

## **ARTICLE 1.3 – DEFINITIONS**

### **SECTION 1.3.001 - PURPOSE**

The purpose of this Article is to define the terms and phrases of this Code which are technical, specialized, or may not reflect common usage. To carry out the purpose and intent of this Ordinance and alleviate any ambiguities, the words, phrases and terms included herein shall be deemed to have the meaning ascribed to them in this Code.

### **SECTION 1.3.002 - DEFINITIONS INCLUDED BY REFERENCE**

As used in the Code, the following terms and phrases shall have the meaning as set forth herein.

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ABUT OR ABUTTING – The same as adjoining.

ACCESS OR ACCESS WAY – The place, or way by which pedestrians and vehicles shall have safe, adequate and usable ingress and egress to or from property or use.

ACCESSORY STRUCTURE – A detached structure customarily incidental and subordinate to the principal structure on the same lot or parcel. Typical structures include garages, sheds for storage of lawn equipment or wood, and signs (also see definition of Dwelling - Accessory Dwelling Unit).

ADJACENT – Two (2) or more lots or parcels of land having a common boundary.

ADJOIN OR ADJOINING – Two (2) or more lots or parcels of land which are in direct contact at some point or property line.

ADMINISTRATIVE AND PROFESSIONAL SERVICES – The Administrative and Professional Services use type refers to offices of private firms or organizations which are primarily used for professional, executive, management or administrative services. Typical uses include administrative offices, legal offices, financial, insurance, real estate, architectural, engineering, surveying, or consulting offices.

ADVISORY AGENCY – The Planning Commission may serve in such capacity to the City Council on all matters designated by the City Council.

AGRICULTURE – The raising, harvesting and selling of crops or the feeding, breeding, management and sale of, or produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof.

AIRPORT-HELIPORT – The Airport-Heliport use type refers to private and publicly operated commercial airports and heliports.

AISLE – An access way to required vehicular parking spaces within a private, public or semi-public parking lot.

ALLEY – A public or private right-of-way permanently reserved as a means of secondary vehicular access to the side or rear of properties abutting a street or highway.

**ALTERATION** – Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

**AMBULANCE SERVICES** – The Ambulance Services use type refers to the transportation of ill or injured person to and from treatment facilities together with incidental storage and maintenance of necessary vehicles.

**AMENDMENT** – A change in the wording, context or substance of this Ordinance, or a change in the zoning maps, which are part of this Ordinance when adopted in the manner prescribed by law.

**ANIMAL SALES AND SERVICES** – The Animal Sales and Services use type refers to establishments or places of business primarily engaged in animal-related sales and services. The following are Animal Sales and Services use types:

- A. Animal Sales and Services: Grooming - Grooming of dogs, cats and similar small animals. Typical uses include dogs bathing and clipping salons or pet grooming shops.
- B. Animal Sales and Services: Horse Keeping – Boarding, breeding or raising of horses not owned by the occupants of the premises or their non-paying guests. Typical uses include boarding stables or public stables, riding arenas and trails.
- C. Animal Sales and Services: Kennels – Kennel services for dogs, cats and similar small animals. Typical uses include boarding kennels, animal shelters, pet motels, dog training centers, or breeding establishments.
- D. Animal Sales and Services: Livestock Sale Yard – A large enclosed yard, usually with pens or stables, in which livestock, such as cattle, are temporarily kept until slaughtered, sold, or shipped elsewhere.
- E. Animal Sales and Services: Pet Sales/Shops – Sales of aquatic and small animals as well as the sales of animal-related supplies and services.
- F. Animal Sales and Services: Veterinary, Large Animals – Veterinary services for large animals. Typical uses include animal hospitals or veterinary hospitals.
- G. Animal Sales and Services: Veterinary, Small Animals – Veterinary services for small animals. Typical uses include pet clinics, dog and cat hospitals or animal hospitals.

**ANIMAL SHELTER** – A place used for the temporary detention of stray or unlicensed animals having facilities for four (4) or more animals.

**APARTMENT HOUSE** – A building or portion thereof used or containing three (3) or more dwelling units. (includes residential condominiums).

**APPEAL** – A request by an affected party for Planning Commission, City Council or Land Use Board of Appeals (LUBA) review of a land use decision.

**ARCHITECTURAL FEATURE** – Open-work fences, open-air grills, decorative facade which may or may not be attached to the main building, and may project there from. This does not include patios.

**AREA** – The total square foot or acreage of a parcel or tract of land.

AREA, NET – The square foot or acreage of a lot or parcel of land exclusive of:

- A. Public alleys, highways or streets, unless otherwise provided herein; or
- B. Proposed public facilities such as alleys, highways, streets or other necessary public sites when included within a proposed development project, unless otherwise provided herein.

