CHAPTER 6. DEFINITIONS

Section 6.1: Purpose and Scope

1. For the purposes of this Ordinance, certain words, phrases, and terms used herein shall have the meaning assigned to them by this Section.

2. Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance it’s most reasonable application.

3. When not inconsistent with the context, words used in the present tense include the future; words in the singular number include the plural; and those in the plural number include the singular. The word “shall” is mandatory; the word “may” is permissive.

4. Any dispute regarding the meaning of any word, phrase or section of this Ordinance shall be decided by the Community Development Director. Appeals of the decision of the Community Development Director shall be heard by the Board of Adjustment as described in Section 5.8 and A.R.S. § 11-816.

5. The Planning & Zoning Commission shall make determinations to Uses not listed as described in Section 5.9.

6. Within the body of this Ordinance, a term or word beginning with a Capital letter indicates a definition is given in this chapter.

Section 6.2: Definitions

ABANDONMENT means the discontinuation of use for a period of one hundred and eighty (180) days.

ABANDONMENT (lighting) means the discontinuation of use for a period of six months.

ABUT shall mean to touch or adjoin along a common border or property line.
ACCESS or ACCESS WAY shall be the means of ingress and egress connecting a Site to the public roadway system.

ACCESSORY DWELLING shall mean a second Dwelling Unit in single Family residential zones.

ACCESSORY DWELLING, ATTACHED shall mean an Accessory Dwelling Single Family that is attached to the principal Dwelling. An identifying characteristic of an Attached Accessory Dwelling is connection to the main Dwelling either internally or by a common wall.

ACCESSORY DWELLING, DETACHED shall mean an Accessory Dwelling which is not connected neither internally nor by a common wall to the principal Dwelling. Any Accessory Dwellings not meeting the definition of Attached Accessory Dwelling shall be considered Detached.

ACCESSORY STRUCTURE shall mean a Building, part of a Building, or Structure, which is for Accessory Use. Accessory Structures may include overhangs, movable insulating walls and roofs. Swimming pools, hot tubs and Spas shall be considered detached Accessory Structures.

ACCESSORY USE shall mean a Use incidental, related, appropriate and clearly subordinate to the main Use of the Lot or Building, which Accessory Use does not alter the principal Use of such Lot or Building.

ACCESSORY WIND ENERGY SYSTEM shall mean a system designed as a secondary use to existing Buildings or facilities, wherein the power generated is used primarily for on-site consumption. The system consists of a wind turbine and associated controls and may include a Tower.

ACTIVITY CENTER, URBAN, SUBURBAN AND RURAL shall mean a mixed use center in a location identified by the Comprehensive, Regional Plan, or within an Area Plan. Activity centers vary by scale and activity mix depending on location and include commercial, retail, office, residential, shared parking and public spaces. Activity centers are intended to support concentrated, mixed use development connected to existing water, wastewater, utility and transportation infrastructure.

ADJACENT shall mean property that abuts or is directly across from a street, access easement, alley or right of way, other than an Interstate or State Highway.

ADMINISTRATIVE PERMIT shall mean a permit which is issued by the Staff of Community Development without requiring a hearing or other body to approve the permit.

ADVERTISING DEVICE shall mean any figure, symbol, design, model, or device, whether it contains a lettered advertising message or not, used to attract attention or convey a message and which is visible from any area outside a Building. Advertising Devices can include, but are not limited to: vehicles, vehicle parts, wagons, trailers, railroad cars, shipping containers, water storage tanks and goods for sale.

ADULT USE, ADULT ENTERTAINMENT BUSINESS shall mean any adult bookstore, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter center, or any other business or establishments that offers its patrons services or entertainment
characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical area, but not including those uses or activities, the regulation of which is preempted by state law.

AGRICULTURE, EXEMPT shall mean use of property exempt from zoning under A.R.S. §11-812.

AGRICULTURE, GENERAL NON-EXEMPT shall mean the tilling of the soil together with the raising of crops, farming, horticulture, viticulture, silviculture, small livestock farming, dairying and/or pasture and range Livestock production, and systems design such as permaculture, including all uses customarily incidental, there to. Agriculture shall not include slaughter houses, fertilizer yards, cultivation of cannabis (as defined in ARS 13-3401) or marijuana (as defined in ARS 13-3401 or 36-2801) or plants for the reduction of animal matter or any other industrial Use which is similarly objectionable because of noise, odor, smoke, dust or fumes. Agriculture does not include the concentrated single-use operation of Feed Lots, hog, turkey, chicken, fur-bearing animals or other similar farms, unless these operations are operated in conjunction with or are a part of the crop production of the same or adjoining parcels under common ownership. Agriculture does not include Exempt Agriculture.

AGRICULTURAL COMPOSTING, EXEMPT shall mean the controlled biological decomposition of organic solid waste under in-vessel anaerobic or aerobic conditions where all or part of the materials are generated on the farmland or will be used on the farmland associated with the Agricultural Composting operation. The Agricultural Composting Use is exempt from zoning if it meets the requirements of A.R.S. §11-812.

AGRICULTURAL AND COOPERATIVE EXTENSIONS AND EXPERIMENTAL FACILITY shall mean a scientific research facility that investigates difficulties and potential improvements to food production and agribusiness. Agricultural Experiment Facilities may work with farmers, ranchers, suppliers, processors, and others involved in food production and agriculture.

AGRICULTURAL FACILITY shall mean an open field or enclosed building with transparent walls or roof whether publicly or privately owned including, but not limited to, greenhouses used for the production of horticultural products, and the pasturing of animals.

AGRITOURISM shall mean a commercial enterprise at a working farm, ranch or agricultural plant conducted for the enjoyment or education of visitors. The tourism enterprises are supplemental and primarily related to the agricultural use. Agritourism can include, but is not limited to, shops, farm stays, tours, on-farm classes, seasonal festivals, pumpkin patches, Christmas seasonal tree farms, wineries and tasting rooms, orchard dinners, barn dances, and guest ranches.

AIRPORT shall mean any area which is used for the taking off and landing of aircraft, including helicopters, and appurtenant areas which are used for airport Building or facilities, including open spaces, landing fields, taxiways and tie-down areas.

ALLEGED VIOLATOR shall mean a person, natural or corporate, responsible for a property upon which the Zoning Inspector or Code Enforcement Officer has reason to believe a
violation of the Zoning Ordinance exists, including, but not limited to, the owner or tenant for the subject property.

ALLEY shall mean any dedicated way, intended for vehicular service to the rear or side of property served by a Street. An Alley is not intended for general traffic circulation.

ANEMOMETER shall mean an instrument for measuring wind force. See also Meteorological (Met) Tower.

ANIMAL HOSPITAL shall mean a place where animals are given medical or surgical treatment and are cared for during the time of such treatment. Use as a Kennel shall be limited to short-time boarding and shall be only an Accessory Use.

ANIMAL HUSBANDRY shall mean the branch of Agriculture concerned with breeding and rearing of farm animals conducted primarily for educational purposes or school credits.

ANIMAL SHELTER shall mean a rescue and sanctuary facility that provides humane care for domestic animal(s) and/or any other animal(s) not under the jurisdiction of the Arizona Game and Fish Department, operates as an animal welfare facility, and provides adoption services for adoptable animals. Animals maintained at such premises are not, for commercial purposes, bought, sold, intentionally bred, or traded. Individual residences where animals are fostered under the auspices of a third-party, non-profit 501(c)(3) animal welfare organization or Coconino County animal care are not considered to be an animal shelter if they comply with limits on the number of animals set forth in this Code.

ANTENNA means any exterior device for transmitting and receiving wireless communication that is mounted on a Tower, Building or Structure and that is used to send and receive signals for cellular telephone, personal communication service (PCS), mobile radio, paging, wireless Internet access, and similar communication services. Antennas may include panels, microwave dishes, satellite dishes, whip antennas or other devices that may be affixed to a Tower, pole or other Structure.

ANTENNA, ATTACHED means an Antenna mounted on the exterior of an existing Building, silo, smokestack, water tower, utility or power pole, existing wireless communication Tower, or an alternative support Structure.

ANTENNA, CONCEALED (STEALTH) means an Antenna with a support Structure that screens or camouflages the presence of Antennas and/or Towers from public view in a manner appropriate to the site’s context and surrounding environment. Examples include man-made trees, flagpoles that do not exceed ten feet above the maximum allowable Structure Height for the zone, utility poles, light poles, water tanks, steeples, and architectural and facade features.

APARTMENT: See DWELLING, MULTIPLE.

APPURtenANCE is a visible, functional, aesthetic or ornamental object accessory to and part of a building. An appurtenance is not calculated as part of the building height. Chimneys, antenna or flagpoles are not appurtenances.
AREA PLAN shall mean an official amendment to the Coconino County Comprehensive Plan that reflects the local residents’ vision of the future, contains goals and policies for development, and provides guidance for decision makers. An Area Plan may serve a community, specific neighborhoods or rural areas.

ARENA shall mean an area enclosed by a fence or a building, or delineated by other means, for equestrian, livestock or other animal events and exercise. An arena may be constructed for private use or public spectator events such as a rodeo, barrel racing, dressage or similar events. An arena shall be considered a commercial use when lights, grandstands, announcer booths and parking facilities are added.

ASPHALT AND CONCRETE MANUFACTURING AND BATCH PLANT is a manufacturing facility for the sorting, grading, and storage of aggregates as construction materials, and including the manufacture or mixing of concrete, cement, concrete and cement products, asphalt, block, brick, pipe or tile, including equipment incidental to such manufacturing.

ASSISTED LIVING FACILITY shall mean establishments that provide a special combination of housing, supportive services, personalized assistance with daily activities, such as dressing, grooming, bathing, etc., and health care to respond to the individual needs of those who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters, where the emphasis of the facility remains residential.

AUTO LUBRICATION and OIL-CHANGE OPERATION shall mean any Building or premises used primarily for the purpose of lubrication, fluid replenishment and oil changing. Such servicing shall not entail the overnight storage of vehicles, nor shall such services include tire recapping, wheel repair, sale or rebuilding of engines, battery manufacturing or rebuilding, radiator repair, transmission repair, engine steam cleaning, auto body work, welding, reupholstering or installation of auto glass.

AUTOMOBILE (see Motor Vehicle)

AUTOMOBILE AND MOTOR VEHICLE BODY SHOP AND PAINTING is a facility which provides collision repair services, including body frames straightening, replacement of damaged parts, and painting. Body and frame repair does not include mechanical engine or power train repair.

AUTOMOBILE AND MOTOR VEHICLE SALES AND RENTAL shall mean the storage, display, sale, rental, or lease of new or used passenger automobiles, trailers, Off-highway Vehicle, recreational vehicles, trucks, farm implement and machinery, and any warranty repair work and other repair service conducted as an accessory use.

AUTOMOBILE SERVICE STATION shall mean any premises used for the retail sales of vehicular fuels and for servicing and light maintenance activities such as engine tune-ups, lubrication, sale and service of tires and batteries, and minor repairs. Service Stations shall not include premises where heavy automobile maintenance activities such as engine overhauls, painting, body repair, and transmission repair are conducted. Service Stations shall entail only incidental overnight parking of vehicles.
AUTOMOBILE-WRECKING AND SALVAGE YARD shall mean the area outside of an enclosed Building used for the dismantling or wrecking of motor vehicles or trailers, or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts, or the outdoor storage of any used or secondhand materials, including but not limited to lumber, household appliances, pipe, fencing, drums, machinery or furniture for the purposes of resale as parts or parts as salvage only. An Automobile-Wrecking and Salvage Yard does not include the incidental storage of vehicles in connection with the operation of an Automotive Repair and Service Garage, providing the repair period for any one vehicle does not exceed 30 days.

AUTOMOBILE AND MOTOR VEHICLE REPAIR AND SERVICE GARAGE shall mean an establishment engaged in the retail sales of vehicular fuels, and for furnishing automotive and light-truck maintenance, repair and servicing to the general public, such as engine tune-ups, lubrication, and the sale and service of tires and batteries, and minor repairs. Service Stations shall not include premises where heavy automobile maintenance activities such as engine overhauls, painting, body repair, and transmission repair are conducted. Service Stations, Automotive Repair and Motor Vehicle Repair and Service Garage shall entail only incidental overnight parking of vehicles. These facilities shall not include tire recapping or battery manufacturing or rebuilding, or automotive body shop and painting.

BAR shall mean premises used primarily for the sale or dispensing of alcohol for on-site consumption and where food may be available for consumption on the premises as an accessory to the principal use.

BED-AND-BREAKFAST ESTABLISHMENT shall mean a portion of a Single Family Dwelling in which one or two to five bedrooms are completely furnished guest rooms occupied, or intended to be occupied, or advertised as available on a nightly basis for compensation. See Section 3.78.

