

CHAPTER 16

DEFINITIONS

For the purpose of this Code of Ordinances, the following terms, phrases, words, and their derivations shall have the meaning given herein. If not defined herein, the word, term or phrase shall have the definition commonly accepted including a relevant definition contained in the Wisconsin Statutes. When not inconsistent with the context, the words used in the present tense include the future, words in the plural number include the singular number and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory:

ABUTTING: Have a common property line or district line.

ACCESSORY BUILDING: A detached building located on the same lot with a principal building and generally used for storage, as a private garage or for another use customarily incidental to the use of the principal building.

ACCESSORY USE: A use customarily incidental and accessory to the principal use of a lot or parcel, or building or structure on the same lot or parcel as the principal use.

ADDITION: New construction performed on a building, which increases the outside dimensions of the dwelling.

AGRICULTURE: The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the necessary accessory uses for packing, treating, or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.

ALLEY: A public right-of-way, which normally affords a secondary means of vehicular access to abutting property.

ALTERATION: A substantial change or modification other than an addition or

minor repair to a **building** or to systems involved within a building.

ANIMAL UNIT: One animal unit shall be defined as being equivalent to the following: One steer; one beef cow; one dairy cow; one swine; one horse or pony; two heifers; two llamas; four calves; four sheep; four goats; 25 chickens; 25 rabbits or other fur bearing animal; 20 ducks; 20 turkeys or other large poultry. For animals not listed, the Zoning Administrator shall determine the animal unit value based on similarity to the above and animal body weight.

APARTMENT: A room or suite of rooms in a multiple-family structure, which is arranged, designed, used or intended to be used as a single housekeeping unit. Complete kitchen facilities, permanently installed, must always be included for each apartment.

ASSEMBLY: When used in describing an industrial operation, the fitting or joining of parts of a mechanism by means of fasteners, nuts and bolts, screws, glue, welding or other similar technique. Assembly shall not include the construction, stamping or reshaping of any of the component parts.

BASEMENT: That portion of a building below the first floor or ground floor with its entire floor below grade.

BED AND BREAKFAST ESTABLISHMENT: Any place of lodging that provides four (4) or fewer rooms for rent, for more than ten (10) nights in a twelve (12) month period, is the owner's personal residence, is occupied by the owner at the time of rental, and in which the only meal served to guests is breakfast.

BLOCK: An area of land within a subdivision that is entirely bounded by a combination or combinations of streets, exterior boundary lines of the subdivision, streams or water bodies or other recognized lines of demarcation.

BUILDING: A building is any structure built for the support, shelter or enclosure of persons, animals, chattels or movable property of any kind, and which is permanently affixed to the land. When any portion thereof is completely

separated from every other portion by masonry or fire wall without any window, which wall extends from the ground to the roof, then such portion shall be deemed to be a separate building.

BUILDING, PRINCIPAL: A principal building is a nonaccessory building in which is conducted the principal use of the lot on which it is located.

BUILDING HEIGHT: The vertical distance from the average grade to the highest point of the building.

BUILDING PERMIT: Permit issued by the Building Inspector allowing commencement of project construction.

BUILDING SETBACK LINE: A line parallel with the lot line at a distance perpendicular to it, regulated by the yard requirements set up in this Code.

BUILDING WIDTH: For manufactured or mobile homes, the width shall be determined by the width listed on the title for the building or the invoice provided by the manufacturer. For all other buildings, the width of a building shall be determined by the horizontal distance from the outer edge of the sidewall on one side of the building to the outer edge of the sidewall on the opposite side of the building. The roof overhang shall not be included in the calculation of the building width.

BUSINESS: An occupation, employment or enterprise, which occupies time, labor and materials, or wherein merchandise is exhibited or sold, or where services are offered, however, not including hobbies and home occupations.

CABLE TELEVISION SYSTEM (CABLE TV SYSTEM OR CATV SYSTEM): Any facility that, in whole or in part, receives directly or indirectly over the air and amplifies or otherwise modifies the signals transmitting programs broadcast by one (1) or more television or radio stations and distributes such signals by wire or cable to subscribing members of the public who pay for such service, but such terms shall not include any such facility that serves fewer than fifty (50) subscribers or any such facility that

serves only the residents of one (1) or more apartment dwellings under common ownership, control, or management, and commercial establishments located on the premises of such an apartment house.

