designated property shall include all lots within a historic district and the entire lot containing a landmark.

DEVELOPER: An individual, partnership, corporation, or other legal entity or agent thereof, which undertakes the activities covered by these regulations. In as much as, the subdivision plan drawings are merely a necessary means to the end of assuring development, the term Developer includes subdivider, owner, builder, etc. although the persons and their precise interests may vary at different project stages.

DEVELOPMENT: The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any use or change in use of any buildings or land; any extension, landfill, or land disturbance, clearing, or other man induced movements of land.

DEVELOPMENT CONDITIONS: Specific items agreed to by the Planning Commission or Board of Adjustments and the developer or owner of real property which are imposed upon a property, development plan, site development plan, zone change request, conditional use permit or variance application and which control the development and use of the property in question. The conditions may be in writing or by graphic representation.

DEVELOPMENT PLAN: Written and/or graphic material for the provision of a development, including any or all of the following: location and bulk of buildings and other structures, intensity of use, density of development, streets, ways, parking facilities, signs, drainage of surface water, access points, a plan for screening or buffering, utilities, existing man-made and natural conditions, and all other conditions agreed to by the applicant.

DOMESTIC PET: An animal such as a dog or cat, that has been tamed and kept by humans as a work animal, food source, or pet, especially a member of those species that have, though selective breeding, become notably different from their wild ancestors.

DRAINAGE PLAN: A detailed study and design of the storm water flow and control within a designated area that minimizes erosion, sedimentation, and flooding.

DRIVE-IN or DRIVE-THROUGH EATING AND DRINKING ESTABLISHMENT: A building or portion thereof where food and/or beverages are sold in a form ready for consumption and where a significant portion of the consumption takes place or is designed to take place outside the confines of the building. Such use often includes an intercom or speaker system, a menu board, and an outside service window. The terms "drive-in" and "drive-through" shall be considered interchangeable.

Article 2

Definitions

DWELLING: A building or structure designed or used for permanent human habitation.

DWELLING, DUPLEX: A building containing two dwelling units on a single lot with separate entrances.

DWELLING, MULTIFAMILY: A dwelling unit within a building containing three or more dwelling units.

DWELLING, SINGLE-FAMILY: An attached or detached building designed for, or occupied exclusively by, one family.

DWELLING UNIT: One or more rooms connected together, constituting a separate, independent housekeeping establishment with separate toilets and containing independent cooking and sleeping facilities for owner occupancy, rental or lease on a weekly, monthly or longer basis.

EASEMENT: The right to use another person's property, but only for a limited and specifically named purpose. The owner generally may continue to make restricted use of such land since he has given up only certain, and not all, ownership rights.

ENGINEER: A qualified person registered and currently licensed by the Kentucky State Board of Licensure for Professional Engineers and Land Surveyors.

FACADE: That portion of an exterior elevation on the building extending from grade to top of the parapet.

FAMILY: This means a person living alone, or any of the following groups living together as a single non-profit housekeeping unit sharing common living, sleeping, cooking and eating facilities:

- a. any number of people related by blood, marriage, adoption, guardianship or other duly-authorized custodial relationship;
- b. three unrelated people;
- c. three unrelated people and any children related to any of them;
- d. not more than eight people living in a residential care facility.

FENCE: An artificially constructed barrier of any material or combination of materials erected to enclose or screen areas of land.

FINAL ACTION: Any final adjudication of the application for any zoning map amendment, variance, conditional use permit, siting of cellular antenna tower, or appeal from any administrative official before the Board or Commission, or appeal from

Article 2

Definitions

the decision of the Board or Commission to any legislative body, or the highest state or Federal court to which any appeals shall be taken.

FINISHED FLOOR ELEVATION (FFE): The minimum elevation that can be used for construction of an occupied level of a structure.

FLAG: Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols used as a symbol of a government, political subdivision, or other official designated symbol of any institution or business.

FLOOD or FLOODING: A general and temporary condition of partial or complete inundation of normally dry land areas from:

- a. The overflow of inland waters; or
- b. The unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD, BASE: A flood having a one percent chance of being equaled or exceeded in any given year (commonly referred to as the 100-year flood).

FLOOD HAZARD AREA OR SPECIAL FLOOD HAZARD AREA: Any area inundated by the 100-year flood as delineated by the Flood Insurance Rate Map (FIRM) or the Flood Hazard Boundary Map (FHBM).

FLOOD HAZARD BOUNDARY MAP (FHBM): An official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been defined as Zone A.

FLOOD INSURANCE RATE MAP (FIRM): An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY: The official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Hazard Boundary map and the water surface elevation of the base flood.

FLOODPLAIN: Any land area susceptible to being inundated by water from any source.

FLOODWAY: The channel of a river or other watercourse or the depressed area of a sink and the adjacent land area that shall be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than an elevated height.