BEDROOM shall mean a room meeting the provisions of the building code and environmental quality as determined by the Building Official.

BILLBOARD shall mean any Off Premise Sign that directs attention to or advertises a business, commodity, service, person, enterprise, proposition, or entertainment.

BOARD or BOARD OF SUPERVISORS shall mean the Board of Supervisors of Coconino County, Arizona.

BOARD OF ADJUSTMENT shall mean the Board of Adjustment of Coconino County, Arizona.

BORROW PIT shall mean any place or premises where dirt, soil, sand, gravel or other unconsolidated earthy material is removed by excavation, without further processing, as fill for activities such as landscaping or building construction for any purpose other than that necessary and incidental to grading or to Building construction or operation on the premises at another location.

BREWERY shall mean a facility that brews ales, beers, meads, and / or similar beverages on site. Breweries are classified as a use that manufactures more than 15,000 barrels of beverage.
BUILDING shall mean a Structure having a roof supported by columns or walls. See STRUCTURE.

BUILDING PERMIT shall mean a permit required for any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a Building or Structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or cause such work to be done in the unincorporated areas of Coconino County, pursuant to building codes adopted by the Board of Supervisors.

BURIAL PLOT, PRIVATE a designated burial area consisting of one or multiple plots/urns on private property that is utilized by the property owners with no exchange of money.

CABANA shall mean any Building or Structure erected, constructed or placed with a Building Permit on a Mobile or Manufactured Home space and used in conjunction with a Mobile or Manufactured Home.

CABIN shall mean a permanent structure intended for short term occupancy in a Campground. Cabins may or may not include cooking or sanitary facilities. Manufactured and Mobile Homes do not constitute a Cabin. Park Model RVs modified to meet minimum Building Code standards as required by the Building Division may be considered as Cabins.

CALIPER shall mean the diameter of a tree trunk measured four and one-half (4 ½) feet above the ground. Also known as Diameter at Breast Height (DBH)

CAMPGROUND shall mean a plot of ground, with or without sanitation facilities or water, developed for overnight or limited camping in tents, travel trailers, recreational vehicles, cabins, yurts or similar structures. May include the overnight parking of Recreational Vehicles.

CAMPSITE shall mean a space for temporary occupancy of one individual or a group within a Campground. Campsites can include up to one cabin, one yurt, two tents, or one RV space, with or without a fire pit, bench, or similar facilities. A campsite may include up to two passenger vehicle spaces. A group campsite is a cluster of two or more campsites.

CANOPY shall mean a roof-like Structure supported by a permanent foundation and open on all four sides.

CARETAKER’S RESIDENCE is a Dwelling Unit that is accessory and incidental to, and on the same site as, a permitted or conditional use.

CARPORT shall mean a permanent roofed Structure or a portion of a main Structure with not more than two (2) enclosed sides used or intended to be used for automobile storage for the occupants of the premises.

CEMETERY shall mean land used for the burial of the dead, and dedicated for such purposes, including columbariums, crematoriums, and mausoleums and mortuaries when operated in conjunction with and within the boundaries of such premises.

CHURCH—RELIGIOUS INSTITUTIONS shall mean Buildings and locations such as churches, convents, monasteries, temples and similar organizations where people regularly participate in or hold religious services, meetings or other activities related to the exercise
of their religious beliefs not including schools, preschools or residential Uses. This
definition does not include schools, preschools or residential Uses or small home group
religious meetings occurring in a Dwelling.

CHURCH RELIGIOUS INSTITUTIONS ACCESSORY USES shall mean Uses that are
Accessory Uses to the Principal Use of a Church including schools, Preschools and
residential Uses.

CLUB shall mean an association of persons (whether or not incorporated) for a common purpose
including entities qualified under Section 501(c)(3) of the Internal Revenue Code, but not
including groups organized solely or primarily to provide a product or to render a service
or that provides products or services that are contrary to the public policy of this State or
the United States.

CODE ENFORCEMENT OFFICER shall mean a deputy zoning inspector, appointed by the
Board of Supervisors pursuant to A.R.S. 11-815(A) responsible for assisting the Zoning
Inspector with the enforcement of the Zoning Ordinance and to investigate possible
violations thereof.

CO-LOCATION means use by two or more wireless communication providers on the same
Tower or other alternative Structure.

COMMERCIAL shall mean activity involving the sale of goods or services carried out for profit.

COMMERCIAL ACRE shall mean a unit of land area that is only 82.6 percent of an acre. It
measures 36,000 square feet, 4,000 square yards, 3,342.8 square meters, or 0.334 hectare.

COMMERCIAL COMPOSTING FACILITY is a facility where organic matter, including
leaves, grass, manures, and non-meat food production wastes received primarily from
off-site residential, commercial, industrial non-hazardous sources to be processed by
composting for commercial purposes.

COMMERCIAL EQUIPMENT shall mean any motorized or non-motorized piece of machinery
designed for construction, demolition, excavation, logging, shipping, Warehousing,
freight-hauling, etc., including but not limited to backhoes, bulldozers, dump trucks,
equipment trailers, fork lifts, drill rigs, front-end loaders, or other similar Commercial
Equipment.

COMMERCIAL FERTILIZER OPERATIONS shall mean a place where any substance that
contains one or more recognized plant nutrients, that is used for its plant nutrient content
and is designed for use or claimed to have a value in promoting plant growth, except
unmanipulated animal and vegetable manures, and other projects exempted by rule of the
Arizona Department of Agriculture, is collected, processed or stored on a commercial
basis. A Commercial-Fertilizer Operation must be licensed by the State of Arizona or
meet an exemption from licensing requirements per A.R.S. § 3-262.

COMMERCIAL VEHICLE shall mean any licensed and operable bus, truck or truck tractor or
other vehicle having a gross vehicle weight of 26,000 pounds or more, or trailer, or semi-
trailer, dump truck, aggregate hauling trailer, logging trailer, etc., not including water
hauling apparatus for purposes of transporting water for personal use.
COMMERCIAL VEHICLE, INDUSTRIAL AND CONSTRUCTION EQUIPMENT SALES AND RENTAL shall mean a commercial enterprise, dealing principally with industrial customers in the sales, rental and service of Commercial Vehicles, heavy construction and earthmoving equipment, machines, presses, forges, material sales and related uses, conducted either within an enclosed building or out of doors.

COMMISSION shall mean the Coconino County Planning and Zoning Commission.

COMMUNICATION TOWER shall mean a freestanding Structure including appurtenances (greater than 34 feet in height) used for the following commercial communication purposes:

1. AM & FM radio
2. Two-way radio
3. Common carriers
4. Wireless communication
5. Microwave

Amateur (HAM) towers for the personal use of the property owner are excepted from this definition unless in excess of 100 feet in height.

COMMUNITY CENTER shall mean a meeting place used by members of a community for social, cultural, or recreational purposes, and may include such facilities as country clubs, tennis, racket and aquatic facilities, fitness facilities, and golf courses. Incidental limited commercial uses commonly associated and directly related to the primary use may be included.

COMMUNITY DEVELOPMENT DIRECTOR means the Director of Community Development for Coconino County, their designee or appointee.

COMMUNITY GARDEN shall mean a piece of land cultivated by more than four Families living on Lots which are different from the location of the community garden. The use by four Families or less shall be considered Gardening.

COMMUNITY CO-OP shall mean the keeping of Poultry or other animals on a Lot which is different from the Lot on which the owner(s) of the animals resides or the keeping of animals owned by a cooperative.

COMMUNITY-SERVICE AGENCY CAMP shall mean a campground used by an organization such as YMCA, YWCA, Boy Scouts, Girl Scouts, Campfire, and any organization established as a nonprofit corporation qualified under 501(c)(3) of the Internal Revenue Code or an organization supported in whole or in part by public subscription and primarily established to serve the social or welfare needs of the community or any part thereof, and that is not organized for the purpose of personal profit or to earn income for of any individual, group of individuals, or corporation and that is not contrary to the public policy of this State or the United States.
COMPREHENSIVE PLAN shall mean the Coconino County Comprehensive Plan and all special Area Plans adopted as amendments to the Comprehensive Plan. A statement of a community’s future, intended to serve as the primary decision-making guide for growth and development in the County.

COMPOSTING is the processing, in a controlled environment, of organic matter including leaves, grass, manures, Forest Products Processing by-products, and non-meat food production wastes, by microbiologically degrading organic matter under aerobic conditions to produce a stable product.

CONDITIONAL USE shall mean a land Use that because of its inherent nature, extent and external effects, require special care in the control of its location, design, and methods of operation to ensure that its location is appropriate and the public health, safety and general welfare is protected. Such Uses are allowed only pursuant to issuance of a Conditional Use permit. See Administration Section 5.7.

CONDOMINIUM shall mean an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interest in space in a residential complex located on such real property. A Condominium may include, in addition, a separate interest in other portions of such real property.

CONDOMINIUM CONVERSION shall mean the development of land and existing Structures as a Condominium, regardless of the present or prior Use of such land or Structure, and regardless of whether substantial improvements have been made to such Structures.

CONIFER shall mean a plant that produces cones such as a plant belonging to the family Coniferae, such as Pines, Cypresses, Junipers and Cedars.

CONTRACTOR’S YARD shall mean the Use of any Lot or parcel of land for the commercial or non-commercial parking, storage, maintenance of Commercial Vehicles; and/or more than one piece of Commercial Equipment; and/or outdoor storage of Building materials, aggregates, lumber, piping, vehicle parts, tires, etc. Contractor yards may include offices for the operations and management of the building trades.

CONVALESCENT HOME shall mean a facility appropriately licensed by the State, or Coconino County, which provides bed and ambulatory care for patient during post-operative convalescence, chronic illness or dietary problems, and aged or infirm persons unable to care for themselves.

CONVENIENCE MARKET shall mean a retail store that is intended to attract stop-and-go traffic, with or without fuel sales, and sell primarily food, beverages and other household supplies to customers who purchase only a few items.

COTTAGE INDUSTRY shall mean any business or commercial Use conducted within a Dwelling or an Accessory Structure and carried on by the inhabitants thereof, which Use is clearly incidental and secondary to the Use of the Structure for Dwelling purposes and which use does not change the character thereof or does not adversely effect the Uses permitted in the Zone of which it is a part. See Section 3.6 for specific requirements.

COUNTY shall mean the County of Coconino, State of Arizona.

COUNTY RECORDER shall mean the County Recorder of the County of Coconino.
CRAFT DISTILLERY shall mean an establishment that produces, bottles, and packages spirituous beverages for sale on site in a taproom in which customers may sample or purchase the product, or for retail carry-out. May or may not include wholesale sales. Craft distilleries shall comply with all applicable state and local regulations.

DAY-CARE CENTER shall mean any child or adult care arrangement that provides care and/or supervision for six (6) or fewer children or adults for compensation.

DECIDUOUS shall mean a plant that loses its leaves annually at the end of the growing season.

DEFENSIBLE SPACE shall mean that area between a Structure and a potential oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and which provides an opportunity to effectively defend the Structure. This is also known as Survivable Space.

DENSITY shall mean the total number of Dwelling Units, Recreational Vehicle Spaces, and Campsites permitted on an acre of land exclusive of all streets and Rights-Of-Way that restrict the surface use of the property in question.

DESIGN REVIEW GUIDELINES are specific design standards that apply to an identified, bounded area to guide the physical development of buildings and site design, including architectural elements, materials, color, lighting, signs, and landscaping.

DEVELOPMENT PLAN is a dimensioned site plan describing the proposed development on a specific building site. The plan depicts site characteristics and elements such as the location of buildings, streets and driveways, easements, parking calculations, engineered structures such as drainage basins, and landscaping.

DEVELOPMENT PROJECT means any residential, commercial, industrial or mixed use Subdivision plan or development plan which is submitted to the County for approval.

DIRECTIONAL SIGN shall mean a sign which conveys instructions for pedestrians and/or motorists such as entrance and exits of a parking lots, walking directions, or directions to particular sites (i.e. a park, library, etc.).

DIRECTOR shall mean the Director of Community Development of Coconino County, their designee or appointee.

DISTRIBUTED (INDIVIDUAL) RENEWABLE ENERGY SYSTEM shall mean a system designed to be accessory to an existing primary use, wherein electricity is generated in small amounts for primarily on-Site use. Examples may include but are not limited to detached or attached solar collectors, including vertical solar arrays attached to exterior building walls, reflectors and piping, apparatus needed for the operation of active solar energy systems, geothermal or other renewable energy systems, and Accessory Wind Energy Systems.

DORMITORY shall mean a Building used primarily for sleeping accommodations, where such Building is related to an educational or religious institution or for employee housing associated with a commercial enterprise. For purposes of calculating Density, three dorm rooms shall be equivalent to one Dwelling Unit.
DRY CLEANING ESTABLISHMENT shall mean a business which launders articles dropped off on the premises directly by the customer, or where articles are dropped off, sorted and picked up for dry cleaning but where dry cleaning is done elsewhere.