CAMPGROUND: Any parcel or tract of land owned by a person, the state or a local government, which is designed, maintained, intended or used for the purpose of providing sites for nonpermanent overnight use by 4 or more camping units, or by one to 3 camping units if the parcel or tract of land is represented as a campground.

CHANNEL: A natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water. Channel flow is that which is flowing within the limits of the defined channel.

CHARITABLE ORGANIZATION: Any benevolent, philanthropic, patriotic or eleemosynary person, partnership, association or corporation, or one purporting to be such, including Boy Scouts, Girl Scouts, 4-H Clubs and school organizations; and religious organizations.

CLUB: An association for some common purpose, but not including a group organized for or which is actually engaged in rendering a service, which is customarily carried on as a business. A roadhouse or tavern shall not be construed as a club.

CONDITIONAL USES: Uses of a special nature as to make impractical their predetermination as a principal use in a district.

CUL-DE-SAC: A street having but one (1) end open to traffic and the other end being terminated in a vehicular turnaround.

DAY CARE OR CHILD CARE FACILITY: For the purpose of this Code, a Day Care or Child care facility shall have the same definition as contained in sec. 48.65(1), Wisconsin Statutes.

DETERIORATION: The condition or appearance of a building or structure, or part thereof, characterized by breaks, holes, rot, crumbling, cracking, peeling, rusting, inadequate paint, or other evidence of decay.

DEVELOPMENT: Any artificial change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or substantial improvements to buildings, structures or accessory structures; the placement of building or structures; mining, dredging, filling, grading, paving, excavation or drilling operations; and the storage, deposition or extraction of materials, public or private sewerage disposal systems or water supply facilities.

DIRECT SELLER: Any individual who, for him/herself, or for a partnership, association or corporation, sells goods, or takes sales orders for the later delivery of goods, at any location other than the permanent business place or residence of said individual, partnership, association or corporation, and shall include, but not be limited to, peddlers, solicitors and transient merchants. The sale of goods includes donations required by the direct seller for the retention of goods by a donor or prospective customer.

DISASSEMBLED: Motor vehicles, recreational vehicles, truck bodies, tractors, farm machinery or trailers in such state of physical or mechanical ruin as to be incapable of propulsion, being operated upon the public streets or highways or which is otherwise not in safe or legal condition for operation on public streets or highways due to missing or inoperative parts, flat or removed tires, expired or missing license plates or other defects.

DISPOSAL: Disposal includes, but is not limited to, unloading, throwing away, discarding, emptying, abandoning, discharging, burning, spreading onto open fields, land spreading or burying waste, garbage, refuse, or sludge on, into, or under any property or lands whether publicly or privately owned within the Town of Rome.

DISTRICT, OVERLAY: Overlay districts, also referred to herein as regulatory areas, provide for the possibility of superimposing certain additional requirements upon a basic zoning district without disturbing the requirements of the basic district. In the instance of conflicting requirements, the stricter of the conflicting requirements shall apply.

DWELLING: Any building which has the primary purpose of human habitation and which contains one or 2 dwelling units.

DWELLING, MULTIPLE-FAMILY: A residential building designed for or occupied by three (3) or more families, with the number of families in residence not to exceed the number of dwelling units provided.

DWELLING, SINGLE-FAMILY: A detached building designed for or occupied by one (1) family.

DWELLING UNIT: A structure, or that part of a structure, which is used or intended to be used as a home, residence or sleeping place by one or more persons maintaining a common household, to the exclusion of all others.

EROSION: The detachment and movement of soil, sediment or rock fragments by water, wind, ice or gravity.

EROSION CONTROL: A practice or a combination of practices implemented to prevent or reduce erosion and the resulting deposition of soil, sediment or rock fragments into waters of the state, public sewers or off the owner's land. These procedures include, but are not limited to, silt or filter fences, straw or hay bales, tarps or riprap, berms, sediment basins or vegetative strips.

FARM: An area of land devoted to the production of field or truck crops, livestock or livestock products, which constitute the major use of such property.

FARM OPERATION: The planting and cultivating of the soil and growing of farm products substantially all of which have been planted or produced on the farm.