AREA OF SHALLOW FLOODING – A designated AO or AH Zone on the Flood Insurance Rate Map (FIRM). The base flood depths range from one to three feet (1' - 3'), a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and, velocity flow may be evident. AO is characterized as sheet flow and AH indicates ponding.

AREA OF SPECIAL FLOOD HAZARD – The land in the flood plain within a community subject to a one percent (1%) or greater chance of flooding in any given year. Designation on maps always include the letters A or V.

ARTISAN MANUFACTURING – Small-scale consumer product businesses, roughly 10,000+/- square feet or less in size, that manufacture artisan goods or specialty foods, primarily focused on, consumer sales on site and online. Includes activities relating to small-scale production of consumer products, artisan crafts, and food and beverage production. Examples include but are not limited to small-batch bakeries; micro-distilleries; micro-breweries, and other small-scale food and beverage producers; small-scale production of textiles, and other artisan consumer goods including but not limited to small-scale welding, metalworking, leather, glass, cutlery, hand tools, wood, furniture, ceramic, and yarn or fabric products.

ASSEMBLY BUILDING – A building or portion of a building used for the gathering together of fifty (50) or more persons for such purposes as deliberation, education, instruction, worship, entertainment, amusement, drinking or dining or awaiting transportation.

AUTOMOTIVE AND EQUIPMENT – The Automotive and Equipment use type refers to establishments or places of business primarily engaged in automotive-related or heavy equipment sales and services. The following are automotive and equipment use types:

- A. Automotive and Equipment: Automotive Wrecking Yard – Any property where two (2) or more vehicles not in running condition or parts thereof are: wrecked, dismantled, disassembled, or substantially altered for sale or not for sale, and not enclosed; or any land, building, or structure used for wrecking or storing of such motor vehicles or parts thereof for two (2) motor vehicles or parts thereof for a period exceeding three (3) months. Automobile wrecking yard shall not be construed to mean scrap yard junk or salvage and not include the incidental storage of inoperative or disabled vehicles in connection with the operation of an automobile repair garages, automobile body and fender repair shop or automobile impound yard. Automobile wrecking yards must be licensed by both the State Motor Vehicle Department and the City Oregon Fire Code.
- B. Automotive and Equipment: Cleaning – Washing and polishing of automobiles. Typical uses include auto laundries, auto detailing, or car washes.
- C. Automotive and Equipment: Fleet Storage – Fleet storage of vehicles used regularly in business operations and not available for sale or long-term storage. Typical uses include taxi fleets, mobile catering truck storage or auto storage garages.

- D. Automotive and Equipment: Parking – Parking of motor vehicles on temporary basis within a publicly or privately-owned off-street parking lot with or without a fee. Typical uses include commercial parking lots and/or garages.
- E. Automotive and Equipment: Repairs, Heavy Equipment – Repairs of motor vehicles such as aircraft, boats, recreational vehicles, trucks, etc., as well as the sale, installation and servicing of automobile equipment and parts together with body repairs, painting and steam cleaning. Typical uses include truck transmission shops, body shops or motor freight maintenance groups.
- F. Automotive and Equipment: Repairs, Light Equipment – Repair of automobiles and the sale, installation and servicing of automobile equipment and parts but excluding body repairs and painting. Typical uses include muffler shops, auto repair garages, tire shops or auto glass shops.
- G. Automotive and Equipment: Sales/Rentals, Farm Equipment – Sales, retail or wholesale and/or rental from the premises of farm equipment together with incidental maintenance. Typical uses include farm equipment dealers.
- H. Automotive and Equipment: Sales/Rentals, Heavy Equipment – Sale, retail or wholesale and/or rental from the premises of heavy construction equipment, trucks and aircraft together with incidental maintenance. Typical uses include aircraft dealers, boat dealers, or heavy construction equipment dealers.
- I. Automotive and Equipment: Sales/Rentals, Light Equipment – Sales, retail or wholesale and/or rental from the premises of autos, noncommercial trucks, motorcycles, motor homes and trailers together with incidental maintenance. Typical uses include automobile dealers, or car rental agencies or recreational vehicles sales and rental agencies.
- J. Automotive and Equipment: Storage, Nonoperating Vehicles – Storage of nonoperating motor vehicles. Typical uses include storage of private parking tow-aways or impoundment yards.

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BASE FLOOD – The flood having a one percent (1%) chance of being equaled or exceeded in any given year. Also referred to as the "100-year flood" or Special Flood Hazard Area (SFHA) by FEMA. Designation on maps always includes the letters A or V.

BASEMENT – Any area of the building having its floor subgrade (below ground level).

BED AND BREAKFAST INN – See definition of Short-Term Rental.

BILLBOARD – Off premise advertising sign.