FLOOR AREA RATIO (FAR): The ratio of gross floor area of all structures on a lot to total lot area.

Article 2

Definitions

FOURPLEX: A building containing four dwelling units.

FRONTAGE: The length of the front lot line measured at the street right-of-way line. A property line that abuts a fully controlled access street and which permanently has no access to that street shall be deemed to not have frontage.

GRADE PLANE: A reference plane representing the average of finished ground level adjoining the building at all exterior walls.

GROSS FLOOR AREA: The sum of the gross horizontal areas of the several floors of a building, including interior balconies and mezzanines, but excluding exterior balconies. All horizontal dimensions of each floor are to be measured by the exterior faces of walls, including the walls of roofed porches having more than one wall. The floor area of a building shall include the floor area of accessory buildings on the same lot.

GROUP LIVING: The residential occupancy of a structure by a group of people who do not meet the definition of Household or Family, but which share a common eating and living area. The residents may receive care, training or treatment, as long as the care givers also reside at the site.

HAZARDOUS LIQUIDS PIPELINES: Any pipeline constructed or converted to transport hazardous liquids under pressure. Hazardous liquids shall include crude oil, petroleum, natural gas liquids, anhydrous ammonia, and carbon dioxide. This does not apply to piping within the boundaries of a manufacturing facility or a gas or service station, nor to public facilities or public utility facilities as provided in KRS 100.324.

HEIGHT: See "Building Height".

HISTORIC DISTRICT: An area, designated by ordinance, which contains within definable geographic boundaries properties or buildings which may or may not contain Local Historic Sites, which contribute to the overall historic character of the designated area, and which meets the criteria set out in Section 3.12 of this Ordinance. Properties within a Local Historic District must apply for a COA for alterations of the exterior, new construction, demolition or relocation.

HISTORIC SITE, LOCAL: A building, structure or site having a special historical, architectural cultural or aesthetic value. The land on which a landmark and related buildings and structures are located and the land that provides the grounds, the premises or the setting for a landmark.

HORIZONTAL PROPERTY: Property developed under the rules and regulations as defined by Kentucky Revised Statutes in Chapter 381.805 et. seq. (Also referred to as condominiums).

Article 2

Definitions

HOUSEHOLD: A single housekeeping unit with common access to and use of all living and eating areas within the dwelling unit.

HOUSEHOLD LIVING: Is the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered to be a form of overnight accommodation or lodging.

HOUSING, BUILDING REGULATION: Means the Kentucky Building Code, the Kentucky Plumbing Code, and any other building or structural code promulgated by the Commonwealth or by its political subdivisions.

HUD CODE: The Federal Manufactured Home Construction and Safety Standards for construction, design, and performance of manufactured housing as set forth in the Code of Federal Regulations, Title 24, Part 3280, 3282, 3283, and 42 USC 5401, et. seq. and as mandated in the United States of America and as administered by the United States Department of Housing and Urban Development.

IMPERVIOUS SURFACE: Surfaces through which rain or other water cannot permeate to the underlying soil strata (roofs, asphalt, concrete, etc.).

KENNEL, COMMERCIAL: A commercial establishment where dogs or other domesticated animals are groomed, bred, boarded, trained or sold.

KENNEL, NON-COMMERCIAL: A non-commercial kennel at, in or adjoining a private residence where dogs or other domesticated animals are kept for the hobby of the householder (i.e. hunting, tracking or exhibiting) is permitted in agricultural and residential zoning districts. The occasional breeding of dogs or other domesticated animals (limited to one litter on the property at a time) by the keeper of a non-commercial kennel shall not change the character of the property and shall not constitute a nuisance to the neighborhood.

LANDLOCKED: Any lot with less than the required minimum street frontage for the zoning district.

LANDMARK: A building or structure of architectural, historical or cultural significance which meets one (1) or more of the criteria contained in Section 3.12 of this Ordinance and which has been designated as a landmark by the city.

LANDOWNER: The legal or beneficial owner or owners of all the land to be included in a development.

LANDSCAPE ARCHITECT: A qualified person currently licensed by the State Board of Examiners and Registration of Landscape Architects of Kentucky.

LANDSCAPE PLAN: A scaled drawing, including dimensions and distances, existing and proposed buildings, vehicle use areas, driveways, and the location, size, and description of all landscape materials.

Article 2

Definitions

LEGISLATIVE BODY: Means the chief body of the city, consolidated local government, urban-county government, charter county government, or unified local government with legislative power, whether it is the board of aldermen, the general council, the common council, the city council, the board of commissioners, or otherwise; at times it also implies the county's fiscal court.

LIVESTOCK: Shall mean cattle, sheep, swine, goats, horses or any other animals of the bovine, ovine, porcine, caprine, or equine species.