FARMING: The operation of a farm owned or rented by the operator.

FENCE: A structure forming an enclosure, barrier or boundary between properties, between a property and a street or an alley, or between portions of a property or properties, and includes a wall or latticework screen, but excludes a hedge or natural growth, or a barrier less than eighteen inches (18") in height which is used to protect plant growth.

FENCE, OPEN: A structure of rails, planks, stakes, strung wire, or similar material erected as an enclosure, barrier, or boundary. Open fences are those with more than fifty (50) percent of their surface area open for free passage of light and air. Examples of such fences include chain link, picket, and rail fences.

FENCE, ORNAMENTAL: A structure whose only purpose is to decorate, accent, or frame a feature of the landscape. Ornamental fences are often used to identify a lot corner or lot line; or frame a driveway, walkway, or planting bed. Ornamental fences are those with more than fifty (50) percent of their surface area open for free passage of light and air. Ornamental fences are often of the picket, rail, or wrought iron type.

FENCE, RESIDENTIAL: Any fence other than an Ornamental Fence, which is constructed in a residential district.

FENCE, SECURITY: A structure of rails, planks, stakes, strung wire, or similar material erected as an enclosure, barrier, or boundary. A security fence is erected for the purpose of preventing entry to a property by unauthorized persons and protecting equipment, materials, or products contained within the enclosure. A security fence may also be erected to screen equipment, materials, or products from unauthorized view.

FENCE, SOLID: A structure of rails, planks, stakes, strung wire, or similar material erected as an enclosure barrier or boundary. Solid fences are those with fifty (50) percent or less of their surface area open for free passage of

light and air and designed to conceal from view the activities conducted behind them. Examples of such fences are stockade, board-on-board, board and batten, basket weave, and louvered fences.

FINANCIAL INSTITUTION: A bank, credit union, savings and loan or other business providing conventional financial services that is regulated by the Wisconsin Department of Financial Institutions and the Federal Deposit Insurance Corporation.

FINE: Shall be the equivalent of the word "forfeiture," and vice versa.

FIREBOX: That part of the fireplace used as the combustion chamber.

FLOODPLAIN: Land which is subject to flooding which is at or below base flood elevation. The floodplain includes the floodway and floodfringe areas.

FRANCHISE ARCHITECTURE: Buildings, which follow the prototypical corporate, design standards and present an appearance which is repeated without regard to regional, local and site appearance conditions.

FRONTAGE: The smallest dimension of a lot abutting a public street measured along the street right-of-way line. For lots abutting a lake or stream, the smallest dimension measured along the shoreline.

GARAGE: An enclosed or unenclosed structure used for storing motorized vehicles.

GARAGE, PRIVATE: A detached accessory building or portion of the principal building, designed, arranged, used or intended to be used for storage of automobiles of the occupant of the premises.

GARBAGE: All waste, animal, fish, fowl or vegetable matter incidental to and resulting from the use, preparation and storage of food for human consumption.

GOODS: Personal property of any kind and shall include goods provided incidental to services offered or sold.

GRADE: The average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

HEALTH DEPARTMENT: The Adams County Health Department, Health Officers, or his/her designee or authorized agent.

IMPROVEMENT, PUBLIC: Any sanitary sewer, storm sewer, open channel, water main, roadway, park, parkway, public access, sidewalk, pedestrian way, planting strip or other facility for which the Town may ultimately assume the responsibility for maintenance and operation.

IRREVOCABLE LETTER OF CREDIT: An agreement entered into by a bank, credit union, savings and loan or other financial institution which is insured by the FDIC and which is authorized to do business in the State of Wisconsin and which has a financial standing acceptable to the Town of Rome and which is approved, as to form, by the Town Attorney.

JUNK OR SALVAGE YARD: An area consisting of buildings, structures or premises where junk waste and discarded or salvage materials are brought, sold, exchanged, stored, baled, packed, disassembled or handled, including automobile wrecking yards, house wrecking and structural steel materials, equipment yards, scrap iron and other metals, paper, rags, rubber tires, and bottles. A "junk yard" includes an auto-wrecking yard, but not including the purpose or storage of used furniture and household equipment or used cars in operable condition.