BLOCK – An area of land within a subdivision which area may be entirely bounded by streets, highways or ways (except alleys), and the exterior boundary or boundaries of the subdivision.

BOARDING HOUSE – A building other than a hotel or restaurant where meals or lodging are regularly furnished by prearrangement for compensation for six (6) or more persons not members of a family, but not exceeding twelve (12) persons and not open to transient customers.

BODY AND FENDER SHOP – A building used for the repair of motor vehicles including reforming of parts of the vehicle body, replacing fenders, doors, windows, upholstery, wheels, bumpers, radiators, headlights,

etc., painting or repainting, aligning or realigning of component parts and such other work to cause such motor vehicles to be operable in accordance with the Vehicle Code of the State of Oregon.

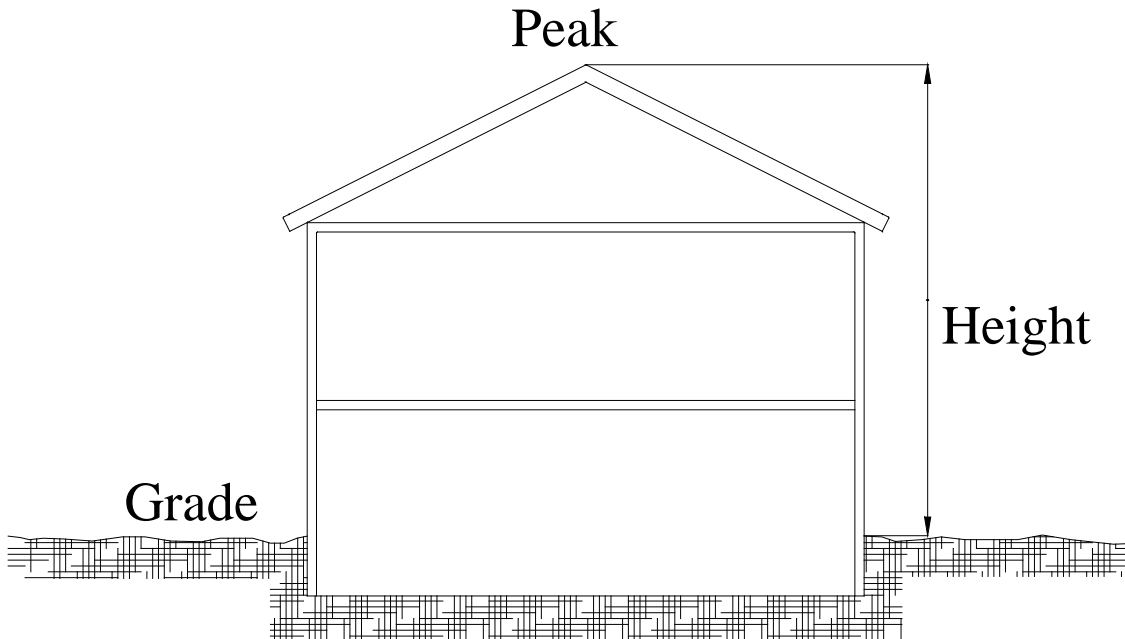
**BREEZEWAY** – A roofed passageway, the design and construction of which is in keeping with that of the main building and which provides direct access between a main and detached accessory building. and shall comply with all requirements of accessory buildings. Such breezeways shall be not more than six feet (6') in width and six feet (6') in length, such dimensions shall be exclusive of eaves or overhangs.

**BUILDING** – Any structure used or intended for supporting or sheltering any use or occupancy.

**BUILDING, ACCESSORY** – A detached subordinate building, the use of which is customarily incidental to that of the main building or to the principal use of the land in which it is located on the same lot or parcel of land with the main building or principal use of the land. A building attached to the main building by a structural feature, such as a Breezeway, that does not contain a foundation, walls and a roof shall be considered, for purposes of this Code, to be a detached Accessory Building.

**BUILDING, MAIN** – A building in which is conducted a principal use of the lot or parcel of land upon which it is situated.

**BUILDING HEIGHT** – The vertical distance from the "grade" to the highest point of the structure.



**BUILDING LINE** – A line on a plat indicating the limit beyond which buildings or other structures may not be erected.

**BUILDING MAINTENANCE SERVICES** – The Building Maintenance Services use type refers to establishments primarily engaged in the provision of maintenance and custodial services to firms rather than those to individuals. Typical uses include janitorial, landscape maintenance, or window cleaning services.

**BUILDING SETBACK LINE** – The minimum distance required between the property line of a lot or parcel of land and any point of a building or structure related hereto, exclusive of those architectural features permitted to extend into yards or open spaces.