DRY CLEANING or DYING PLANT shall mean a building, portion of or premises used for commercial cleaning or dying of fabrics, textiles, wearing apparel, or articles of any sort by immersion and agitation, or by immersions only, in volatile solvents or dyes.

DRIP LINE shall mean an area around the tree trunk that generally includes the spread of the tree branches. It also may refer to that area around a Structure that is beneath the roof overhang.

DRIVE-IN THEATER shall mean an outdoor Structure designed for theatrical performances, displays or shows where the performance is viewed by all or part of the audience from a vehicle.

DROUGHT TOLERANT shall mean non-native species that can survive extended periods of time with little or no water, and that are appropriate for a particular Site without posing a threat of invasiveness or possessing characteristics of Invasive Species or Noxious Weeds.

DUPLEX shall mean a single, separate structure containing two (2) Dwelling Units of the same type, each of which has direct access to the outside.

DWELLING shall mean one or more habitable rooms for residential Use that are used as a home, residence, or sleeping place by one or more persons and which may contain sleeping, sanitary and cooking facilities. Dwelling includes an Apartment or Condominium, Manufactured Home, Modular Home, Mobile Home, Guest House or Dormitory or other structure meeting the provisions of the Building Division.

DWELLING, MULTIPLE shall mean a Building containing two (2) three (3) or more individual Dwelling Units or a combination of two (2) three (3) or more separate, Single Family Dwelling Units on one Lot or Building Site.

DWELLING, SINGLE FAMILY shall mean a detached Dwelling Unit used by one family.

DWELLING UNIT shall mean a building with one or more rooms and a single kitchen or cooking accommodation and a bathroom for living and sleeping purposes.

EASEMENT shall mean a right-of-use over the property of another.

EDUCATIONAL FACILITY, TRADE SCHOOL shall mean a specialized instructional establishment established to provide for the on-site teaching and training of industrial, clerical, managerial or artistic skills. This applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum. Sometimes referred to as a vocational school.

EDUCATIONAL INSTITUTIONS shall mean public, charter and private schools, provided they offer a curriculum of general instruction similar to public schools, and other non-profit institutions conducting regular academic instruction at the Pre-school, a Early Childhood Education Center, kindergarten, elementary, secondary, collegiate levels, and including graduate schools, universities, non-profit research institutions and religious institutions.
Such institutions must either (1) offer general academic instructions, or (2) confer degrees as a college or university of undergraduate or graduate standing, or (3) conduct research, or (4) give religious instruction. This definition does not include commercial or trade schools.

**ELECTRIC GENERATING STATION** shall mean an electrical generating facility including traditional and renewable-energy power plants.

**EMERGENCY RESPONSE PLAN** is a peace-time plan coordinated by the Emergency Management Department to guide emergency actions in the initial phase of an event, such as a weather-related natural hazard or human-caused disaster, except nuclear power plant accidents. The plan should incorporate a risk assessment and identify potential emergency scenarios to supplement the County Emergency Operations Plan. An emergency response plan may also address hazard mitigation, emergency preparedness, emergency response, and emergency evacuation.

**ENVIRONMENTALLY SENSITIVE FEATURES** shall mean Environmentally Sensitive Features are elements in the landscape that play a particularly large role in supporting wildlife and plant diversity, and are at the same time especially sensitive to degradation. These are determined by best available science and include Water Features (Floodplains, Riparian Areas, Springs/Seeps, Rivers/Streams, corridors, and Wetlands), Wildlife Corridors, threatened and endangered species habitat, Large-diameter Trees and Standing Snags, old growth or rare vegetation, Important Habitat, Steep Slopes, and Rock Outcrops.

**EQUESTRIAN CENTER, STABLES, and RIDING ACADEMIES STABLES** shall mean facilities for the training, boarding and lessons in the riding and care of equines. This use includes commercial stables.

**EROSION** means the process of the gradual wearing away of land masses. This peril is not covered under the program. (See FLOOD-RELATED EROSION.)

**EVERGREEN** shall mean a plant that retains its needles or leaves all year long, although losing some of the older leaves regularly throughout the year.

**EXOTIC ANIMALS** shall mean animals that are not native to North America that are not included within the definition of Livestock.

**FAMILY** shall mean any number of individuals related by blood, marriage, affinity or legal adoption/guardianship, or a group of not more than five (5) unrelated persons living together as a single housekeeping unit in a single Dwelling unit sharing common cooking facilities.

**FAIRGROUND** shall mean an area of land designed for, but not limited to, the following facilities and activities: agricultural related buildings, animal shows and judging, sales and auctions, arenas, carnivals, circuses, food vendors, games, rides, meeting facilities, recreational uses, special events, concerts, and indoor and outdoor festivals.

**FARM** shall mean a parcel of land used for the primary purpose of agriculture, horticulture, floriculture or viticulture.
FARMERS MARKET shall mean an occasional or periodic market held in an open pre-designated area where groups of individual sellers offer their own home-grown and/or hand-made items such as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages dispensed from booths located on-site for sale to the public. Does not include second-hand goods.

FARM STAND shall be a building or structure, weather permanent or temporary, used for the retail sales of fresh fruits, vegetables, flowers, herbs, or plants that are produced on-site. May also involve the accessory sales of other unprocessed foodstuffs, home processed food products such as jams, jellies, pickles, sauces, or baked goods; but not including any commercially processed or packaged foodstuffs.

FEED STORE is an establishment engaged in retail sale of primarily agricultural products and supplies related to the day to day activities of agricultural production, including the bulk storage of livestock feed.

FEEDLOT, COMMERCIAL shall mean a feeding operation on a Parcel of land where Livestock are temporarily kept or exchanged in corrals or yards on a sustained basis and where feed is brought to the yard.

FIRESTATION shall mean a building designed and used for storage of firefighting apparatus, related vehicles and equipment. A Fire Station may include living, training and work facilities for firefighters, and community areas for general public assembly.

FIREWISE PLAN is an individual property owner or community level effort to utilize technology, policy, and practices to minimize the loss of life and property to wildland fire independent of firefighting efforts. Firewise plans generally address site design, building techniques, landscaping, creation of defensible space, and maintenance efforts to reduce wildfire impact.

FIREWOOD STORAGE AND SALES is a commercial operation involving the storage and sales of wood for use as firewood on property other than that on which it is processed.

FLOOR AREA shall mean the total area of a Building measured by taking the outside dimensions of the Building at each floor level intended for occupancy or storage, but excluding courts, Carports, and Garages used for the parking of motor vehicles.

FLYWAY BARRIER: A solid wall, fence, dense vegetation, or combination of these materials at least six feet high that extends at least 10 feet beyond the hives on each end of a bee colony.

FOOD AND DAIRY MANUFACTURING shall mean a type of manufacturing use that...

FOREST MATERIALS PRODUCTS STORAGE AND VALUE-ADDED PRODUCTION shall mean any storage, sorting and initial processing or reuse of Forest materials including into but not limited to wood chips, poles, compost, mulch and bio-fuels. Excludes Forest Products Processing.

FOREST PRODUCTS are products obtained from stands of forest trees which have been either naturally or artificially established, including Holiday trees, but excluding nursery stock.
FOREST PRODUCTS PROCESSING shall mean the on-site preparation or processing of Forest Products to produce wood materials for use in manufacturing, as construction materials, and for industrial-scale firewood sales, and may include wood drying kilns, pole peeling equipment and industrial wood chipping operations. Includes Lumbermill and Forest Products Storage.

FRONTAGE shall mean that side of a Lot abutting a Street or Access Easement.

FUEL ISLAND shall mean a facility for filling automobiles and trucks with gasoline, diesel, propane and other types of fuels, including electric car charging stations.

GARAGE, PRIVATE shall mean a detached Accessory Building or a portion of a main Building on the same Lot for the parking and temporary storage of vehicles of the occupants of the premises.

GARDENING shall mean areas where residents and neighbors have the opportunity to contribute and manage the cultivation of plants, vegetables, and fruits.

GOVERNING BODY is the local governing unit, i.e. county or municipality, that is empowered to adopt and implement regulations to provide for the public health, safety and general welfare of its citizenry.

GRAZING shall mean the feeding of domestic Livestock on an open range or fenced pasture for commercial purposes and uses customarily incidental thereto, but not including slaughterhouses, Feedlots, stockyards, packing houses, bone yards, or plants for the reduction of animal matter.

GROSS AREA shall mean the total horizontal area within the Lot lines of a Lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such Lot or parcel.

GROSS VEHICLE WEIGHT shall mean the weight of the vehicle or vehicle combination together with the weight of the maximum load to be carried thereon at any one time; or, the declared gross weight per current vehicle registration.

GROUND COVER shall mean low growing plant materials intended to spread over the ground, and which typically grow to a height of 2 ½’ or less. Also, organic or inorganic materials such as bark, crushed rock, cinders, or other similar materials typically use in Landscaped Areas between plantings.

GROUP HOME FOR THE DISABLED shall mean a Dwelling Unit that is licensed or authorized by a governmental authority having jurisdiction over operations for 10 or fewer disabled persons who reside together as a single housekeeping unit and who receive care, supervision, or counseling from one or more staff persons. This Use includes assisted living homes, homes for the mentally ill, group care agencies and similar residential living arrangements for disabled persons, but shall not include boarding houses, nursing homes, or other group homes not for the disabled. A facility is not a Group Home for the Disabled unless it meets the provisions of Title VII of the Civil Rights Act of 1968 as amended by the Fair Housing Act.

GROUP HOMES, OTHERS shall mean a Dwelling in which persons reside while receiving therapy or counseling to assist them in adjusting to society after or during imprisonment.
through such means as pre-release, work-release, or probationary programs. This category does not include a Group Home for the Disabled.

GUEST HOUSE shall mean a detached habitable Structure used by members of the Family occupying the main Dwelling and their nonpaying guests.

HEARING CLERK shall mean the person, or persons, responsible for the receipt of reports from the Zoning Inspector of Code Enforcement Officer that a violation of the Zoning Ordinance exists, schedules Zoning Hearings, and develops and maintains the files of the Hearing Officer.

HEARING OFFICER shall mean a person, or persons, appointed by the Board of Supervisors pursuant to A.R.S. 11-815(E) to hear and determine whether a violation of the Zoning Ordinance exists, and if a violation is found to exist, impose civil penalties in accordance with Section 5.14.C.4 of the Zoning Ordinance.

HEIGHT, TOWER means the vertical distance from the preexisting Grade at the base of the Tower to the highest point of the Tower including Antennas.

HELIPORT shall mean any area which is used for the landing and taking off of helicopters.

HISTORIC STRUCTURE means any Structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.

3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either;

5. By an approved state program as determined by the Secretary of the Interior; or

6. Directly by the Secretary of the Interior in states without approved programs.

HOME OCCUPATION shall mean any Use customarily conducted entirely within a Dwelling and carried on solely by the inhabitants thereof, which use is clearly incidental and secondary to the Use of the Structure for Dwelling purposes and which use does not change the character thereof or does not adversely affect the uses permitted in the zone of which it is a part. A Home Occupation shall meet all of the requirements of 24.2 Section 3.5.

HOSPITAL/HEALTH CLINIC shall mean an institution for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.
HOTEL - MOTEL shall mean a Structure or portion thereof or a group of attached or Detached Structures, with a main entrance for multiple units, containing completely furnished individual guest rooms or suites typically occupied less than thirty (30) days on a temporary basis, by any one individual or group of individuals, for compensation.

IMPORTANT HABITAT shall mean habitat that supports federally endangered plant or animal species, Species of Greatest Conservation Need (SGCN) in Arizona, or sensitive plant species.

INTENDED USE shall mean a new Use that is not currently taking place on a property but that will begin on the property within a reasonable amount of time as determined solely by the Director of Community Development. A Use is not an Intended Use unless progress toward the new Use is indicated by objectively verifiable evidence.

INOPERABLE VEHICLE shall mean any whole, dismantled or partially dismantled, vehicle which can not be started and driven under its own power.

INSTALLED means attached, or fixed in place, whether or not connected to a power source.

INSTITUTIONAL RESIDENCE shall mean facilities for living, sleeping and sanitation and may include facilities for eating and cooking, for occupancy by other than a Family.

INVASIVE SPECIES shall mean an alien (non-native) species whose introduction does or is likely to cause economic or environmental harm or harm to human health and which tend to disrupt natural ecosystems by displacing native species.

JUNK YARD shall mean the use of more than the allowable square footage of any Lot or parcel of land regardless of Zone classification for the outdoor storage of any used or secondhand materials, including but not limited to lumber, auto parts, household appliances, pipe, fencing, drums, machinery or furniture.