LEVEL OF SERVICE (LOS): A scale that measures the amount of traffic that a Roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay.

LOADING AREA: An off-street space or berth used for the loading or unloading of vehicles.

LOSING STREAM: A surface stream which loses some or all of its flow into the underlying carbonate aquifer.

LOT: A portion or parcel of land considered as a unit, in single ownership and not divided by a street, nor including any land within the right-of-way of a public or private street upon which said lot abuts, even if the ownership to such right-of-way is in the name of the owner of the lot.

LOT AREA: The area contained within the boundary lines of the individual parcels of land as shown on a subdivision plat or as required by this Ordinance.

LOT, CORNER: A lot abutting upon two or more streets at their intersection.

LOT COVERAGE: That portion of the lot that is covered by buildings, structures, travelways and parking.

LOT, FLAG: A lot with an access provided to the bulk of the lot by means of a narrow corridor.

LOT FRONTAGE: The length of the front lot line measured at the street right-of-way line. A property line which abuts a fully controlled access street and which permanently has no access to that street shall be deemed not to have frontage.

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

LOT LINE: A line dividing one lot from another or from a street or public way.

LOT, MINIMUM AREA or SIZE: The smallest lot area established by this Ordinance on which a use or structure may be located in a particular district.

LOT OF RECORD: A lot which is part of a subdivision, the plat of which was recorded in the office of the Boyle County Clerk; or a parcel of land, the metes and bounds description of which is contained in a recorded deed in the office of the Boyle County

Article 2

Definitions

Clerk prior to the adoption of this Ordinance or which was recorded prior to the amendment of an Article of this Ordinance which rendered such lot or parcel as a nonconforming lot.

LOT, THROUGH: A lot having frontage at two or more separate locations and not a corner lot.

LOT, WIDTH: A horizontal straight-line distance between side property lines located at the front setback line. For purposes of determining lot width, the front setback line shall not exceed 100 feet.

MANUFACTURED HOME: A single-family residential dwelling fabricated at an off-site facility that meets all of the criteria below:

- a. Is a new unit that meets or exceeds the HUD code and has a HUD Label affixed (A seal), OR, is a used unit less than twenty (20) years old that has a "B1" seal.
- b. Is affixed to a permanent foundation meeting state and manufacturer's specifications and is connected to the appropriate facilities;
- c. Has a perimeter skirting of masonry or similar material that harmonizes with the architectural style of the home and other residences in the same area;
- d. Has a roof constructed of composite material (such as asphalt shingles) with a minimum roof pitch of a three-foot rise to a twelve-foot run; and
- e. Has conventional residential siding.

MAYOR: The chief elected official of the city, consolidated local government, urban-county government, charter county government, or unified local government, whether the official designation of his office is mayor or otherwise.

MEAN SEA LEVEL: The average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the flood plain. For purposes of this Ordinance, the term is synonymous with National Geodetic Vertical Datum (NGVD).

MERCHANT ELECTRIC GENERATING FACILITY: A merchant electric generating facility is one that is capable of operating at an aggregate capacity of at least 10 megawatts, and which sells the electricity it produces in the wholesale market at rates not regulated by the Public Service Commission (PSC). This term shall include wind and solar electricity-generating facilities.

MOBILE HOME: A structure for residential use which:

Article 2

Definitions

- a. Does not meet the definition of manufactured home;
- b. Is a unit that meets or exceeds the HUD code and has a HUD Label affixed, OR is a used unit with a "B1" seal affixed;
- c. Is transportable on its own chassis; and
- d. Is designed for year-round living when connected to the appropriate facilities.
- e. It can consist of one or more sections that can be telescoped when towed and expanded later for additional capacity or of two or more sections separately towable designed to be joined into one integral unit. As used herein, mobile home shall not include camping trailer, travel trailer, recreational vehicle, pickup coach, bus, auto camper, or any unit with a seal which has been determined to be salvage only.

MODULAR HOME: A dwelling unit constructed on-site in accordance with the state or municipal code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.

MONUMENTS: Survey markers set to 201 KAR 18.150 used to locate boundaries and installed Improvements. Intended to be located in an undisturbed area and used to establish reliable control for the area during construction and for future use.

MULCH OPERATION: Any use involving the grinding, shredding, storing, stockpiling, or recycling of natural materials such as trees, leaves, or bark, into a usable product for landscaping or other purposes.

NATIONAL GEODETIC VERTICAL DATUM (NGVD): A vertical control, as corrected in 1929, used as a reference for establishing varying elevations within the floodplain.

NONCONFORMING LOT: A lot, the area, dimensions or location of which was lawful prior to the adoption, revision or amendment of this Ordinance, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.

NONCONFORMING STRUCTURE: A structure (including signs) or building the size, dimensions and location of which was lawful prior to and at the time of the adoption, revision or amendment to this Ordinance, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.