**BUILDING SITE, LOT, OR PARCEL** – A lot or parcel of land occupied or intended to be occupied by a principal use and/or building permitted by this Ordinance and includes the property size, dimensions, open space and off-street parking required for such site. Each building site shall abut a State, or County highway, a City street, or an easement with a private road conforming to the standards of the City of La Grande. Lots or parcels with proper area and size for more than one (1) building site, but under one (1) ownership, shall be considered as only one (1) site until a separate lot or parcel is legally created from the original site and recorded in the County Clerk's office.

**BUSINESS EQUIPMENT SALES AND SERVICES** – The Business Equipment Sales and Services use type refers to establishments or places of business primarily engaged in the sale, rental or repair of equipment and supplies used by office, professional and service establishments to the firms themselves rather than to individuals, but excludes automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine shops or hotel equipment and supply firms.

**BUSINESS SUPPORT SERVICES** – The Business Support Services use type refers to establishments primarily engaged in the provision of services of a clerical, employment, protective, or minor processing nature to firms rather than to individuals and where the storage of goods other than samples is prohibited. Typical uses include secretarial services, telephone answering services, or blueprint services.

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**CAMPING** – The use of land for temporary overnight occupancy without a permanently fixed structure, such as a recreational vehicle, travel trailer, tent, bivouac, tarp or other portable bedding or shelter.

**CANAL OR DRAINAGE CHANNEL** – Any existing or proposed open ditch, culvert or channel created, designed or constructed to transmit water for irrigation, drainage, or flood control purposes.

**CARETAKER'S RESIDENCE** – A dwelling unit used as an accessory use to businesses for the purpose of providing essential security or essential operations on a twenty-four (24) hour basis. See Section 3.14.002 for standards.

**CARPORT** – A permanently roofed structure with not more than two (2) enclosed sides, used or intended to be used for automobile shelter and storage belonging to the occupant of the property.

**CELLAR** – See BASEMENT.

**CEMETERY** – Land used or intended to be used for the burial or interment of the deceased and dedicated for cemetery purposes. Cemetery includes columbaria, crematories and mausoleums and may include mortuaries and chapels when operated in conjunction with and within the boundary of such cemetery.

**CENTER LINE** – The center line of a right-of-way.

**CERTIFICATE OF APPROPRIATENESS** – A certificate issued by the Landmarks Commission indicating its approval of plans for alteration, construction, removal, or demolition of a landmark or of a structure within a Historic District.

**CERTIFICATE OF ECONOMIC HARDSHIP** – A certificate issued by the Landmarks Commission authorizing an alteration, construction, removal, or demolition, even though a Certificate of Appropriateness has previously been denied.

**CITY** – The City of La Grande, Oregon.

**CITY COUNCIL** – The City Council of the City of La Grande, Oregon.

**CITY OFFICIAL** – An authorized representative within the department or division who is appointed by the La Grande City Manager.

**CIVIC ADMINISTRATIVE SERVICES** – The Civic Administrative Services use type refers to consulting, record keeping, clerical or public contact services that deal directly with the citizen, together with incidental storage and maintenance of necessary equipment and vehicles. Includes governmental services, such as administration offices, public safety buildings (such as police stations and courthouses), and similar service facilities. Administrative and Professional Services may be included as an incidental or secondary use to a Civic Administrative Service use.

**CLEAR VISION AREA OR SIGHT TRIANGLE** – A triangular shaped area at the intersection of two (2) public rights-of-way or a public right-of-way and a private driveway, in which no obstruction to clear vision may be placed or maintained. See Section 5.6.002 for standards.

**CLUB** – Any building or premises used by an association of persons, whether incorporated or unincorporated, organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

**CODE** – Regulation set by Federal, State, County, or City government as it pertains to subject, i.e., Building Code, Oregon Fire Code, Land Development Code, etc.

**COMMERCIAL** – The purchase, sale or other transaction involving the handling or disposition (other than that included in the term "industry") of an article, substance, commodity or service for livelihood or profit, including, motels, public garages, office buildings, offices of doctors or other professionals, outdoor advertising signs and/or structures, public stables, recreation and amusement enterprises, places where commodities or services are sold or offered for sale either by direct handling of merchandise or by agreements to furnish them.

**COMMISSION OR PLANNING COMMISSION** – The Planning Commission of the City of La Grande, Oregon.

**COMMUNICATION EQUIPMENT BUILDING** – The building housing operating mechanical or electronic switching equipment of a telephone or similar communication system and personnel necessary for operation of such equipment.

**COMMUNICATIONS SERVICES** – The Communications Services use type refers to establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic, telephonic and wireless mechanisms but excludes those classified as Extensive Impact Services and Utilities. Typical uses include television studios, radio stations or telecommunication service centers (e.g. internet service providers).

**COMMUNITY EDUCATION** – The Community Education use type refers to education services provided by public, private, and parochial pre-elementary, elementary, junior high and senior high school, junior colleges, colleges, universities, and trade schools.