LIVESTOCK: Domestic farm animals, such as cattle, horses, sheep and pigs.

LOT: A parcel of land. A lot may be a parcel designated in a plat or described in a conveyance recorded in the Office of the Register of Deeds, or any part of a large parcel when such part complies with the requirements of this Code as to width and area for the district in which it is located.

LOT LINE: A property boundary line of any lot held in single or separate ownership, except that where any

portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the abutting street or alley right-of-way line.

LOT LINES AND AREA: The peripheral boundaries of a parcel of land and the total area lying within such boundaries.

MANUFACTURED HOME PARK: Any park, court, site, lot, parcel or tract of land designed, maintained, intended or used for the purpose of supplying a location or accommodations for two or more mobile homes or manufactured homes and shall include all buildings used or intended for use as part of the equipment thereof, whether or not a charge is made for the use of the mobile home park and its facilities. Mobile home parks shall not include automobile, mobile or manufactured home sales lots on which unoccupied mobile or manufactured homes are parked for purposes of inspection and sale.

MECHANICAL EQUIPMENT: Equipment, devices and accessories, the use of which is used for heating, ventilating, air conditioning, and similar purposes.

MINING:

(1) Operations or activities at a mining site for the extraction from the earth of minerals for sale or use by the operator. Mining includes use of mining equipment or techniques to remove materials from the in-place mineral deposit, including drilling and blasting, as well as associated activities such as excavation, grading and dredging. Mining does not include removal from the earth of products or commodities that contain only minor or incidental amounts of nonmetallic minerals, such as commercial sod, agricultural crops, ornamental or garden plants, forest products, Christmas trees or plant nursery stock.

(2) Processes carried out at mining sites that are related to the preparation or processing of the mineral(s) obtained from the mining site. These processes include, but are not limited to stockpiling of materials, blending mineral aggregates or minerals with other mineral aggregates or minerals,

blasting, grading, crushing, screening, scalping, washing and dewatering.

MINOR REPAIR: Repair performed for maintenance or replacement purposes on any existing one (1) or two (2) family dwelling which does not affect room arrangement, light and ventilation, access to or efficiency of any exit stairways or exits, fire protection or exterior aesthetic appearance and which does not increase a given occupancy and use. No building permit is required for work to be performed, which is deemed minor repair.

MUNICIPALITY: Municipality is any city, village, town or county.

NATIVE PLANTS: Any plant species with a geographic distribution indigenous to the town. Plant species indigenous to areas outside the township and introduced by humans are not native vegetation.

NON-CONVENTIONAL FINANCING

BUSINESS: A business that is not subject to regulation by the Federal Deposit Insurance Corporation and which provides one or more of the following services as its primary function:

1. car title loans
2. cash advances
3. check cashing for a fee
4. payday loans
5. signature loans
6. other forms of non-conventional financial services.

NONCONFORMING STRUCTURE: Any structure conforming in respect to use but not in respect to frontage, width, height, area, yard, parking, loading, or distance requirements shall be considered a nonconforming structure and not a nonconforming use.

NONCONFORMING USE: Any building or land lawfully occupied by a use at the effective date of a town ordinance or amendment thereto which does not conform after passage **with** the requirements of the ordinance or amendment.

NON-INHABITABLE: Not having working septic systems, wells, and heating units so as to be used for living quarters or damaged beyond repair.

OCCUPANCY: Pertains to and is the purpose for which a building is used or intended to be used.

OCCUPANT: Any person occupying or having use of a building, structure, premises of any part thereof.

OPERATOR: Operator shall mean any person who has charge, care or control of a building, structure or premises or part thereof.

OWNER: Includes the plural as well as the singular and may mean either a natural person, firm, association, partnership, private corporation, public or quasi-public corporation, or combination of these who shall hold title to a building, structure or property, or who shall be in actual possession of, or have charge, or control of building, structure, or property as agent of the title holder, or who shall be trustee or guardian of the estate or person of the title holder.

PARK: All grounds, structures and watercourses which are or may be located within any area dedicated to the public use as a park, parkway, public boat landing, public lake access, recreation facility or conservancy district in the Town.

PARK, AMUSEMENT: An area publicly or privately owned, containing amusement and recreational facilities and devices, whether operated for profit or not.