NONCONFORMING USE: An established use of a structure or land lawful prior to and at the time of the adoption, revision or amendment of this Ordinance, but which fails by reason of such adoption, revision or amendment, to conform to the present uses permitted in the zoning district.

Article 2

Definitions

OPEN SPACE: The area of a lot open and unobstructed to the sky. Open space may include, along with natural environmental elements, formal landscaped areas, wooded areas, watercourses, greenways trails, swimming pools, tennis courts and play grounds. Open space shall not be deemed to include driveways, travel-ways, parking lots, storage areas for vehicles and material, or areas in permanent drainage easements.

OPEN SPACE, COMMON: The area of a lot open and unobstructed to the sky. Common Open Space is legally accessible to and usable by all residents of the development and may include, along with natural environmental elements, formal landscaped areas, wooded areas, watercourses, greenways trails, swimming pools, tennis courts and play grounds. Common Open Space shall not be deemed to include driveways, travel-ways, parking lots, storage areas for vehicles and material, or areas in permanent drainage easements.

ORDINARY MAINTENANCE AND REPAIRS: Any work, the purpose of which is to correct deterioration or to prevent deterioration of a designated historic property. The work shall restore the property to its appearance prior to deterioration or shall result in the protection of its present appearance. The work shall involve the use of the same building materials as are original to the property, or available materials that are as close as possible to the original. Work that changes the external appearance of a property shall be considered an alteration for purposes of this article. "Ordinary Maintenance and Repairs," as defined here, and as used in this Zoning Ordinance, shall not be interchanged with "Routine Maintenance," as defined and used herein.

OUTDOOR PET CONTAINMENT AREA: Shall mean domestic pets shall remain on the premises of the owner, or if off the premises of the owner, under restraint by means of a lead, leash, harness, appropriate animal carrier or other reasonable method and under the control of a responsible person.

OWNER: Any person, corporation, partnership or other entity, or any combination thereof, in whom is vested the ownership, dominion or title of property necessary to convey title to such property.

PARKING AREA: Any public or private unobstructed land area that has access to a street and which is designed and used for parking motor vehicles. The term includes parking lots, structures, garages, travelways, and private driveways.

PARKING LOT: An off-street, ground level area, usually surfaced and improved, for the temporary storage of motor vehicles. This term does not include areas for demolished, wrecked, junked or for sale motor vehicles or where motor vehicle parts are located.

PARKING SPACE: The area for the parking of a motor vehicle within a public or private parking area. As used in this Ordinance it is a numerical designation used to determine the size of parking area.

Article 2

Definitions

PARKING, OFF-STREET: A storage area for a motor vehicle that is located within a parking area which is not located on a dedicated street right-of-way.

PARKING, ON-STREET: A temporary storage area for a motor vehicle which is located on a dedicated street right-of-way.

PEAK HOUR: The traffic count that represents the highest volume of traffic in a one-hour period.

PERMANENT FOUNDATION: A permanent masonry, concrete or other footing approved by the Building Official to which a building, structure, or manufactured home may be affixed.

PERSON: The word "person" includes individual, firm, association, organization, partnership, trust, company or corporation or other legal entity or combination thereof.

PLAT: The recording document for subdivisions that contains all required signatures and notations.

PLAT RESTRICTIONS: Requirements stated in the plat notes that governs development activity on that property or properties.

PLOT PLAN: A dimensioned sketch or to scale plat prepared by a licensed engineer or land surveyor which indicates the existing site information and features, the extent of improvements on the site, a title block, a flood certification, elevation in relation to mean sea level of the proposed lowest floor (including basement) of all buildings, the existing and intended use of all structures, and such other information as may be required.

PREMISES: A general term meaning part or all of any lot or part or all of any building or structure or group of buildings or structures located thereon.

PRINCIPAL STRUCTURE: A structure in which is conducted the principal activity or use of the lot on which it is situated. In any district which permits residential uses, the dwelling unit shall be deemed to be the principal building on the lot.

PRINCIPAL USE: The primary or predominant use of any lot.

PROPERTY LINE: A line dividing one lot from another or from a street or public way.

PUBLIC FACILITY: The use of land whether publicly or privately owned for transportation, utilities, or communications, or for the benefit of the general public, including but not limited to libraries, streets, schools, fire or police stations, county buildings, municipal buildings, recreational centers including parks, and cemeteries.

PUBLIC IMPROVEMENTS: Facilities that are necessary for access or use which are installed for the benefit of the general population.

Article 2

Definitions

PUBLIC PARKLAND: Open lands developed for the use of the general population and shall be defined as the area of a subdivision open and unobstructed to the sky and which is owned by the local municipality or government and is legally accessible to all citizens of Boyle County. These lands may include, along with natural environmental elements, formal landscaped areas, wooded areas, watercourses, greenway trails, recreational facilities such as public swimming pools, public golf courses, playgrounds, picnic and passive play areas.