**COMMUNITY GARDEN** – A piece of land (public or privately held) that is cultivated by a group of people rather than a single family or individual. It is generally managed and controlled by a group of individuals or volunteers, usually the gardeners themselves, for the purpose of growing flowers or vegetables. It may consist of one community plot, many individual plots, or a series of plots dedicated to “urban agriculture” where the produce may be grown for personal use or a market.

**COMMUNITY RECREATION** – The Community Recreation use type refers to recreational, social or multi-purpose uses within buildings or open facilities, owned and operated by a governmental agency or a non-profit community organization (e.g. ball fields, tracks, etc.).

**COMPONENT** – A building subassembly such as a wall, floor or roof panel, plumbing wall, electrical service wall, refrigerator panels or similar subassemblies.

**COMPREHENSIVE PLAN** – The Comprehensive Plan of City of La Grande, Oregon, which is a plan adopted by the City Council as a guide to the growth and improvement of the City including modifications, refinements and amendments which may be made from time to time.

**CONCERT** – A public performance.

**CONDITIONAL USE PERMIT** – A Conditional Use Permit is a discretionary permit issued after Planning Commission review through a public hearings process. Specific Conditional Uses are listed in most land use zones in the City and are considered to have impacts beyond immediate property. Therefore, at the discretion of the Planning Commission, conditions may be placed upon the use to mitigate those impacts or the proposed Conditional Use Permit may be denied.

**CONDOMINIUM** – Real estate property consisting of an individual interest in common in a portion of real property together with a separate interest in space for residential, commercial, industrial or other purposes. A condominium may include, in addition, a separate interest in other portions of such real property.

**CONGREGATE RESIDENCE** – Any building or portion thereof which contains facilities for living, sleeping and sanitation, as required by the Building Code, and may include facilities for eating and cooking, for occupancy by other than a family. A congregate residence may be a shelter, convent, monastery, dormitory, fraternity or sorority house but does not include jails, hospitals, nursing homes, hotels or lodging houses.

**CONSTRUCTION** – The act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.

**CONSTRUCTION, ACTUAL** – The actual placing of construction materials in their permanent position, fastened in a permanent manner, except where a basement is being excavated, or where demolishing or removal of an existing building or structure has been started preparatory to rebuilding, providing in all cases the actual construction work be carried out diligently until completion of the building or structure involved.

**CONSTRUCTION OFFICE** – A trailer that is eight feet (8') or less in width and of any length, used for commercial or business purposes temporarily on a construction site for office purposes only.



**CONSTRUCTION SALES AND SERVICES** – The Construction Sales and Services use type refers to establishments or places of business primarily engaged in construction activities and storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sales of paint, fixtures and hardware; but excludes those classified as one of the Automotive and Heavy Equipment use types. Typical uses include building materials stores, tool and equipment rental or sales, building contractors, or tree pruning and removal contractors.

**CONTIGUOUS** – Two (2) or more lots or parcels of land which are in direct contact along a portion of a common property line or separated only by a public street.

**CONTRIBUTORY BUILDING OR SITE** – A building or site which individually may lack the necessary historical or architectural significance to merit designation as a historic landmark, but which, because it is either a part of a group nomination or Historic District, does still contribute to the overall character of the group or District and should be protected.

**CONVALESCENT HOME** – See NURSING HOME.

**CONVENIENCE STORE** – A building or group of buildings for commercial retail use and Motor Vehicle Fuel-Dispensing Station, with sales within and outside of the building.

**CORNER LOT** – See LOT, CORNER.

**CORPORATE HEADQUARTERS/CAMPUS** – The development of a large-scale operation that serves as a corporate headquarters for a state, regional, or national corporation. The development may include a single principle structure and multiple secondary structures designed to accommodate a variety of services, such as administrative offices, research and development, training, manufacturing and logistics, marketing, and other ancillary activities associated with the corporation. Additional campus services and activities may include on-site child care, food service establishments, retail, assembly and recreation facilities, performance venue, and outdoor gathering spaces.

**COUNCIL** – The La Grande City Council.

**COURT** – A space, open and unobstructed to the sky, located at or above grade level, on a lot and bounded on three or more sides by walls of a building.

**COVERAGE** – That portion of a lot or building site which is occupied by any building or structure, regardless of whether said building or structure is intended for human occupancy.

**CUL-DE-SAC** – A street with one end open to traffic and terminated at the other end by a vehicle turnaround.

**CULTURAL EXHIBITS AND LIBRARY SERVICES** – The Cultural Exhibits and Library Services use type refers to museum-like preservation and exhibition or works of art or library collection of books, manuscripts, etc., for study and reading.