KENNEL, COMMERCIAL shall mean any Kennel maintained for the purpose of boarding, breeding, raising or training dogs or cats for a fee or for sale.

KENNEL, NONCOMMERCIAL shall mean any property where five or more dogs and/or cats, over the age of four months, are kept or maintained for the use and enjoyment of the occupant for noncommercial purposes.

KITCHEN shall mean any room or portion thereof in a Building or Dwelling unit which is used or intended to be used for cooking or the preparation of food that includes a gas or electric range, oven or stovetop. A kitchen does not include wet bars or specialized home canning or preserving facilities.

LABORATORY is a facility for scientific research, investigation, testing or experimentation of dental, medical, electrical, optical and mechanical products, equipment and treatments, but not facilities for the manufacture or sale of products.

LANDFILL, SANITARY shall mean an engineered facility for the disposal of nonhazardous and nonradioactive solid waste which is located, designed, constructed and operated under permit by the Arizona Department of Environmental Quality, to contain and isolate the solid waste so that it does not create a hazard to human health or to the environment.
LANDSCAPE AREA shall mean that part of the property exclusively set aside for living plant materials and associated non-living ornamental materials such as mulch, fencing, walls or decorative rock.

LANDSCAPING shall mean the placement of living plant materials including trees, shrubs, vegetative and organic or inorganic materials in a prescribed area. Organic and inorganic materials include gravel, cinders, rock and bark materials.

LARGE-DIAMETER TREES AND STANDING SNAGS (20 inches Diameter at breast height) shall mean a live or dead standing tree of any species that has a diameter of 20 inches or more when measured at 4.5 ft above ground level.

LARGE-RETAIL SALES ESTABLISHMENT, LARGE shall mean a retail establishment (store) with any commercial retail uses or a combination of such commercial retail uses comprised of greater than 25,000 square feet and less than 70,000 square feet of gross floor area. The 25,000 square feet of floor area includes gross floor area and ancillary outdoor storage or merchandise display areas. The floor area does not include motor vehicle parking or loading areas. For the purpose of determining the applicability of the 25,000 square foot of floor area, the aggregate square footage of all adjacent stores which share common check stands, management, a controlling ownership interest, and storage areas, shall be considered one establishment, e.g. a plant nursery associated with a general merchandise area such as a home improvement area.

LAUNDROMAT shall mean a facility where customers wash, dry or iron clothing or fabrics in machines for hire and operated by customers on the premises.

LIGHTING DEFINITIONS

CLASS 1 LIGHTING means all outdoor lighting used for but not limited to outdoor sales or eating areas, assembly or repair areas, advertising and other Signs, Recreational Facilities and other similar applications where COLOR RENDITION IS IMPORTANT to preserve the effectiveness of the activity.

CLASS 2 LIGHTING means all outdoor lighting used for but not limited to illumination for walkways, roadways, equipment yards, parking lots and outdoor security where GENERAL ILLUMINATION of the grounds is the primary concern.

CLASS 3 LIGHTING means any outdoor lighting used for DECORATIVE effects, including but not limited to architectural illumination, flag and monument lighting, and illumination of trees, bushes, landscape features, etc.

DIRECT ILLUMINATION means illumination resulting from light emitted directly from a lamp or Luminaire, not light diffused through translucent Signs or reflected from other surfaces such as the ground or Building faces.

FIXTURE, FULLY SHIELDED means a light fixture or luminous tube constructed and mounted such that all light emitted by the fixture or tube, either directly from the lamp or tube, or a diffusing element, or indirectly by reflection or refraction from any part of the Luminaire, is projected below the horizontal.
1. A practical working way to determine if a fixture or tube is fully shielded: if the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when viewed from above or directly from the side, from any angle around the fixture or tube, the fixture or tube is not fully shielded.

2. Examples of fixtures that are Fully Shielded (Note: to be fully shielded these fixtures must be closed on top and mounted such that the bottom opening is horizontal):

3. Examples of fixtures that are NOT Fully Shielded:

*Table Note: Even though the lamp in these fixtures is shielded from direct view when viewed from the side or above, reflective surfaces and/or lens covers are directly visible from the side.*
Note for luminous (neon) tubes: When such lighting is installed under or behind a roof overhang, if the roof line or eave is not horizontal the tubing may be visible from above when viewed from the side and therefore be unshielded.

HIGH PRESSURE SODIUM is a type of lamp using sodium and mercury vapor at high pressure to produce light.

LPS = high-pressure sodium.

LOW PRESSURE SODIUM is a type of lamp using sodium vapor at low pressure to produce light.

LPS = low-pressure sodium.

LUMEN is the unit used to measure the actual amount of visible light that is produced by a lamp.

LUMINAIRE means the complete lighting assembly, including the lamp, housing, shields, lenses and associated electronics, less the support assembly. A light fixture.

LUMINOUS TUBE means a glass tube filled with a gas or gas mixture (including neon, argon, mercury or other gases), usually of small diameter (10-15 millimeter), caused to emit light by the passage of an electric current, and commonly bent into various forms for use as decoration or signs. A “neon” tube does not include common fluorescent lamps.

LIGHT POLLUTION is any adverse effect of manmade lighting: light where it is not needed or wanted; wasted light.

METAL HALIDE is a type of lamp using mercury and metal halide(s) to produce light.

MH = metal halide.

OUTDOOR LIGHT FIXTURE means an outdoor electrically powered illuminating device, outdoor lighting or reflective surface, lamp, luminous tube and/or similar devices, either permanently installed or portable, which is used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot and flood lights for:

1. Buildings and Structures
2. Recreational areas
3. Parking lot lighting
4. Landscape and architectural lighting
5. Billboards and other Signs (advertising or other)
6. Street lighting
7. Product display area lighting
8. Building overhangs and open canopies
9. Pedestrian walkways or areas
10. Building or Landscape decoration

NEON TUBE (see Luminous Tube)

SPOT LAMP means a lamp designed to direct its output in a specific direction (a beam), with a reflector formed from the glass envelope of the lamp itself (see below).

TEMPORARY LIGHTING means lighting which does not conform to the provisions of this Ordinance and which will not be used for more than one thirty (30) day period within a calendar year. Temporary lighting is intended for uses which by their nature are of limited duration; e.g., civic events, or construction projects.

TOTAL OUTDOOR LIGHT OUTPUT means the maximum total amount of light—measured in lumens, from all Outdoor Light Fixtures on a project site. Includes all lights and luminous tubing used for Class 1, Class 2, Class 3 lighting, and lights used for external illumination of Signs, but does not include lights used to illuminate internally illuminated Signs or luminous tubing used in neon signs. For lamp types that vary in their output as they age (such as high pressure sodium, metal halide, and fluorescent), the initial output, as defined by the manufacturer, is the value to be considered. For luminous tubes, output is calculated per linear foot of tubing rather than per lamp.

LIVESTOCK shall mean all animals that are used as (or which are the sources of) agricultural commodities. Included are cattle (beef or dairy), bison, equines (all horses, mules, burros, and asses), sheep, goats, swine (excluding feral pigs), camelids and poultry (which includes ratites).

LOT shall mean:

1. A parcel of real property with a separate and distinct number or other designation shown on a plan recorded in the office of the County Recorder, or

2. A Parcel of real property delineated on an approved record of survey, Parcel map or subdivision map as filed in the office of the County Recorder or in the office of the Department of Community Development Department, and Abutting at least one (1) public Street or Right-Of-Way, or Easement determined by the Commission to be adequate for the purpose of Access, or

3. A parcel of real property abutting at least one (1) public Street or Right-of-Way or Easement determined by the Commission to be adequate for the purpose of Access and held under separate ownership from Abutting property prior to the date of adoption of this Ordinance.

LOT, CORNER shall mean a Lot located at the intersection or interception of two (2) or more Streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the Lot shall be considered an Interior Lot.

LOT (SITE) COVERAGE shall mean that portion of a Lot or Building Site which is occupied by any Building or Structure footprint, excepting paved areas, uncovered parking areas, driveways, walks, at grade patios and landscaped areas.
LOT DEPTH shall mean the average horizontal distance between the Front and Rear Lot Lines measured in the mean direction of the side Lot lines.

LOT, FLAG shall mean an Interior Lot not having direct Frontage to a public Street or highway, except for a portion of said Lot used for Access purposes. That portion of a Flag Lot used for Access purposes shall have a minimum width of twenty feet.

LOT, INTERIOR shall mean a Lot other than a corner Lot.

LOT LINE shall mean any line bounding a Lot as herein defined.

LOT LINE, FRONT on an Interior Lot shall mean the property line Abutting the Street. On a corner Lot, the Front Lot Line is the shorter property line Abutting a Street, except in those cases where the subdivision or parcel map specifies another line as the Front Lot Line. On a through Lot or a Lot with three (3) or more sides Abutting a Street or a Corner Lot with Lot Lines of equal length, the Director shall determine which property line shall be the Front Lot Line for purposes of compliance with Yard and Setback provisions of this Ordinance. On a private Street or Easement, the Front Lot Line shall be designated as the edge of the Easement.

LOT LINE, REAR shall mean a Lot Line not Abutting a Street which is opposite and most distant from the Front Lot Line. In the case of an irregular-shaped Lot, a line within the Lot, parallel to and at a maximum distance from the Front Lot Line, having a length of not less than ten (10) feet. A Lot which is bounded on all sides by Streets may have no Rear Lot Lines.

LOT LINE, SIDE shall mean any Lot Line which is not a Front or Rear Lot Line.

LOT, SIZE the area contained within the boundaries lines of a Lot including Easements.

LOT, THROUGH shall mean a Lot having Frontage on two dedicated parallel or approximately parallel Streets.

LOT WIDTH shall mean the horizontal distance between the Side Lot Lines, measured at right angles to the Lot Depth at a point midway between the Front and Rear Lot Lines. The strip of land used for Access or utilities shall not be included in the calculation of Lot Width.

LUMBER AND BUILDING MATERIALS YARD shall mean a facility where building materials such as lumber, plywood, drywall, paneling, cement blocks, tile, insulation, brick, roofing materials and other similar building produces are stored and sold. Lumber and Building Materials Yard does not include Forest Products Processing.

LUMBERMILL is a stationary or temporary facility for the processing of Forest Products from the property on which it is located, from adjoining or other properties, to produce rough and finished lumber and other wood materials for use in manufacturing, craft or construction by sawing, planing, splitting, shaving, stripping, chipping or otherwise processed to produce wood products. A Lumbermill is sometimes referred to as a sawmill.

MACHINE, WELDING SHOP AND MICRO-FOUNDRY shall mean shops where lathes, presses, grinders, shapers and other wood and metal working machines are used, to...
include but not limited to blacksmith, tinsmith, welding, and sheet metal shops, plumbing, heating, and electrical repair shops, and overhaul shops. Micro-foundry includes processing of raw materials via melting, casting and tempering into a finished product.

MAJOR AMENDMENT is a substantial modification to an approved Development Plan and/or Subdivision Plat within a Planned District Zone.

MANUFACTURED HOME shall mean a factory built Dwelling Unit constructed after June 15, 1976 to standards established by the U.S. Department of Housing and Urban Development (HUD) with a HUD seal affixed, and which is designed to be used as a year-round Dwelling when connected to the required utilities. A Manufactured Home does not include Mobile Homes, Travel Trailers, Park Models or Recreational Vehicles. May include Park Models when constructed and sited to manufactured home standards.

MANUFACTURED HOME PARK shall mean any area or tract of land where one or more Manufactured or Mobile Home spaces are rented or leased or held out for rent or lease to accommodate Manufactured or Mobile Homes used for habitation.

MANUFACTURED HOME SPACE shall mean a plot of ground within a Manufactured Home Park designed for the accommodation of one Manufactured or Mobile Home.

MANUFACTURING, LIGHT shall mean the indoor manufacture, from predominantly prepared materials such as canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, metals, plaster, plastic, rubber, shells, textiles, tobacco, wood and varns, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, which does not create or generate noise, dust, hazardous or noxious emissions, smoke, odor, heat, glare or vibration outside of the building. Examples include but are not limited to manufacture and assembly of furniture, novelty and artisanal items; small-scale welding, blacksmithing and micro-foundries; scientific and precision medical, dental, and optical instruments or products, rubber and metal stamps, electronics, office and related machinery, bottling plants, and manufacture of pharmaceuticals such as cosmetics, drugs, perfumes, cannabis oils, toiletries and soap (not including refining or rendering of animal oils or fats).

MANUFACTURING, MEDIUM shall mean establishments engaged in the initial processing or treatment of raw material or manufacturing of products that require additional processing.
fabrication, or assembly for ultimate use by the consumer, such as the refining of oils or fats (tallow works), rendering or refining of animal byproducts, or uses that are hazardous, such as manufacturing of fireworks or other explosive-type items.