RECORDING PLAT: Original Plat to be recorded in the Boyle County Clerk's office.

RETENTION BASIN: A drainage storage structure that prevents surface runoff from passing to other surface structures or facilities.

RECREATIONAL VEHICLE: A vehicular type portable structure without permanent foundation, which can be towed, hauled or driven and primarily designed as temporary living accommodation for recreational, camping and travel use and including but not limited to travel trailers, truck campers, camping trailers and self-propelled motor homes.

RESIDENTIAL CARE FACILITY: A residence operated and maintained by a sponsoring private, non-profit or governmental agency to provide services in a homelike setting for persons with disabilities, as defined in KRS 100.982.

RESTAURANT: An establishment whose principal business is the serving of food and beverages primarily to persons seated within the building.

RIGHT-OF-WAY: A strip of land dedicated to the public to accommodate access and/or utilities to lots or tracts. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way shown on a Final Plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

ROADWAY: That portion of a street intended for vehicular traffic.

ROOF LINE: The edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.

ROUTINE MAINTENANCE: To repair or refurbish a sign, structure, or building, or any part of each but not including expansion or total replacement.

SCREENING: A method of visually or audibly shielding or obscuring an adjacent or nearby structure or use from another by fencing, walls, berms or densely planted vegetation.

SETBACK: The required distance between every structure and the lot lines of the lot on which it is located, measured perpendicular to the building (at the eave overhang) and related front, side, or rear property line, exclusive of patio, steps, and HVAC equipment (HVAC equipment must, however, be located a minimum of 30 inches from the property line).

Article 2

Definitions

SHORT TERM RENTAL: A dwelling unit or portion of a dwelling unit that is rented, leased or otherwise assigned for a tenancy of less than 30 consecutive days. This term does not include hotel or motel rooms, extended stay lodging facilities, or bed and breakfast establishments. This may include renting a portion of a dwelling while the resident is present. Short term rentals include the following arrangements: Hosted Home Sharing, where the primary occupant(s) of the residence remains in the dwelling with the guests; Un-hosted Home Sharing, where the primary occupant(s) of the residence vacates the dwelling while it is rented to guests; and Dedicated Short Term Rentals, where there is not a primary occupant of the dwelling and it is only used by guests. The term Short Term Rental may include home sharing arrangements described as Boarding, Rooming or Tourist House/Home.

SIGN: Any device, display or structure, other than a building or landscaping, which is readily visible from public property and is used primarily for visual communication for the purpose of, or having the effect of, bringing the subject matter on the device, display or structure, to the attention of persons off the premises on which the sign is displayed. The foregoing definition includes (but is not limited to) numerals, pictorial representations, emblems, trademarks, flags, banners, streamers, pennants, inscriptions and patterns and shall include a structure erected or used in connection with the display of any such device and all lighting or other attachments used in connection therewith.

SIGN, AREA OF: The area of a sign shall include all lettering, wording, designs and symbols, together with a background, whether open or enclosed, on which they are displayed. The supporting structure or bracing of a sign shall be omitted in measuring the area of the sign unless such structure or bracing is made part of the message or face of the sign. Where a sign consists of individual letters, words or symbols attached to a surface, building, canopy, awning or wall and such elements are located in the same plane, the sign area shall be the area of the smallest rectangle which completely encompasses all such letters, words or symbols and any accompanying background of a color different than the natural color of the wall.

SIGN, BANNER: Any sign of lightweight fabric or similar material that is mounted to a pole, suspended between poles, or affixed to a building at one or more edges. National flags, state or municipal flags or the official flag of any institution or business shall not be considered banners.

SIGN, BILLBOARD ADVERTISING: An off-premises sign which directs attention to businesses, products, services, or establishments not usually conducted on the premises on which the sign is located or other sign erected by a company or individual for the purpose of selling advertising messages for lease or rent or otherwise for profit. The term outdoor advertising shall include billboard signs.

SIGN, BULLETIN BOARD: Any sign of which a portion contains changeable copy.

SIGN, CANOPY: Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area.

Article 2

Definitions

SIGN, CUTOUT or EXTENSION: An irregular addition to the sign face which does not add to the rectangular dimension of the sign face.

SIGN, ELECTRIC: Any sign containing electric wiring. This does not include signs illuminated by an exterior floodlight source. Any sign containing electric wiring shall be UL specified and UL approved.

SIGN, ELECTRONIC MESSAGE DISPLAY: A sign characterized by action, motion, movement, changeable copy, or flashing light changes, and whose alphabetic, pictographic or symbolic informational content can be changed or altered by an electronic or computerized process, on a fixed display screen composed of electrically illuminated components that are activated by electrical energy, electronic energy or other manufactured sources of energy supply.