PARKING LOT: Any public or private land area where motor vehicles are parked or stored temporarily, but not including the wrecking of automobile or other vehicles or storage for the purpose of repair or wrecking.

PARKING SPACE: A graded and surfaced area of not less than one hundred eighty (180) square feet in area, either enclosed or open, for the parking of a motor vehicle, having adequate ingress and egress to a public street or alley.

PARTIES IN INTEREST: Includes all abutting property owners, all property owners within two hundred (200) feet, and all property owners of opposite frontages.

PERMANENT MERCHANT: A direct seller who, for at least one (1) year prior to the consideration of the application of this Code to said merchant has continuously operated an established place of business in this Town; or has continuously resided in this Town and now does business from his/her residence.

PERSON: The term "person" shall include a corporation, firm partnership, association, organization and any other group acting as a unit as well as individuals, including a personal representative, receiver or other representative appointed according to law. Whenever the term "person" is used in any section of this Code prescribing a penalty or fine, as to partnerships or associations, the work shall include the partners or members thereof, and as to corporations, shall include the officers, agents or members thereof who are responsible for any violation of such section.

PLAT: The map, drawing or chart on which the subdivider's plat of subdivision is presented to the Town for approval.

PRINCIPAL USE: The main use of land or building as distinguished from subordinate or accessory use.

PROFESSIONAL OFFICE: The office of a doctor, practitioner, dentist, minister, architect, landscape architect, professional engineer, lawyer, author, musician, or other recognized profession.

PUBLIC ACCESS: Any access to navigable water by means of public property.

PUBLIC EMPLOYEE: Any person excluded from the definition of a public officer who is employed by the Town.

PUBLIC NUISANCE: A thing, act, occupation, condition or use of property, which shall continue for such length of time as to substantially annoy, injure or endanger the comfort, health, repose or safety of the public; in any way render the public insecure in life or in the use of property; greatly offend the public morals or decency; unlawfully and substantially interfere with, obstruct or tend to obstruct or render dangerous for

passage any street, alley, highway, navigable body of water or other public way or the use of public property.

PUBLIC OFFICER: Persons serving in statutory elected or appointed offices provided for in Chapter 60 of the Wisconsin Statutes, and all members appointed to boards, committees and commissions established or appointed by the Town Chairperson and/or Town Board, whether paid or unpaid.

PUBLIC WAY: Any sidewalk, street, alley, highway, or other public thoroughfare.

RECYCLING: The process by which waste products, such as metal cans, scrap metal, paper or glass are reduced to raw materials for transformation into new and different products. For the purpose of this Zoning Code, recycling does not include the reclamation of sewage sludge, food wastes and other organic materials.

REFUSE: Refuse is combustible and noncombustible discarded material including, but not limited to, trash, rubbish, paper, wood, metal, glass, plastic, rubber, cloth, ashes, litter and street rubbish, industrial waste, dead animal tissue, blood or parts, mine tailings, gravel pit and quarry spoils, and material and debris resulting from construction or demolition.

RESORT CABIN: A seasonal or year round transient dwelling unit.

RUBBISH: Rubbish is the miscellaneous waste material, combustible and non-combustible, resulting from house-keeping and ordinary mercantile enterprises, and includes boxes, cartons, excelsior, paper, ashes, cinders, tin cans, bottles and broken glass, rubber, grass clippings, brush, leaves, garden plants, and animal waste.

SATELLITE DISH: An apparatus capable of receiving communications from a transmitter or a transmitter relay located in a planetary orbit. They are also commonly referred to as disks, satellite communications systems or home earth stations.

SCREENING: A structure or planting which conceals from view of public ways and neighboring properties the area behind such structure or planting.

SERVICE AREA: The geographical area where the town provides a service.

SETBACK: The minimum allowable distance from a given point or line of reference, such as a thoroughfare right-of-way, waterline, or prospective line to the furthest projection element of a building or structure.

SIGN: Any medium, including its structure, words, letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade names or trademarks by which anything is made known and which are used to advertise or promote an individual, firm, association, corporation, profession, business, commodity or product and which is visible from any public street or highway.

SIGN COPY AREA: The total area of the sign face that may be used for advertising, message or announcement.