MEAT PROCESSING FACILITY, GAME shall mean the preparation of meat for human consumption by a processor or slaughterer regulated by the Arizona Department of Agriculture through an Exempt Processing License under A.R.S. § 3-2001(11) whose products are specifically labeled “not for sale.”

MEAN SEA LEVEL means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which Base Flood Elevations shown on a community’s Flood Insurance Rate Map are referenced.

MEAT PROCESSING FACILITY, SMALL shall mean the preparation of meat for human consumption as regulated by the Arizona Department of Agriculture for sale only within the state of Arizona.

MEAT PROCESSING PLANT shall mean a facility where live animals are slaughtered and prepared for distribution to a butcher shop or retail establishment, such as a grocery store. This use includes the cooking, smoking, processing and packing of eggs, meat or poultry for sale off site, but does not include rendering or refining of animal byproducts.

MEAT RECEIVING FACILITY, GAME shall mean a mobile refrigeration unit for the collection of game meat to be processed at a separate location.

MEDICAL CLINIC shall mean a building other than a hospital operated by one or more physicians, dentists, chiropractors or other licensed practitioners of the healing arts for the examination and treatment of persons solely on an outpatient basis. May include an on-site laboratory, and sale of articles, that are clearly incidental to the services provided.

MEDICAL MARIJUANA DISPENSARIES AND OFF-SITE CULTIVATION FACILITIES DEFINITIONS

MEDICAL MARIJUANA: All parts of any plant of the genus cannabis whether growing or not, and the seeds of such plant that may be administered to treat or alleviate a qualifying patient’s debilitating medical condition or symptoms associated with the patient’s debilitating medical condition.

MEDICAL MARIJUANA DISPENSARY: A not-for-profit entity defined in ARS §36-2801(11) that acquires, possesses, cultivates, manufactures, delivers, transfers, transports, supplies, sells, or dispenses marijuana or related supplies and educational materials to qualifying patients or their designated caregivers.

MEDICAL MARIJUANA INFUSION FACILITY: A facility that incorporates Medical Marijuana by means of cooking, blending, or incorporation into consumable/edible goods.

MEDICAL MARIJUANA OFF-SITE CULTIVATION LOCATION: A Building, Structure, or premises associated with, but separate from a Medical Marijuana Dispensary where cultivation, storage, infusion, and/or manufacture of Medical Marijuana products is accomplished.
METAL STORAGE CONTAINERS are defined as prefabricated, portable metal containers used for storage of personal property.

METEOROLOGICAL (MET) TOWER shall mean Structures used to mount atmospheric sensors to measure wind and other local conditions.

MICRO-BREWERY shall mean an establishment that produces, bottles, and packages beer and other fermented malt beverages for sale on site in a taproom in which customers may sample or purchase the product, or for retail carry-out. May or may not include wholesale sales. Micro-breweries shall comply with all applicable state and local regulations.

MICRO-LUMBERMILL is a temporary and portable operation for the processing of Forest Products for use as a Cottage Industry, or for personal craft, construction or firewood use.

MINING shall mean those activities conducted to develop or extract materials from a mine including on-site transportation, concentrating, milling, leaching, smelting or other processing of ores or other materials. Mining includes activities such as stone quarries, gravel and aggregate pits and washing, screening and drying facilities, stone mills, and rock crushing plants. Offices and maintenance buildings, weight stations, materials and machinery storage in association with mining activities are accessory to the mining use. Mining also includes land reclamation activities regulated pursuant to ARS Title 27.

MINOR CHANGE is an administrative amendment that modifies a Development Plan and/or Subdivision Plat within a Planned District Zone. Such changes do not substantially modify the approved plan.

MIXED USE DEVELOPMENT, IN AN ACTIVITY CENTER shall mean a project located within an Activity Center identified by either the Comprehensive, Area or Regional Plan, and which integrates a combination of primary commercial, residential, cultural, and/or institutional uses, where those functions are physically and functionally integrated on the same Site. Integrated Sites share driveways, parking, architectural elements, details and style to include but not limited to color and building materials, and that provide pedestrian connections within and outside of the site. The residential portion may include any of the residential land uses listed in this Code, except for mobile homes and recreational vehicles.

MIXED USE DEVELOPMENT, NOT IN AN ACTIVITY CENTER shall mean a project located in the commercial zones of an Area Plan or Regional Plan, but outside of a designated Activity Center, on an existing road network, and which integrates a combination of primary commercial, residential, cultural, and/or institutional uses, where those functions are physically and functionally integrated on the same Site. Integrated Sites share driveways, parking, architectural elements, details and style to include but not limited to color and building materials, and that provide pedestrian connections within and outside of the site. The residential portion may include any of the residential land uses listed in this Code, except for mobile homes and recreational vehicles.
MOBILE HOME shall mean a factory built Dwelling Unit constructed prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a residence. Mobile Homes do not include Recreational Vehicles, Travel Trailers, or Manufactured Homes.

MODEL HOME as a temporary use associated with subdivision sales, until sales are complete.

MODULAR HOME shall mean a factory built Dwelling Unit which conforms to the following:

1. Built to the building code as adopted by Coconino County;

2. Built with exterior materials customarily used on conventional Site built Dwellings; e.g. wood siding, asphalt roof shingles;

3. Minimum roof pitch of 3 in 12;

4. Minimum one (1) foot overhangs on all four sides;

5. Minimum width of 20 feet; and

6. Constructed to be set on a permanent foundation similar to Site built Dwellings; e.g. footings and stem walls or piers, in compliance with the building codes as adopted by Coconino County.

MORTUARY shall mean a place for the storage of human or animal bodies prior to their burial or cremation. These uses may include crematoriums.

MOTEL shall mean the same as “Hotel”.

MOTOR VEHICLE is a licensed and operable self-propelled vehicle designed primarily for transportation of persons or goods along public streets, including motorcycles, passenger cars, light trucks, vans and similar size vehicles that have gross vehicle weights less than 26,000 pounds. Excludes Commercial Vehicle.

MOTOR VEHICLE, BOAT AND RECREATIONAL VEHICLE STORAGE YARDS shall mean the outdoor storage of licensed and operable automobiles, trucks, boats and recreational vehicles in a facility providing space for lease to private individuals, excluding Wrecking and Salvage Yards.

NATIVE PLANTS shall mean plant species occurring naturally and native to a given ecosystem or plant community.

NET AREA shall mean the total horizontal area within the property lines of a Lot or parcel of land excluding all vehicular access ways except those private easements which serve as primary access to no more than four individual Lots or parcels.

NEW SITE AREA

NEW CONSTRUCTION shall mean structures for which the “start of construction” commenced on or after the effective date of this Ordinance.

NONCONFORMING SITUATIONS DEFINITIONS - See Section 3.14
NONCONFORMING SITUATION shall mean a situation that occurs when, on the effective date of adoption of this Ordinance or a previous ordinance or on the effective date of a Zoning Ordinance text amendment or a zoning map change, an existing Lot or Structure or Use of an existing Lot or Structure does not conform to one or more of the regulations applicable to the district in which the Lot or Structure is located. A Nonconforming Situation may be any of the following.

NONCONFORMING USE shall mean a Use or activity which was lawful prior to the adoption, revision, or amendment of the Zoning Ordinance or zoning map, but which is unlawful by the use regulations applicable to the district in which the property is located.

NONCONFORMING LOT shall mean a Lot, the area or dimensions of which was lawful prior to the adoption, revision, or amendment of the Zoning Ordinance or zoning map, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

NONCONFORMING SIGN shall mean any Sign lawfully existing on the effective date of the Zoning Ordinance or any amendment thereto which fails by reason of such adoption or amendment to conform to all standards and regulations of the Ordinance.

NONCONFORMING STRUCTURE OR BUILDING shall mean a Structure or Building the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the Zoning Ordinance but which fails by reason of such adoption, revision, or amendment to conform to the present regulations applicable to the zone in which the property is located.

NONCONFORMING PROJECT shall mean any Structure, development, or undertaking that is incomplete on the effective date of this Ordinance or any amendment thereto or of any zoning map change and which would be inconsistent with any regulation applicable to the zone in which it is located if completed as proposed or planned.

NOXIOUS WEEDS shall mean plant species designated as such by the Secretary of Agriculture, Secretary of the Interior, or by State law or regulation. Generally, noxious weeds will possess one or more of the characteristics of being aggressive and difficult to manage, parasitic, a carrier or host of serious insects or disease, and being non-native or new to or not common to the United States or parts thereof. Noxious Weed species have extensive and costly impacts on human health, safety, commerce, recreation, and general well-being. Noxious weeds can adversely affect food production, wilderness values, wildlife habitat, visual quality, forage production, reforestation, recreational opportunities, natural wild-fire regimes, and land values.

NUISANCE shall mean an interference with the enjoyment and use of a property.

NUISANCE PER SE shall mean a violation of any provision of this Ordinance, regardless of the degree of severity, which is a nuisance pursuant to A.R.S. 11-815 and 13-2917.

NURSERY AND GARDEN SUPPLY STORE shall mean an establishment, including greenhouses, for the growth, display and/or sale of plants, trees, shrubs, flowers, vegetables, seeds or other horticultural items, as well as the sale of materials and accessory items directly related to indoor or outdoor plant care and maintenance. These...
stores do not include the sale of power equipment such as gas or electric lawn mowers and farm implements.

OFF-HIGHWAY VEHICLE (OHV) shall mean any motorized vehicle designed for use off paved roadways, and shall include motorcycles, motorbikes, three-wheelers, quads, four-wheel-drive vehicles, snowmobiles, go carts, sandrails, UTVs and any similar vehicle.

OFF-HIGHWAY VEHICLE FACILITY shall mean a track or other constructed facility, generally with berms, hills, banked turns, and other grading, but possibly created by simply driving over an area to create a track, excluding ranching and agricultural operations, over which vehicles would traverse repetitively for recreational purposes. The facility may be for either personal or commercial use.

OFFICE shall mean a room, group of rooms or a building used for conducting administrative, business, public business and service, or public building and utility activities, or for the practice of professional or research operations, not including medical offices.

OIL, GAS AND PETROLEUM PUMPING, DISTRIBUTING OR STORAGE FACILITY shall mean the commercial operation of outdoor space for the storage or transfer of materials or products that may threaten the public health or safety because of combustibility, flammability, toxicity or disease potential. Examples include but are not limited to gasoline or flammables bulk stations, petroleum or liquefied gas products tank farms.

OPEN SPACE shall mean a primarily undeveloped landscape that provides scenic, ecological or recreational values or that is set aside for resource protection or conservation; an area of managed production such as forestland, rangeland or agricultural land that is essentially free of visible obstructions. Open space shall be primarily left in existing, native topography and vegetation with irrigated areas comprising less than half of the area.

OUTDOOR RECREATION FACILITY means an area designed for active recreation, whether publicly or privately owned, including, but not limited to, baseball diamonds, soccer and football fields, golf courses, tennis courts and swimming pools.

OVERLAY ZONE shall mean a zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone.

PACKING HOUSE shall mean a facility where fruit and/or vegetables are received and processed prior to market distribution.

PARCEL shall mean a legally described lot, tract or plot of land.

PARK, PRIVATE shall mean land owned or controlled by a private or semi-public entity and used for passive or active recreation.

PARK, PUBLIC shall mean a natural or landscaped area, with or without buildings or structures, designed principally to offer passive or active recreation to the public.

PARK AND RIDE shall mean a facility designed for parking automobiles, the occupants of which then transfer to public transit, a carpool or vanpool to continue their trips.

PARK MODEL shall mean a Recreational Vehicle built to either Recreational Vehicle Industry Association or American National Standards Institute (ANSI) standards—typically 12 feet in width that is built on a single chassis, mounted on wheels, designed to be connected to
utilities necessary for operation of installed fixtures and appliances, and has a gross trailer area of not less than 320 square feet and not more than 400 square feet, except that it does not include fifth wheel trailers.

PARKING AREA shall mean an area designed and constructed for the parking, storage and maneuvering of vehicles.

PARKING GARAGE, LOT OR STRUCTURE shall mean the primary use of a public or private off-street, surfaced facility or open parking lot for the short term parking of motor vehicles by the hour, day, or week, and for which a fee may or may not be charged. This use includes incidental appurtenances, control gates, and pay boxes, but does not include Motor Vehicle, Boat and Recreational Vehicle Storage Yard.

PARKING SPACE shall mean a space within a public or private parking area, exclusive of driveways, ramps, columns, offices and work areas, which space is for the temporary parking or storage of one motor vehicle.

PERSON means any individual, lessee, owner, or any commercial entity including but not limited to firm, business, partnership, joint venture, or corporation.

PERFORMANCE STANDARD shall mean criteria or limits relating to certain characteristics that a particular use or process may not exceed. A Conditional Use Permit may be applied for in order to request a waiver or change to Performance Standards.