SIGN, ENTRANCE: A permanent on-premise sign identifying a vehicular entrance into a subdivision.

SIGN, FACE: The total surface area of a sign facing in one direction and visible from the street such sign is intended to face.

SIGN, FREESTANDING: Any on-premise sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

SIGN, HEIGHT OF: The height of a sign shall be computed as the distance from the base of the sign at a computed grade to the top of the highest attached component of the sign (including the sign face, sign structure, or any other appurtenance). The computed grade shall be the elevation of the nearest point of the crown of a public street.

SIGN, IDENTIFICATION: Any sign which carries only the name of the firm, the major enterprise or the principal product offered for sale on the premises, or a combination of these.

SIGN, INTEGRAL: Any sign incorporated into the facade of the building and indicating the name of a building and date of erection, monumental citations, or commemorative tablets.

SIGN, MONUMENT: A freestanding sign supported primarily by solid structural features other than support poles.

SIGN, MOTOR VEHICLE CONTROL: An on-premise sign which is erected, constructed, and maintained for the purpose of directing traffic in off-street parking areas.

SIGN, OFF-PREMISE: Any sign which identifies, advertises, or promotes goods, services, individual and firm products, a person, place, activity, event, idea or facility which is not conducted, sold or offered upon the premises where such sign is located.

Article 2

Definitions

SIGN, ON-PREMISES: A sign other than a temporary sign, which identifies, advertises, or promotes goods, services, individual and firm products, a person, place, activity, event, idea or facility which is available on the premises where the sign is located.

SIGN, POLE: Any sign that is mounted on a freestanding pole or other support so the bottom edge of the sign face is six feet or more above grade.

SIGN, PORTABLE: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported.

SIGN, PROJECTING: A sign, other than a flat wall sign, which projects from and is supported by a wall of a building or structure.

SIGN, PROJECTION: The distance by which a sign extends over public property or beyond the building line.

SIGN, ROOF: Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure but not extending above the roof line.

SIGN, TEMPORARY: Any sign or advertising display other than a permanent sign intended to be displayed for a period of less than 30 days.

SIGN, WALL OR BUILDING: A sign which is painted on the exterior wall of a building, or attached to/placed flat against, or no more than 18 inches from, an exterior wall of a building, but not extending above the roof line. Where a sign consists of individual letters, words or symbols attached to a surface, building, canopy, awning or wall and such elements are located in the same plane, the sign area shall be the area of the smallest rectangle which completely encompasses all such letters, words or symbols and any accompanying background of a color different than the natural color of the wall.

SINKHOLE: A closed drainage basin in areas of carbonate (limestone or dolomite) rocks. These concave depressions (as defined in 902. K.A.R. 10:2(13)(i) may be bowl, funnel, or cylindrical. Sinkholes are formed from the solution of the underlying carbonate rock and, upon a landscape which does not have stream valleys, they direct surface runoff into cave streams in the underlying carbonate aquifer.

SINKING STREAM: A surface stream which flows directly through a hole (sinkhole, pit or cave entrance) into a carbonate aquifer.

SITE PLAN: A plan, to scale, showing uses and structures proposed for a parcel of land as required by the regulations involved. Its purpose is to show how the intended use relates to the major landscape features and surrounding area.

SLUDGE: Any solid, semi-solid or liquid waste generated or disintegrated from a municipal, commercial or industrial waste water treatment plant, water supply treatment plant or air pollution control facility or any other such waste having similar

Article 2

Definitions

characteristics and effects. This definition includes the definition of sludge in 42 U.S.C.S. 6903 as amended.

SOLID WASTE LANDFILL: A facility which may accept for disposal all non-hazardous solid wastes such as garbage, refuse, rubbish, sludge, ashes, incinerator residue, street refuse, dead animals, demolition wastes, construction wastes, solid commercial and industrial wastes, limited quantities of household hazardous waste, and other waste.

SPACE, MOBILE OR MANUFACTURED HOME: That part of a mobile home park which is planned and improved for the placement of the stand, driveway, parking area and related yard intended for the exclusive use of the dwelling occupant.

STORAGE BUILDING: Any building or structure used to provide storage area for a residential, commercial or industrial structure, and which meets the definition of accessory structure.

STORY: That part of a building between the surface of one floor and the floor or roof immediately above. For the purpose of measuring maximum building height in stories, a maximum of each 20' of height shall be considered a story.

STORY ABOVE GRADE: Any story having its finished floor surface entirely above grade except that a basement shall be considered as a story above grade when the finished surface of the floor above the basement is:

- a. more than 6 feet above grade plane;
- b. more than 6 feet above the finished ground level for more than 50 percent of the total building perimeter; or
- c. more than 12 feet above the finished grade level at any point.