**CUSTOM MANUFACTURING** – The Custom Manufacturing use type refers to establishments primarily engaged in on-site production of goods by hand manufacturing which involves only the use of hand tools, domestic mechanical equipment not exceeding two horsepower or a single kiln not exceeding eight (8) kilowatts and the incidental direct sale to consumers of only those goods produced on site. Typical uses include ceramic studios, candle-making shops or custom jewelry manufacture.

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**DAY NURSERY** – (Also known as a Daycare Center) A facility providing supervision and care to thirteen (13) or more preschool and/or school age children, especially during the hours their parents or guardians are at work.

**DEDICATION** – An act of dedicating to a certain use or the setting aside for a particular purpose.

**DEMOLITION** – Any act or process that destroys in part or in whole a historic site, landmark, or a structure within a Historic District.

**DENSITY, GROSS** – A number, expressed in dwelling units per acre, arrived at by dividing the total acreage of a given parcel by the number of dwelling units per acre allowed for the given parcel as set forth in the given zone.

**DENSITY, NET** – A number, expressed in dwelling units per acre, arrived at by dividing the total acreage of a given parcel, minus the acreage of lands needed for public facilities, by the number of dwelling units per acre allowed for the given parcel as set forth in the given zone. If the amount of land needed for public facilities is unknown, a factor of twenty percent (20%) shall be used.

**DESIGN GUIDELINE** – A standard of appropriate activity that will preserve the historic and architectural character of a structure or site.

**DESIGNATION** – The legal listing of a site, structure, building, natural feature, or district, as a historic site or landmark pursuant to this Article.

**DEVELOPER** – An entity who proposes to, or does develop the land, whether it be for public or private purposes.

**DEVELOPMENT** – Any division of land through partitioning or subdivision. The carrying out of any construction, the making of any material change in the use or appearance of any structure or land, or a change in the intensity or type of the use, or materials located within the area of special flood hazard.

**DEVELOPMENT REVIEW COMMITTEE** – An informal committee consisting of City Department and Division representatives, utility representatives, government agency representatives and others who have expressed an interest in receiving and reviewing development plans.

**DIRECTOR** – A person appointed by the City Manager who is the director of a department or division with the City of La Grande.

**DOMESTIC ANIMAL** – Any animal that is commonly held as a household pet by a person, other than livestock, poultry, or exotic animals.

**DRAINAGE, STORM DRAINS, STORM WATER CHANNELS** – An existing, or proposed open ditch, culvert or open channel created, designed or constructed to transmit water for flood control or irrigation purposes.

**DRIVEWAY** – An access to required off-street parking from a public street or alley.

DWELLING – The residential occupancy of a dwelling unit by a family for a period greater than thirty (30) days. Typical uses include single-family residences, duplexes, apartments, condominiums, and manufactured home parks.

DWELLING UNIT – Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by the Building Code, for not more than one (1) family.

DWELLING, ACCESSORY DWELLING UNIT (ADU) – An auxiliary and detached dwelling unit that is located in an accessory structure on the same lot as a primarily single-family dwelling and which contains its own living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by the Building Code (Please refer to standards set forth in Article 5.9.).

DWELLING, APARTMENTS – Any structure designed exclusively for occupancy by three (3) or more families and containing three (3) or more separate dwelling units.

DWELLING, COTTAGE HOME – Any structure on a Lot or Parcel that is one thousand (1,000) square feet or less and designed for occupancy by one family and containing one (1) dwelling unit, either site built or a manufactured dwelling.

- One (1) cottage home on a Lot or Parcel may also be considered a detached single-family dwelling.
- Two (2) cottage homes on a Lot or Parcel, if one is not an accessory dwelling, shall be considered a detached duplex.
- Three (3) cottage homes on a Lot or Parcel shall be considered similar to a triplex.
- Four (4) or more cottage homes on a Lot or Parcel, shall be considered similar to multifamily apartments.

DWELLING, DETACHED SINGLE-FAMILY – Any structure on a Lot or Parcel that is designed exclusively for occupancy by one (1) family and containing one (1) dwelling unit, either site built or a manufactured dwelling.

DWELLING, TOWNHOUSE – A one-family dwelling unit in a row of two (2) or more, with common walls, in which each unit is located on its own Lot or Parcel and with its own front and rear access to the outside. No unit is located over another unit, and each unit is separated from the other unit by fire-resistant walls as required by the building code. Each dwelling is served with separate water, sewer and utility services.

DWELLING, TWO-FAMILY ATTACHED (DUPLEX) – Any building designed exclusively for occupancy by two (2) families and containing two (2) separate dwelling units.

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EASEMENT – A grant of the right to use a portion of land for specific purposes.