PERSONAL SERVICES ESTABLISHMENT shall mean establishments providing individual, nonmedical, services related to personal needs, such as barber shops, beauty and nail salons, body art studio, massage and spa services, shoe repair, tailor shops, laundromats (self-service), dry cleaning services, and health and fitness centers.

PLANNED RESIDENTIAL DEVELOPMENT (PRD) shall mean a tract of land developed as a unified residential development under single ownership or unified control. The PRD shall include is description the proposed development, consisting at a minimum a map and ordinance setting forth the specific regulations governing, and the location and phasing of all proposed uses and improvements to be included in the development.

PLANT UNIT shall mean a method of identifying Landscaping requirements. Alternative plant units are set forth in Section 4.4.C.13.

POULTRY A domesticated bird that is used to produce meat or eggs, including but not limited to chickens, hens, roosters, ducks, turkeys, peafowl and geese.

PRE-SCHOOL EARLY CHILDHOOD EDUCATION CENTER shall mean the use of any Building or Structure, in conjunction with any child care arrangement that provides care, supervision, education or instruction for more than six (6) preschool-aged children.

PRINCIPAL USE shall mean the primary or predominant use of any Lot or parcel.

PRINTING AND PUBLISHING SHOP shall mean a commercial printing operation for the custom reproduction of written or graphic materials on a custom order basis for individuals or businesses, to include but not limited to photocopying, blueprinting, lithography, imprinting, offset printing and newspaper publishing.
PUBLIC UTILITY SERVICE YARD is an open area used by any public utility for the storage of public utility equipment, vehicles or supplies.

RECREATION FACILITIES, INDOOR shall mean those buildings or structures or areas built or developed for purposes of entertaining, recreating, exercising or observing various activities participated in either actively or passively by individuals or organized groups, such as amusement arcades, bowling alleys, billiard halls, climbing gyms, fitness facilities, racquetball and handball, movie and live theaters, skating rinks, archery and shooting range, excluding Community Centers.

RECREATIONAL FACILITIES, OUTDOOR means an area built or developed for active or passive recreation or entertainment, whether publicly or privately owned, including, but not limited to, Arenas, Fairgrounds, amusement parks, amphitheaters, Drive-In Theaters, skating rinks, batting cages and baseball diamonds, driving ranges, archery and shooting range, soccer and football fields, golf courses, miniature golf, tennis courts, swimming pools, and horse race tracks, excluding Community Centers, Equestrian Centers, Stables and Riding Academies.

RECREATION, PASSIVE may include trails for purposes of exercising or observing various activities participated in passively by individuals or organized groups.

RECREATIONAL VEHICLE shall mean a vehicular type unit primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or drawn by another vehicle.

RECREATIONAL VEHICLE PARK shall refer to facilities for the temporary storage, parking and maneuvering of Recreational Vehicles (motor homes, Travel Trailers, campers, etc.) with adequate roads and stall sites, including sanitary and water facilities. Site locations are generally provided on a day-by-day, month to month, or seasonal basis. Employee housing is permitted as a permanent accessory residential use in a Recreational Vehicle. This use does not constitute a Manufactured Home Park.

RECYCLING CENTER shall mean a Building or Site within which recoverable resources are collected, separated, and processed prior to shipment to others for use in the manufacture of new products. A recycling center does not include Junk Yards.

RECYCLING-COLLECTION POINT shall mean an accessory use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. Such facilities would consist of small enclosed containers, and would generally be located in shopping center parking lots or other public/quasi-public area such as at schools or churches.

RESTAURANT shall mean an establishment in which the principal use is to serve food and/or beverages, with or without outdoor seating, and including the sale of alcoholic beverages, as defined by State statute, for consumption onsite.

RESTAURANT, DRIVE-IN/THRU shall mean an establishment that primarily delivers prepared food and/or beverages to customers in motor vehicles or to customers at a service window for consumption either on or off the premises.
RETAIL SALES ESTABLISHMENT shall mean a commercial enterprise, conducted primarily within an enclosed building, that provides goods, wares, merchandise or service for sale directly to the ultimate consumer, without a resale license. May include outdoor display and sales that are accessory to the retail building.

RIGHT-OF-WAY shall mean land dedicated to public use for pedestrian, equestrian and vehicular movement, which may also accommodate public utilities, that is either publicly owned or subject to a public Easement. See County Engineer Design and Construction Manual.

RIVERINE means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

ROCK OUTCROPS shall mean rock outcrops and volcanic extrusions connected to bedrock, not piles of loose rock, larger than 25 feet in their longest dimension.

ROCK, SAND AND GRAVEL YARD shall mean the stockpiling of soil, rock, sand and gravel for retail or wholesale sales. This use may include rock crushing, sorting, washing and screening, but does not include cement mixing.

RODEO shall mean a competitive equestrian sport activity in which riders demonstrate their skill barrel racing, riding broncos, roping cattle, wrestling steers and other events, usually organized as a spectator sport held within an Arena.

RESORT shall mean a building or group of buildings containing guest rooms, including timeshares, with a large portion of the site devoted to recreational activities, such as tennis, horseback riding, swimming, and golf.

RURAL PLANNING AREA shall mean an area created by petition of owners of a majority of the property to prepare a plan that emphasizes voluntary, nonregulatory incentives for accommodating the continuation of traditional rural and agricultural enterprises; designated by the Board of Supervisors under A.R.S. § 11.806.D.3.

SACRED SITE shall mean.

SANITATION STATION shall mean.

SECONDHAND MATERIALS shall mean manufactured goods that are deteriorated as to make them unusable in their current condition including but not limited to cloth, rope, rubber, glass, machinery, tools, appliances, fixtures, lumber, paper, cartons and containers, pipe, junk, auto parts, appliances, furniture, building materials, used tires, etc. that is stored for more than 24 hours in the same place.

SELF-SERVICE STORAGE FACILITIES shall mean any multi-unit facility designated or used for the purpose of providing individual compartmentalized and controlled access stalls or lockers for the indoor storage of customers’ goods and wares.

SETBACK shall mean the distance between the established Lot Line and any Building or Structure.

SETBACK LINE, FRONT shall mean the line which defines the depth of the required Front Setback. Said setback line shall be parallel with the street line and be removed therefrom.
by the perpendicular distance prescribed for the Front of the zone in which the property is located.

SETBACK LINE, REAR or SIDE shall mean the line which defines the width or depth of the required Rear or Side Setback. Said setback line shall be parallel with the property line, removed therefrom by the perpendicular distance prescribed by the zone in which the property is located. Where the side or rear Setback abuts a street, the distance shall be measured as set forth in the “Setback Line, Front.”

SHIPPING CONTAINER shall mean a prefabricated, portable metal container used for storage also known as a Metal Storage Container.

SIGN DEFINITIONS

SIGN shall mean a Structure, Advertising Device, figure, display, message placard, or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide information in the nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. This definition shall not include official notices issued by any court or public body or officer or directional warning or information Sign or Structure required by or authorized by law.

SIGN (Signs) shall mean a Structure, device, figure, display, message placard, or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide information in the nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. This definition shall not include official notices issued by any court or public body or officer or directional warning or information Sign or Structure required by or authorized by law.

SIGN, DETACHED (FREESTANDING) SIGN shall mean a ground Sign with no form of support other than its own structural members.

SIGN, DIRECTIONAL is a sign that is limited to providing directions and information guiding the circulation of motorists or pedestrians on a Site.

SIGN, DOUBLE-FACED shall mean a Sign with two faces only, with each face oriented 180 degrees from the other.

SIGN, ELECTRONIC MESSAGE BOARD is a sign with a fixed or changing display, content, pictorial or informational message that can be changed or altered on a fixed electronic display screen. This includes LED-illuminated signs.

SIGN, EXTERNAL ILLUMINATION is illumination of a sign by a light fixture separate from the sign that shines light on the sign. Lumens emitted from external sign illumination contributes to overall maximum total outdoor light output standards.

SIGN, INTERNAL ILLUMINATION is illumination of a sign effected by a source of light contained within the sign itself. Any sign in which light becomes visible by shining through a translucent surface shall be considered an internally illuminated sign.
SIGN, PERMANENT is a sign constructed of durable materials and intended to exist for the duration of time that the use or occupant is located on the premises. Permits for electrical, foundation and lighting may be required.

SIGN, PROJECTING shall mean a Sign attached to a Building wall or Structure that extends horizontally more than twelve (12) inches from the face of the wall.

SIGN, RANCH ARCH shall mean a sign which spans the entrance to a residential property and indicates the name of the property, the property owner or address or merely is decorative.

SIGN, ROOF shall mean a Sign erected over or on, and wholly or partially dependent upon the roof of any Building for support, or attached to the roof in any way. This definition shall also include any sign painted directly on a roof.

SIGN, OFF-PREMISE (signs) shall mean any Sign that directs attention to a business, commodity, service, idea or proposition, entertainment, product, Structure, Use or property different from a business existing on the property excluding appurtenant easements, where the Sign is located. An Off-Premise Sign also includes a Sign on which space is rented, donated, or sold by the owner of said Sign or property for the purpose of conveying a message.

SIGN, OFF-PREMISE shall mean any Sign that directs attention to a business, commodity, service, idea or proposition, entertainment, product, Structure, Use or property different from a business existing on the property excluding appurtenant easements, where the Sign is located. An Off-Premise Sign also includes a Sign on which space is rented, donated, or sold by the owner of said Sign or property for the purpose of conveying a message.

SIGN, PROJECTING shall mean a Sign attached to a Building wall or Structure that extends horizontally more than twelve (12) inches from the face of the wall.

ROOF SIGN shall mean a Sign erected over or on, and wholly or partially dependent upon the roof of any Building for support, or attached to the roof in any way. This definition shall also include any sign painted directly on a roof.

SIGN, TEMPORARY is a sign that is designed to be displayed for seasonal or brief and limited time periods, and that is constructed of materials such as cloth, canvas, fabric, plywood or other light materials.

SIGN, WINDOW shall mean a Sign, which is displayed in a window so as to be visible beyond the boundaries of the parcel upon which such Signs are displayed.

SINGLE FAMILY DWELLING (see DWELLING, SINGLE FAMILY)
SITE shall mean a contiguous area of land, including a lot or parcel or a portion thereof, upon which a project is developed or proposed for development, and is in single ownership or has multiple owners, all of whom join an application for development, of land, subdivided or unsubdivided, occupied or to be occupied by a Use or Structure.

SITE AREA shall mean the total gross area to be used for development of a project.
SITE AREA, NET shall mean the Site Area less the amount of land required to be dedicated for public purposes or other dedications.

SITE PLAN shall mean a plan, prepared to scale, showing accurately and with complete dimensioning, all of the Buildings, Structures and Uses and the exact manner of development proposed for a specific parcel of land.

SOLID WASTE HAULER YARD shall mean a facility for the parking, storage or maintenance of trucks used primarily for the transport of solid waste to a Landfill, Sanitary, or to and from a Solid Waste Transfer Facility.

SOLID WASTE TRANSFER FACILITY shall mean a storage or collection facility that is permitted by the Arizona Department of Environmental Quality and operated as a relay point for solid waste and recycling materials, that is then transferred to a sanitary landfill.

SPECIFIC PLAN shall mean

STABLE, COMMERCIAL shall mean a Structure or Site for more than 2 horses, mules or ponies and other similar animals which is rented, used or boarded for others on a commercial basis for compensation. See Equestrian Center, Riding Academies or Hunt Clubs.

STABLE, PRIVATE shall mean an Accessory Structure for the keeping of horses, mules or ponies or other similar animals owned by the occupants of the premises and not rented, used or boarded on a commercial basis for compensation.

STATE shall mean the State of Arizona.

STEEP SLOPES shall mean improved or unimproved lands, any lot, parcel, tract of land where the existing natural terrain has an average cross-slope of twenty-five (25%) percent or greater and/or unstable slopes and where the natural state of such should be conserved as open space.

STONE AND MONUMENT YARDS shall mean a retail establishment for the display and sale of stone products used in residential and commercial building and construction, and for the cutting and shaping of stones, monuments and tombstones.

STORY shall mean that portion of a Building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it.

STREET shall mean a public thoroughfare or Right-of-Way or approved private thoroughfare or Right-of-Way determined by the Commission to be adequate for the purpose of Access, which affords the principal means of Access for Abutting property including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except as excluded in this Ordinance. The word “Street” shall include all major and secondary highways, collector Streets, and local Streets but shall not include Alleys. See County Engineering Design and Construction Manual.

STRUCTURAL ALTERATION shall mean any change in or alteration to a Structure involving a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, foundations, piles, retaining walls, or similar components.
STRUCTURE shall mean anything constructed or erected, any edifice or Building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires location on or in the ground or is attached to something having a location on or in the ground, including but not limited to Mobile Homes, Signs, pre-fab storage sheds, light standards, fl-ag poles, church spires, antennas, swimming and wading pools, and covered patios, excepting paved areas, concrete walks, tennis courts, and similar outdoor areas, and further excepting fences and walls three (3) feet or less in height.