STREET: Any vehicular way.

STREET, ALLEY: A public or private way permanently reserved as a secondary means of vehicular service access to abutting properties.

STREET, ARTERIAL: A street primarily for moving vehicles safely and efficiently, providing direct connection with major state, federal, and interstate Roadways, and providing connection between points of heavy traffic generation and neighborhoods at moderate speeds. Arterial streets contain directional flow separated by mountable, non-mountable, or barrier medians and served by one (1) to three (3) lanes in each direction.

STREET, CIRCLE: A Loop street where both ends terminate at the same.

STREET, COLLECTOR: A street that functions to conduct traffic between major Arterial streets, minor activity centers, and Local streets and provides access to

Article 2

Definitions

adjacent property. Collector streets contain a directional flow served by one (1) or two (2) lanes in each direction and may or may not permits on-street parking.

STREET, COMMERCIAL-INDUSTRIAL: A Local street with two (2) ends open to vehicular traffic or a Cul-De-Sac which serves to conduct commercial traffic to and from place of business or industrial establishments and constructed to sustain the weight and safety requirements imposed by commercial-oriented traffic.

STREET, CUL-DE-SAC: A Local street with only one (1) end open to vehicular traffic and the other end terminated by a permanent vehicular turnaround. The length of a cul-de-sac is measured along the centerline of the street from the centerline intersection of a through street to the center of the cul-de-sac bulb radius.

STREET, DEAD-END: A street similar to a Cul-De-Sac except that it provides no turnaround circle at the closed end. Dead end streets are not allowed in any proposed Subdivision.

STREET, DEDICATED: A street designated by plat or written deed to be used for public purposes.

STREET, EXPRESSWAY: A highway for through traffic, with full control of access and Grade separations at intersections. Arterials are the only class of street that generally should be connected with expressways at interchange points.

STREET, FRONTAGE ROAD: A street used for the exclusive purpose of providing access to properties adjacent to Arterial streets, limited access highways, or railroad rights-of-way. Frontage Road may include the terms Backage Road, Rear Frontage Road or Reverse Frontage Road. Frontage Roads provide for two (2) way traffic at a slow rate of speed and parallel to the Arterial street, limited access highway, or railroad right-of-way.

STREET GEOMETRICS: All dimensions describing the physical requirements or characteristics of a Roadway.

STREET, HALF: A partial street constructed on the boundary of a property typically only on one side of a centerline.

STREET, LOCAL: Streets providing vehicular access and services to abutting property. A local street has a directional flow served by one (1) lane in each direction and allows on-street parking. The layout of a local street should discourage through traffic.

STREET, LOOP: A Local street where both ends terminate at an intersection with the same street.

STREET, PRIVATE: A means of access within a planned developed project that gives access to a public street and is owned and maintained by the property owners.

Article 2

Definitions

STREET, PUBLIC: A publicly maintained roadway, constructed within the boundaries of an officially deeded and accepted public right-of-way, which affords a primary means of access to abutting property. The word “public street” may include the words road, highway, Thoroughfare, avenue, drive, circle, parkway, place, court, way or similar term.

STREET, RESIDENTIAL: A Local street with two (2) ends open to vehicular traffic and serving to conduct traffic to and from dwelling units to other streets within the street system.

STREET, STUB: A Local street used only as a temporary turnaround and constructed as part of a continuing street plan. If the Stub street is more than one lot in length, then a turnaround must be installed.

STREET, THOROUGHFARE: A street that serves to move traffic through an area or neighborhood.

STREET, THROUGH: A local street where both ends terminate at intersections with another street(s).

STRUCTURE: Anything constructed, erected, or attached, the use of which requires location on the ground or in the ground as may be required for the purposes of carrying out this Ordinance. The term shall not include poles and appurtenances thereto used for the provision of public utilities. Structure includes, without limitation, any building or accessory building, mobile homes, signs, towers, billboards, porches, decks, swimming or other recreation or commercial pools, and retaining walls, gas or liquid storage tank, fences, barns, smokestacks, backstops for tennis courts, bridges, pergolas, gazebos, radio and television antennae, solar collectors, microwave antennae, including the supporting towers, and other man-made facilities or infrastructures.

SUBDIVISION: Any land, vacant or improved, which is divided or proposed to be divided into two (2) or more Lots, parcels, sites, units, plots, condominiums, tracts, or interests for the purpose of offer, sale, lease, or development whether immediate or future, either on the installment plan or upon any and all other plans, terms, and conditions. Subdivision includes the division or development of residentially and non-residentially zoned land, whether by deed, metes and bounds description, devise, intestacy, lease, map, plat, or other recorded instrument. Subdivision includes re-subdivision and condominium creation or conversion.