EATING AND DRINKING ESTABLISHMENTS - The Eating and Drinking Establishments use type refers to establishments or places of business primarily engaged in the sale of prepared food and beverages for on-premises consumption. Typical use includes restaurants, short-order (fast foot) eating places, bars, or brew pubs and also includes mobile food units and mobile food courts which are defined as follows:

- Mobile Food Unit – A vehicle or structure that is self-propelled or towed, in which food is cooked, prepared, processed, or converted, or which is used in selling and dispensing food or beverages.
- Mobile Food Court – Two (2) or more mobile food units located on the same site for the purpose of selling food and/or beverages.

**EDUCATIONAL INSTITUTION** – Public, parochial and other nonprofit institutions conducting regular academic instructions at kindergarten, elementary, secondary and collegiate levels, and including graduate schools, universities and nonprofit research institutions. Such institutions must either offer general academic instruction equivalent to standards prescribed by the State Board of Education or confer degrees as a college or university or undergraduate or graduate standing, or conduct research. Educational institution does not include schools, academies or institutions, incorporated or otherwise, which operate for a profit, nor does it include commercial or trade schools. Educational institution may include, but not be limited to, classrooms, athletic fields, gymnasiums, parking, observatories, etc.

**ELECTRICAL GENERATION FACILITY** – Hydro, solar, thermal, wind, or biomass electrical generation facility.

**EMERGENCY SITUATIONS** – Any unforeseen circumstances or combination of circumstances, which calls for immediate action by the Commission, in order to obtain Building and Demolition Permits to remedy a damaging, dangerous, unhealthy, or otherwise adverse situation to a nominated or designated historic landmark.

**ERECT** – To build, construct, attach, hang, place, suspend, or fix.

**ESSENTIAL SERVICES** – Essential services mean those public and semi-public utilities necessary to provide basic urban infrastructure to the community. Includes the services which are necessary to support principal development involving only minor structure such as pipelines, power lines, distribution feeders, and poles which are necessary to support principal development.

The Essential Services use type refers to services which are necessary to support principal development and involve only minor structures such as streets, roads, alleys, public right-of-ways, pipelines, power lines, distribution feeders, and poles which are necessary to support principal development.

**EXEMPT OFF-STREET PARKING DISTRICT** – An area within the City of La Grande, depicted on a map adopted as part of the Code, in which no off-street parking or loading is required.

**EXOTIC ANIMALS** – Any lion, tiger, leopard, cheetah, ocelot, or any other cat not indigenous to Oregon, except the species *Felis catus* (domestic cat). Any monkey, ape, gorilla or other nonhuman primate. Any wolf or any canine not indigenous to Oregon, except the species *Canis familiaris* (domestic dog) any bear, except the black bear (*Ursus americanus*), and any snake.

**EXTENSIVE IMPACT SERVICES AND UTILITIES** – Services and utilities which have substantial impact on surrounding land uses. Such uses may be conditionally permitted in any zone when the public interest supersedes the usual limitations placed on land use and transcends the usual restraints of zoning for reasons of necessary location and community-wide interest. Typical places or uses are sanitary landfills, airports, detention and correction institutions, fairgrounds, public safety buildings, police stations, jails and prisons, fire stations, ambulance services, parks, wireless communication facilities, or other communication structures, substations, and electrical generation facilities.

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**FAMILY** – An individual or two (2) or more persons related by blood, marriage or adoption, living together in a dwelling unit, which may also provide meals or lodging for not more than four (4) additional persons living in the same dwelling unit; or a group of not more than five (5) persons who need not be related by

blood or marriage living together in a dwelling unit. Family shall include two (2) or more handicapped persons, as defined in the Fair Housing Act of 1988, living as a single housekeeping unit.

**FAMILY DAY CARE PROVIDER** – A day care provider which accommodates fewer than thirteen (13) children, including the children of the provider, in the provider's home and is considered by Oregon law to be a residential use.

**FAMILY RESIDENTIAL** – The Family Residential use type refers to the residential occupancy of a dwelling, by families on for a period greater than thirty (30) days. Typical uses include occupancy of single-family residences, duplexes, apartments, condominiums, and manufactured home parks.

**FEDERAL GOVERNMENT** – The Government of the United States.

**FENCE** – Any structure consisting of posts, rails and a physical barrier of lumber, vinyl, wire, wire mesh, masonry or other material approved by the Community Development Director/Planner, which is so constructed to be impenetrable to persons and animals, or mark a boundary. Fences constructed in a manner to prevent clear vision through the fence are considered "sight obscuring fences." Fences constructed in a manner that allows for clear vision through the fence are considered "non-sight obscuring fences." Such determinations shall be made by the Community Development Director/Planner.

**FINAL SUBDIVISION** – The plat of a plan, dedication, or any portions thereof, approved and prepared for filing for record with the County Clerk, and containing those elements and requirements as set forth in this Ordinance, and as required by ORS.