STRUCTURE HEIGHT shall mean the vertical distance from the average line of the highest point and lowest points of the preexisting natural Grade of that portion of the lot covered by the Structure to the highest point of the coping of a fl-at roof or to the deck line of a mansard roof or to the highest point of the highest gable of a pitch or hip roof.

SUBDIVISION OR SUBDIVIDED LANDS shall mean improved or unimproved land or lands divided or proposed to be divided for the purpose of sale or lease, whether immediate or future, into six or more lots, parcels or fractional interests. Also includes a stock cooperative, lands divided or proposed to be divided as part of a common promotional plan and residential condominiums as defined in A.R.S. title 33, chapter 9. See the Subdivision Ordinance for further details.

TEMPORARY USE shall mean a land use that is designed, operated, and occupies a site for a limited time pursuant to performance standards. See Special Uses and Conditions Section 3.2.

TINY HOUSE shall mean a dwelling that is 600 square feet or less, excluding lofts, that can be site built, partially site built, or on an approved trailer. Park model structures that are built to Building Code Standards may qualify as a Tiny House.

TOWER shall mean a self-supporting Structure such as a lattice Tower or monopole, a guyed Tower, or a Structure affixed to or mounted on an existing or newly constructed Building or other permanent Structure, together with associated equipment, designed to support one or more Antenna.

TOWNHOUSE shall mean a Single-Family Dwelling that shares a party wall with another of the same type.

TRANSIT STOP CENTER shall mean a small scale covered or open waiting area for bus and other transit opportunities, usually located in public street right of way, and without parking facilities.

TRAVEL TRAILER shall mean a self-contained vehicle without motive power, portable structure with wheels built on a chassis, designed as a temporary Dwelling for travel-recreation and vacation purposes, having a body width not exceeding eight (8) feet and its body length does not exceed 40 feet.

TRUCK STOP AND TRAVEL CENTER shall mean a facility for fueling and servicing trucks and tractor trailers, with or without a Convenience Market and/or other ancillary uses. May also serve passenger vehicles.
TRUCK YARD shall mean the parking, storage, or maintenance of two (2) or more Commercial Vehicles on any given lot or parcel of land. This use does not include parking of solid waste hauling trucks.

TURBINE, HUB HEIGHT, The distance measured from ground level to the center of the turbine hub.

TURBINE, TOTAL HEIGHT: The distance measured from ground level to the blade extended at its highest point.

TURBINE, WIND is a device which converts the kinetic energy of the wind into a useable form of electrical energy.

UNLICENSED VEHICLE shall mean any motor vehicle which is not currently licensed.

USE shall mean the purpose for which land or a Building is occupied or maintained.

UTILITY FACILITY INSTALLATION shall mean all above-ground Buildings, Structures and related equipment for electric, telephone (other than wireless), and television, water distribution, reservoirs, pumping plants, wastewater treatment, propane storage facilities and natural gas providing utility services, public service sub-stations, and similar installations. Public utility offices, transmission and distribution lines and supporting Structures are not included.

VETERINARY FACILITIES shall mean a Building or Site where animals are given medical care and the boarding of animals is limited to short-term care incidental to the hospital use. This use does not include Kennels, Stables or animal shelters.

VIOLATION shall mean

WAREHOUSING shall mean the use of a Building or portion thereof for the commercial storage of goods or merchandise and where no retail or Wholesale operation is conducted at the Site.

WATER FEATURES shall include Floodplains, Riparian Areas, Rivers/Streams, Springs/Seeps, and Wetlands as defined below:

Floodplains: The area along a perennial or ephemeral stream or river that fills with water periodically. Floodplains can include riparian areas and sometimes have a distinct vegetative community that included water-loving plants. However, in Coconino County, many floodplains are simply characterized by grassy areas. (See the Zoning Ordinance for Floodplain Management Regulations.)

Riparian Areas: The ecosystem located along a perennial or ephemeral river. Usually characterized by water-loving plants/trees, riparian areas run parallel to streams and rivers.

Rivers/Streams: The lowest point within a watershed where water moves downstream. Streams and rivers in Coconino County can be perennial or ephemeral.

Springs/Seeps: Fixed locations where groundwater emerges from the earth perennially or ephemerally. These features usually have a distinct water-loving plant community.
associated with them which can include mesic grasses, reeds, rushes, sedges, cattails and a variety of shrubs and trees.

Wetlands: An area that is saturated by water perennially or seasonally and have a distinct vegetation community associated with water. The term wetlands encompass both the aquatic environmental associated with the pond or lake and the distinct vegetative community around the periphery which can be characterized by mesic grasses, reeds, rushes, sedges and/or cattails. (See the USACOE for regulations.)

WAYFINDING SIGNAGE is a consistent, comprehensive organization of signs with a graphic design theme, placed at key decision point locations to guide travelers, pedestrians and bicyclists as they navigate a community. Wayfinding signage is developed for a defined, specific area as a comprehensive directional sign package.

WHOLESALING shall mean the selling of any type of goods or materials for the purpose of resale.

WILD ANIMALS shall mean which are normally found living and growing in the natural environment and are not usually domesticated or cultivated.

WILDLAND-URBAN INTERFACE (W/UI) is the area in and around a community where structures meet or intermingle with undeveloped land, and the immediate or secondary effects of a wildfire would threaten a community’s environmental, social, and economic values, causing serious detriment to the area’s overall health and viability.

WILDLIFE CORRIDOR shall be as defined by the Coconino County Wildlife Connectivity Assessment or expert opinion by the Arizona Game and Fish Department.

WINERY shall mean an agricultural processing facility used for the commercial purpose of processing grapes, other fruit products, or vegetables to produce wine or similar spirits. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative office functions for the winery with retail sales as part of the winery operations.

WIRELESS TELECOMMUNICATION FACILITIES mean any combination of one or more Antennas, Towers and/or Structures with equipment used for the transmission of wireless communication.

WIRELESS TELECOMMUNICATION FACILITIES DEFINITIONS - See Section 3.10

WOOD FOREST PRODUCTS PROCESSING shall mean the on-site preparation or production of wood materials for firewood sales, wood materials for use in manufacturing, craft or construction, or construction materials, with wood cutting equipment such as chainsaws or Micro-lumbermill equipment. Does not include a Lumbermill.

YARD shall mean an opening that lies between Structures or a Structures and the nearest lot line. The minimum required yard (Building Setback) as set forth in the Ordinance is unoccupied and unobstructed from the ground upward except as specifically provided for.
ZONE shall mean a classification established by this Ordinance which limits or permits various and specific Uses subject to specific performance and development standards. Zone shall mean the same as “District” in A.R.S. §11-801.

ZONING HEARING shall mean a proceeding before the Hearing Officer in which the Zoning Inspector, a Code Enforcement Officer, or the County Attorney’s Office presents evidence showing the existence of a violation of the Zoning Ordinance and the Alleged Violator, or other designated representative, has the opportunity to present evidence.

ZONING INSPECTOR/COMPLIANCE MANAGER shall mean the person appointed by the Board of Supervisors pursuant to A.R.S. 11-815(A) to enforce the provisions of the Zoning Ordinance and investigate possible violations thereof.

ZONING ORDINANCE or ORDINANCE shall mean the Zoning Ordinance of the County of Coconino, Arizona.

Section 6.2.A: Floodplain Management Definitions

See Section 2.15.B. Unless specifically defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application.

ACCESSORY USE, FLOODPLAIN means a Use which is incidental and subordinate to the Principal Use of the parcel of land on which it is located.

ACCESSORY STRUCTURE means a Structure that is on the same parcel of property as a principal structure, and the use of which is incidental to the use of the principal structure.

ALLUVIAL FAN FLOODING means Flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and, unpredictable flow paths.

APEX means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and Alluvial Fan Flooding can occur.

APPEAL means a request for a review of the Floodplain Administrator’s interpretation of any provision of this Ordinance or a request for a Variance.

AREA OF SHALLOW FLOODING means a designated AO, AH, or VO Zone on the Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of Flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of Flooding is unpredictable and where velocity flow may be evident. Such Flooding is characterized by ponding or sheet flow.

BACKFILL means the placement of fill material within a specified depression, hole or excavation pit below the surrounding adjacent ground level as a means of improving
Flood water conveyance or to restore the land to the natural contours existing prior to excavation.

BASE FLOOD shall mean the flood having a one-percent chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION means the elevation shown on the Flood Insurance Rate Map for Zones AE, AH, A1-30, VE and V1-V30 that indicates the water surface elevation resulting from a flood that has a 1-percent or greater chance of being equaled or exceeded in any given year.

BREAKAWAY WALL means a wall that is not part of the structural support of the Building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the Building supporting foundation system.

COMMUNITY, FLOODPLAIN means any state or area or political subdivision thereof, or any Indian tribe or authorized tribal organization, or authorized native organization which has authority to adopt and enforce Floodplain management regulations for the area within its jurisdiction.

CRITICAL FEATURE means an integral and readily identifiable part of a Flood Protection System without which the Flood protection provided by the entire system would be compromised.

DEVELOPMENT, FLOODPLAIN means any human-made change to improved or unimproved real estate, including but not limited to Buildings or other Structures, mining, dredging, filling, grading, paving, and excavation or drilling operations, and storage of materials and equipment located within the Special Flood Hazard Area.

ENCROACHMENT, FLOODPLAIN means the advance or infringement of Uses, plant growth, fill, excavation, Buildings, permanent Structures or development into a Floodplain which may impede or alter the flow capacity of a Floodplain.

EXISTING MANUFACTURED HOME PARK or SUBDIVISION means a Manufactured Home Park or Subdivision for which the construction of facilities for servicing the Lots on which the Manufactured Homes are to be affixed (including, at a minimum, the installation of utilities, the construction of Streets, and either final site grading or the pouring of concrete slabs) is completed before the effective date of the Floodplain management regulations adopted by the Community.

FINANCIAL ASSISTANCE means any form of loan, grant, guaranty, insurance, payment, re-bate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect federal assistance, other than general or special revenue sharing or formula grants made to States.

FLOOD or FLOODING means a general and temporary condition of partial or complete inundation of normally dry land areas from (1) the overflow of Flood waters, (2) the unusual and rapid accumulation or runoff of surface waters from any source, and/or (3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of Erosion or undermining caused by waves or currents of water exceeding
anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash Flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in Flooding as defined in this definition.

FLOOD INSURANCE RATE MAP (FIRM) means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the Special Flood Hazard Areas and the risk premium zones applicable to the Community.

FLOOD INSURANCE STUDY means the official report provided by the Federal Insurance Administration that includes Flood profiles, the FIRM, the Flood Boundary and Floodway Map, and the water surface elevation of the base Flood.

FLOODPLAIN or FLOOD-PRONE AREA means any land area susceptible to being inundated by water from any source (see definition of “Flood”).

FLOODPLAIN ADMINISTRATOR means the Director of Community Development who is hereby authorized by the Floodplain Board to administer and enforce the provisions of this Ordinance.

FLOODPLAIN BOARD means the Board of Directors of the Flood Control District of Coconino County at such times as they are engaged in the enforcement of this Ordinance.

FLOODPLAIN MANAGEMENT means the operation of an overall program of corrective and preventive measures for reducing Flood damage and preserving and enhancing, where possible, natural resources in Floodplains, including but not limited to emergency preparedness plans, Flood control works and Floodplain Management Regulations.

FLOOD PLAIN MANAGEMENT REGULATIONS means this Ordinance and other Zoning ordinances, Subdivision regulations, Building codes, health regulations, special purpose ordinances (such as Floodplain ordinance, grading ordinance and Erosion control ordinance) and other applications or police power which control development in Flood-prone areas. This term describes federal, state or local regulations in any combination thereof, which provide standards for preventing and reducing Flood loss and damage.

FLOOD PROTECTION SYSTEM means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify Flooding in order to reduce the extent of the area within a community subject to “Special Flood Hazard” and the extent of the depths of associated Flooding. Such a system typically includes dams, reservoirs, levees or dikes. These specialized Flood modifying works are those constructed in conformance with sound engineering standards.

FLOOD PROOFING means any combination of structural and non-structural additions, changes, or adjustments to Structures which reduce or eliminate Flood damage to real estate or improved real property, water and sanitary facilities, Structures and their contents.
FLOOD-RELATED EROSION means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in Flooding.

FLOOD-RELATED EROSION AREA MANAGEMENT means the operation of an overall program of corrective and preventive measures for reducing Flood-related Erosion damage, including, but not limited to, emergency preparedness plans, Flood-related Erosion control works, and Floodplain Management Regulations.