SINGLE OR TWO (2) FAMILY DWELLING: A building structure which contains one (1), two (2) or separate households intended to be used as a home, residence or sleeping place.

SIGN, PORTABLE: A sign that is not permanent, affixed to a building, structure or to the ground. Such sign may be mounted on wheels to make it transportable.

SIGN, ROOF: A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the eave line of a building with a gambrel, gable or hip roof, or the deck line of a building with a mansard roof.

SIGN, WALL: A sign fastened to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign and which does not project more than twelve (12) inches from such building or structure.

SITE PLAN: A plan prepared to scale, showing accurately and with complete dimensioning the boundaries of a site and the location of all buildings, structures, uses, and principal site design features proposed for a specific parcel of land.

SLOW-NO-WAKE: The slowest possible speed of a watercraft so as to maintain steerage.

SLUDGE: Sludge is sewage treatment residue, residue which represents waste material generated from the industrial or commercial slaughtering of farm animals which residue is in any form whatsoever, whether solid or semisolid or liquid.

SQUARE FOOTAGE: The building ground floor area outside the walls. Open or wall-less structures are determined by measuring the dimensions outside of the support poles.

STREET: Any public highway or alley and shall mean the entire width between the boundary lines of any public way where any part thereof is open to the public for purposes of vehicular traffic.

STRUCTURE: Anything constructed or erected, the use of which requires a more or less permanent location in or on the premises, or any other attachment to something having a permanent location on the ground, which includes, but is not limited to, objects such as buildings, mobile homes, gas or liquid storage tanks, bridges, culverts, decks, fences, satellite dishes or swimming pools.

SUBSTANDARD: All buildings and structures, which do not conform to the minimum standards established by this code or by State of Wisconsin Administrative Code.

TOWN: The Town of Rome, Adams County, Wisconsin, or any duly appointed designate thereof, including, but not limited to, the Town Board and Town committees.

TOWN BOARD OR BOARD: The present governing body of the Town or any successors to the legislative power of said body, or any duly appointed designate thereof.

TOWN STAFF: Zoning Administrator, Police Chief, Fire Chief, Highway Commissioner and any other professional engaged by the Town on a temporary, part-time or full-time basis.

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

USE, PERMITTED: A use which may be lawfully established in a particular zoning district or districts provided it conforms with all requirements, regulations, and standards of such district.

UTILITIES: Public and private facilities, such as water wells, water and sewage pumping stations, water storage tanks, electrical power substations, static transformer stations, telephone and telegraph exchanges, microwave radio relays and gas regulation stations, inclusive of associated transmission facilities but not including sewage disposal plants, municipal incinerators, warehouses, shops, storage yards and power plants.

VEHICLE: A motor vehicle, trailer, semi-trailer or mobile home, whether or not such vehicle is registered under Wisconsin Law.

VISION TRIANGLE: A triangular space which permits an unobstructed view at the intersection of highways or streets with other highways, streets or roads to or at the intersection of highways or streets with railroads.

WASTE: Waste is garbage, refuse, and all other discarded or salvageable material, including materials resulting from industrial, commercial, and agricultural operations and from domestic use and public service activities.

WOODLANDS CHARACTER: The feeling associated with central Wisconsin based on a unique identity and other memorable qualities in which the image of development provides the observer with strong visual and experiential images and lacks dominant urban and suburban visual characteristics.

YARD: An open space on a lot which is unoccupied and unobstructed by buildings from its lowest level to the sky.

YARD, FRONT: A yard extending along the full length of the front lot line between the side lot lines.

YARD, REAR: A yard extending along the full length of the rear lot line between the side lot lines.

YARD, SIDE: A yard extending along a side lot line from the front yard to the rear yard.

YARD, STREET: A yard extending across the full width of the lot, the depth of which shall be the minimum horizontal distance between the existing or proposed street or highway line and a line parallel thereto through the nearest point of the principal structure. Corner lots shall have two (2) such yards.

ZONING PERMIT: A permit issued by the Zoning Administrator that verifies that a specified use is permitted at the location and that the lot size and width requirements and the setback and yard requirements have been complied with. The zoning permit does not verify that structural components of a building comply with the Building Code. Such verification is typically certified by issuance of a building permit.