SURVEYOR: A person licensed as a Land Surveyor by the Kentucky State Board of Registration for Professional Engineers and Land Surveyors.

SWALLET: The point at which a surface stream sinks into a hole.

TEMPORARY CONSTRUCTION UNIT: Any transportable facility built on its own chassis used for offices or storage and which is located on a construction site. No

Article 2

Definitions

temporary construction unit shall be used for sleeping or residential purposes in whole or in part.

TOPOGRAPHIC SURVEY: A representation of the surface features of a piece of property that includes the elevation contours and location of natural and constructed facilities, including storm drainage. At a minimum, a USGS 7.5 minute series topographic quadrangle map, with the site located, is acceptable.

TOWNHOME: An attached or semi-detached single-family dwelling with one or two side walls party to the adjacent dwelling. A townhouse building includes at least three and no more than eight dwelling units, may be one or more stories and may include a basement.

TRAFFIC IMPACT STUDY: The collection, processing and report of data showing current and future conditions of vehicular movement.

TRANSMISSION TOWER: A structure principally intended for the location of wireless transmission and/or receiving antennas. For the purposes of this definition some towers may act as a receiving or transmitting antenna.

TRANSMISSION TOWER ACCESSORY FACILITIES: A detached subordinate structure or building which is incidental and related to the transmission tower function, but not including broadcast studios or offices.

TRAVELWAY: That portion of a street or parking lot intended for vehicle movement.

TRIPLEX: A building containing three individual dwelling units.

TWINHOME: A single-family dwelling unit attached to another single-family dwelling unit at a lot line.

UNIFORM APPLICATION: An application for a certificate of convenience and necessity issued under KRS 278.020 to construct an antenna tower for cellular telecommunications services or personal communications service.

USE: The purpose or activity for which a land or building or structure or combination thereof is designed, arranged, or intended, or for which it is occupied or maintained.

USE, PERMITTED: Any use allowed in a zoning district and subject to the restrictions applicable to the zoning district.

USE, TEMPORARY: A use of land that is designed, operated and occupies a site for a specified period of time, with the intent to discontinue such use upon the expiration of such time and does not involve the construction or alteration of any permanent structure.

Article 2

Definitions

VARIANCE: A departure from dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

VEHICLE USE AREA: Any area occupied in whole or in part by motorized vehicles, including, but not limited to, parking lots, parking stalls, driveways, service areas, and roadways.

WASTE DISPOSAL FACILITY: Any place where solid waste is managed, processed, or disposed of by incineration, landfilling, or any other method. A waste disposal facility does not include a container located on property where solid waste is generated and which is used solely for the purpose of collection and temporary storage of that solid waste prior to off-site disposal, an area storing tree debris, recycling centers or mulch/ wood operations.

WASTE, SOLID: Any garbage, refuse, sludge, or other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, residential, agricultural operations, or community uses. Solid Waste does not include tree debris, material collected at recycling centers or mulch/ wood processing materials.

WASTES, SPECIAL: Wastes of high volume and low hazard which include but are not limited to mining wastes, utility wastes (fly ash, bottom ash, scrubber sludge), sludge from water treatment facilities and waste water treatment facilities, cement kiln dust, gas and oil drillings, mud and oil production brines. This definition includes the definition of special wastes in KRS 224.868 as amended.

WASTE TRANSFER STATION: Any facility including loading docks, parking areas, and other similar areas, where shipments of solid waste are held, sorted, or transferred during the normal course of transportation. A transfer station waste disposal facility does not include temporary storage of that solid waste prior to off-site disposal, an area storing tree debris, recycling centers or mulch/ wood operations.

YARD: That portion of a lot that is unobstructed by buildings or structures, from the ground to the sky.

YARD, FRONT: A space extending the full width of the lot between any building and the front lot and measured perpendicular to the building at the closest point to the front lot line. In case of corner or through lots, front yards shall be provided on all frontages.

YARD, REAR: A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line.

YARD, SIDE: A yard extending along the side lot line from the front yard to the rear yard and lying between the side lot line and the nearest portion of the principal building. In the case of through lots, side yards shall extend from the rear lot lines to the front lot line.

Article 2

Definitions

ZERO LOT LINE: The location of a building on a lot in such a manner that one of the building's sides rest directly on a property line.

ZONING DISTRICT: A classification of areas or parcels of land to which specific land use regulations apply.

ZONING ORDINANCE: The Zoning Ordinance of Boyle County and the cities of Danville, Junction City and Perryville.

ZONING PERMIT: A permit issued by the Planning Commission allowing a proprietor or his agent to construct or alter a building, to construct outbuildings or accessory structures, or engage in similar activity which would alter the character of the lot in question.

Article 2

Definitions

[PAGE LEFT INTENTIONALLY BLANK]