FLOODWAY means the channel of a river or other Watercourse and the adjacent land areas that must be reserved in order to discharge the Base Flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as “Regulatory Floodway”

FLOODWAY FRINGE is that area of the Floodplain on either side of the “Regulatory Floodway” where encroachment may be permitted.

FREEBOARD means a factor of safety usually expressed in feet above a Flood level for purposes of Floodplain Management. “Freeboard” tends to compensate for the many unknown factors that could contribute to Flood heights greater than the height calculated for a selected size Flood and Floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

FUNCTIONALLY DEPENDENT USE means a Use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship Building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

HARDSHIP as related to Section 2.15.B, Variances, of this Ordinance means the exceptional hardship that would result from a failure to grant the requested Variance. The governing body requires that the hardship be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one’s neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a Structure.

LEVEE means a human-made Structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary Flooding.
LEVEE SYSTEM means a Flood Protection System which consists of a Levee, or Levees, and associated Structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

LOWEST FLOOR means the lowest floor of the lowest enclosed area (including Basement). An unfinished or Flood resistant enclosure, usable solely for parking of vehicles, Building Access or storage in an area other than a Basement area is not considered a Building’s lowest floor; provided, that such enclosure is not built so as to render the Structure in violation of the applicable non-elevation design requirements of this Ordinance.

MANUFACTURED HOME, FLOODPLAIN means a Structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term “Manufactured Home” does not include a “Recreational Vehicle”.

MANUFACTURED HOME PARK OR SUBDIVISION, FLOODPLAIN means a parcel (or contiguous parcels) of land divided into two or more Manufactured Home Lots for sale or rent.

MARKET VALUE shall be determined by estimating the cost to replace the Structure in new condition and adjusting that cost figure by the amount of depreciation which has accrued since the Structure was constructed. The cost of replacement of the Structure shall be based on a square foot cost factor determined by reference to a Building cost estimating guide recognized by the Building construction industry. The amount of depreciation shall be determined by taking into account the age and physical deterioration of the structure and functional obsolescence as approved by the Floodplain Administrator, but shall not include economic or other forms of external obsolescence. Use of replacement costs or accrued depreciation factors different from those contained in recognized Building cost estimating guides may be considered only if such factors are included in a report prepared by an independent professional appraiser and supported by a written explanation of the differences.

MEAN SEA LEVEL means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which Base Flood Elevations shown on a community’s Flood Insurance Rate Map are referenced.

MUDSLIDE (i.e., mudflow) describes a condition where there is a river, flow or inundation of liquid mud down a hillside usually as a result of a dual condition of loss of brush cover, and the subsequent accumulation of water on the ground preceded by a period of unusually heavy or sustained rain. A Mudslide (i.e., mudflow) may occur as a distinct phenomenon while a landslide is in progress, and will be recognized as such by the Administrator only if the mudflow, and not the landslide, is the proximate cause of damage that occurs.

MUDSLIDE (i.e., MUDFLOW) AREA MANAGEMENT means the operation of an overall program of corrective and preventive measures for reducing Mudslide (i.e.,
mudflow) damage, including, but not limited to, emergency preparedness plans, mudslide control works, and Floodplain Management Regulations.

MUDSLIDE (i.e., MUDFLOW) PRONE AREA means an area with land surfaces and slopes of unconsolidated material where the history, geology and climate indicate a potential for mudflow.

NEW CONSTRUCTION, FLOODPLAIN means, for the purposes of determining insurance rates, Structures for which the “start of construction” commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such Structures. For Floodplain Management purposes, “New Construction” means Structures for which the “start of construction” commenced on or after the effective date of a Floodplain Management Regulation adopted by the Flood Control District and includes any subsequent improvements to such Structures.

NEW MANUFACTURED HOME PARK or SUBDIVISION means a Manufactured Home Park or subdivision for which the construction of facilities for servicing the Lots on which the Manufactured Homes are to be affixed (including at a minimum, the installation of utilities, the construction of Streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of Floodplain Management Regulations adopted by the community.

OBSTRUCTION includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, Building, wire, fence, rock, gravel, refuse, fill, Structure, vegetation, or other material in, along, across, or projecting into any Watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

ONE HUNDRED YEAR FLOOD means the Flood having a one percent chance of being equaled or exceeded in any given year (see “BASE FLOOD”).

PERSON, FLOODPLAIN means an individual or his agent, firm, partnership, association or corporation, or agent of the aforementioned groups, or this state or its agencies or political subdivisions.


PROGRAM DEFICIENCY means a defect in a community’s Floodplain Management Regulations or administrative procedures that impairs effective implementation of those Floodplain Management Regulations or of the NFIP standards.

RECREATIONAL VEHICLE, FLOODPLAIN means a vehicle which is: built on a single chassis; 400 square feet or less when measured at the largest horizontal projection; designed to be self-propelled or permanently towable by a light duty truck; and designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel or seasonal use.
REGULATORY FLOOD ELEVATION means an elevation one foot above the Base Flood Elevation for a Watercourse for which the Base Flood Elevation has been determined and shall be as determined by the criteria developed by the director of water resources for all other Watercourses.

REGULATORY FLOODWAY means the channel of a river or other Watercourse and the adjacent land areas that must be reserved in order to discharge the Base Flood without cumulatively increasing the water surface elevation more than a designated height.

REMEDY A VIOLATION means to bring the Structure or other development into compliance with State or local Floodplain Management Regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the Structure or other affected development from Flood damages, implementing the enforcement provision of this Ordinance or otherwise deterring future similar violations, or reducing federal financial exposure with regard to the Structure or other development.

REPETITIVE LOSS STRUCTURE means a Structure, covered by a contract for flood insurance issued pursuant to the National Flood Insurance Act, that has incurred Flood-related damage on two occasions during any 10-year period ending on the date of the event for which a second claim is made, in which the cost of repairing the Flood damage, on average, equaled or exceeded 25% of the market value of the Structure at the time of each such Flood event.

RIVERINE means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

SHEET FLOW AREA (see “AREA OF SHALLOW FLOODING”).

SPECIAL FLOOD HAZARD AREA means an area in the Floodplain subject to a 1 percent or greater chance of Flooding in any given year. It is shown a Flood Insurance Rate Map as Zone A, AO, A1-30, AE, A99, or AH.

START OF CONSTRUCTION, FLOODPLAIN includes substantial improvement and other proposed development, and means the date the Building Permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a Structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a Manufactured Home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of Streets and/or walkways; nor does it include excavation for a Basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory Buildings, such as Garages or sheds not occupied as Dwelling Units or not part of the main Structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a Building, whether or not that alteration affects the external dimensions of the Building.
STRUCTURE, FLOODPLAIN means a walled and roofed building that is partially above ground, including a gas or liquid storage tank that is principally above ground, as well as a Manufactured Home.

SUBSTANTIAL DAMAGE means damage of any origin sustained by a Structure whereby the cost of restoring the Structure to its before damaged condition would equal or exceed 50 percent of the market value of the Structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT means any reconstruction, rehabilitation, addition or other improvement of a Structure, the cost of which equals or exceeds 50 percent of the market value of the Structure before the “start of construction” of the improvement. This term includes Structures which have incurred “Substantial Damage”, regardless of the actual repair work performed. The term does not, however, include either (1) any project for improvement of a Structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (2) any alteration of a “Historic Structure”, provided that the alteration will not preclude the Structure’s continued designation as a “Historic Structure.”

VARIANCE shall mean a grant of relief from certain requirements of this Ordinance which permits development in a manner that would otherwise be restricted by this Ordinance.

VIOLATION means the failure of a Structure or other development to be fully compliant with the community’s Floodplain Management Regulations. A Structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this Ordinance is presumed to be in violation until such time as that documentation is provide.

WATER SURFACE ELEVATION means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of Floods of various magnitudes and frequencies in the Floodplains of Riverine areas.

WATERCOURSE shall mean any lake, river, creek, stream, wash, arroyo, channel, or other topographic feature on or over which waters flow at least periodically. The term may include specifically designated areas in which substantial flood damage may occur.

WATERCOURSE MASTER PLAN means a hydraulic plan for a Watercourse that examines the cumulative impacts of existing development and future encroachment in the Floodplain and future development in the watershed on potential Flood damages, and establishes technical criteria for subsequent development so as to minimize potential Flood damages for all Flood events up to and including the One Hundred-Year Flood.

Section 6.2.B: Lighting Definitions

LIGHTING DEFINITIONS
CLASS 1 LIGHTING means all outdoor lighting used for but not limited to outdoor sales or eating areas, assembly or repair areas, advertising and other Signs. Recreational Facilities and other similar applications where COLOR RENDITION IS IMPORTANT to preserve the effectiveness of the activity.

CLASS 2 LIGHTING means all outdoor lighting used for but not limited to illumination for walkways, roadways, equipment yards, parking lots and outdoor security where GENERAL ILLUMINATION of the grounds is the primary concern.

CLASS 3 LIGHTING means any outdoor lighting used for DECORATIVE effects, including but not limited to architectural illumination, flag and monument lighting, and illumination of trees, bushes, landscape features, etc.

DIRECT ILLUMINATION means illumination resulting from light emitted directly from a lamp or Luminaire, not light diffused through translucent Signs or reflected from other surfaces such as the ground or Building faces.

FIXTURE, FULLY SHIELDED means a light fixture or luminous tube constructed and mounted such that all light emitted by the fixture or tube, either directly from the lamp, tube, or a diffusing element, or indirectly by reflection or refraction from any part of the Luminaire, is projected below the horizontal.

1. A practical working way to determine if a fixture or tube is fully shielded: if the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when viewed from above or directly from the side, from any angle around the fixture or tube, the fixture or tube is not fully shielded.

2. Examples of fixtures that are Fully Shielded (Note: to be fully shielded these fixtures must be closed on top and mounted such that the bottom opening is horizontal):

3. Examples of fixtures that are NOT Fully Shielded:
Table Note: Even though the lamp in these fixtures is shielded from direct view when viewed from the side or above, reflective surfaces and/or lens covers are directly visible from the side.

*Note for luminous (neon) tubes: When such lighting is installed under or behind a roof overhang, if the roof-line or eave is not horizontal the tubing may be visible from above when viewed from the side and therefore be unshielded.*

HIGH-PRESSURE SODIUM is a type of lamp using sodium and mercury vapor at high pressure to produce light.

HPS = high-pressure sodium.

LOW-PRESSURE SODIUM is a type of lamp using sodium vapor at low pressure to produce light.

LPS = low-pressure sodium.

LUMEN is the unit used to measure the actual amount of visible light that is produced by a lamp.

LUMINAIRE means the complete lighting assembly, including the lamp, housing, shields, lenses and associated electronics, less the support assembly. A light fixture.

LUMINOUS TUBE means a glass tube filled with a gas or gas mixture (including neon, argon, mercury or other gasses), usually of small diameter (10-15 millimeter), caused to emit light by the passage of an electric current, and commonly bent into various forms for use as decoration or signs. A “neon” tube does not include common fluorescent lamps.

LIGHT POLLUTION is any adverse effect of manmade lighting; light where it is not needed or wanted; wasted light.
METAL HALIDE is a type of lamp using mercury and metal halide(s) to produce light.

MH = metal halide.

OUTDOOR LIGHT FIXTURE means an outdoor electrically powered illuminating device, outdoor lighting or reflective surface, lamp, luminous tube and/or similar devices, either permanently installed or portable, which is used for illumination or advertisement. Such devices shall include, but are not limited to, search, spot and flood lights for:

1. Buildings and Structures
2. Recreational areas
3. Parking lot lighting
4. Landscape and architectural lighting
5. Billboards and other Signs (advertising or other)
6. Street lighting
7. Product display area lighting
8. Building overhangs and open canopies
9. Pedestrian walkways or areas
10. Building or Landscape decoration

NEON TUBE (see Luminous Tube)

SPOT LAMP means a lamp designed to direct its output in a specific direction (a beam), with a reflector formed from the glass envelope of the lamp itself (see below).

TEMPORARY LIGHTING means lighting which does not conform to the provisions of this Ordinance and which will not be used for more than one thirty (30) day period within a calendar year. Temporary lighting is intended for uses which by their nature are of limited duration; e.g. civic events, or construction projects.

TOTAL OUTDOOR LIGHT OUTPUT means the maximum total amount of light, measured in lumens, from all Outdoor Light Fixtures on a project site. Includes all lights and luminous tubing used for Class 1, Class 2, Class 3 lighting, and lights used for external illumination of Signs, but does not include lights used to illuminate internally illuminated Signs or luminous tubing used in neon signs. For lamp types that vary in their output as they age (such as high pressure sodium, metal halide, and fluorescent), the initial output, as defined by the manufacturer, is the value to be considered. For luminous tubes, output is calculated per linear foot of tubing rather than per lamp.