**FIRE LANE** – All fire apparatus access roads required by Sections 901 and 902 of the Oregon Fire Code, and all private streets shall be declared fire lanes.

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

- A. The overflow of inland or tidal waters and/or,
- B. The unusual and rapid accumulation of runoff of surface waters from any source.

**FLOOD ELEVATION STUDY** – An examination, evaluation, and determination of flood hazards, and if appropriate, corresponding water surface elevations.

**FLOOD INSURANCE RATE MAP (FIRM)** – The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

**FLOOD INSURANCE STUDY** – See FLOOD ELEVATION STUDY

**FLOODWAY** – The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot (1').

**FLOOR, LOWEST** – 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 construction.

**FLOOR AREA** – The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

**FOOD AND BEVERAGE RETAIL SALES** – The Food and Beverage Retail Sales use type refers to establishments or places of business primarily engaged in the retail sales of food and beverages for home consumption. Typical uses include groceries, liquor stores, retail sales, or delicatessens.

**FREEWAY** – A four lane or more interstate highway.

**FRONTAGE** – All that portion and extent of property along or abutting one or more roads, streets, way, or dedicated street rights-of-way.

**FUEL SALES** – The Fuel Sales use type refers to establishments or places of business primarily engaged in the retail sale, from the premises, of petroleum products with the incidental sale of automotive related items. Typical uses include automobile service stations, truck stops, LP (propane) tank refill stations and LP (propane) tank exchange stations.

**FUNERAL AND INTERMENT SERVICES** – The Funeral and Interment Services use type refers to establishments primarily engaged in the provision of services involving the care, preparation or disposition of human dead other than in cemeteries. The following are Funeral and Interment Services use types:

- A. Funeral and Interment Services: Cremating – Crematory services involving the purification and reduction of the human body by fire. Typical uses include crematories or crematoriums.
- B. Funeral and Interment Services: Interring – Interring services involving the keeping of human bodies other than in cemeteries. Typical uses include columbariums, mausoleums, or cinerariums.
- C. Funeral and Interment Services: Undertaking – Undertaking services such as preparing the dead for burial and arranging and managing funerals. Typical uses include funeral homes or mortuaries.

**FUTURE STREET PLAN** – A proposed right-of-way as may be designated by the Planning Commission, or such other agency or authority as provided for herein, which street is necessary for the future subdivision of property, shown on the subdivision plats and/or maps, but present dedication and/or construction of such street is not warranted.

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**GARAGE, PRIVATE** – A building or a portion of a building in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.

**GARAGE, PUBLIC OR COMMERCIAL** – Any garage other than a private garage, designed or used for equipping, servicing, repairing, hiring, selling, or storing motor driven vehicles.

**GARAGE OR YARD SALES** – Sales of new or used goods from a residential zone or a residential use in a non-residential zone, limited to a maximum of six (6) events per year and no more than four (4) days in any two (2) week period.

**GENERAL INDUSTRIAL** – The General Industrial use type refers to industrial facilities primarily engaged in manufacturing, custom manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of materials and property, cabinet shops, textiles, and metal fabrication.

**GEOLOGICAL HAZARDS** – Areas which have high "ground water"; steep slopes where basalt is interbedded with tuff and in those areas of colluvium slopes subject to instability.

**GRADE** – The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet (5') from the building, between the building and a line five feet (5') from the building. For the purpose of determining Building Height, the average of the grades on all four (4) sides of a building shall be used in determining the grade.

**GRADE, FINISHED** – The finished grade or elevation of the ground or surface as measured from the ground level to the finished grade of the sidewalk, curb, street, or foundation.

**GREENHOUSE** – A building or structure constructed chiefly of glass, glass-like or translucent material, cloth or lath, which is devoted to the protection or cultivation of flowers or other plants and shall be classified as a building in determining lot coverage.

**GROUP CARE RESIDENTIAL** – The Group Care Residential use type refers to the residential occupancy and services provided in residential facilities or in facilities authorized to provide living accommodations to groups of more than five persons who are not related by blood, marriage or adoption, on a weekly or longer basis. Typical uses include halfway houses, intermediate care facilities, nursing homes, convalescent hospitals, foster care homes, residential facility, residential home, and rest homes. The Group Care residential use type does not include hospitals, prisons, or other extensive impact services.

**GUEST ROOM** – Any room or rooms used or intended to be used by a guest for sleeping purposes. Every fifty (50) square feet of superficial floor area in a dormitory shall be considered to be a guest room.

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**HALF STREET** – A portion of the ultimate width of a street, usually along the edge of a subdivision where the remaining portion of the street has been, or could later be provided by another subdivision.

**HAZARDOUS OR DANGEROUS BUILDING** – A building that has been determined by the Building Official to be structurally unsound or unsafe to the general public in accordance with the provisions of Section 203 of the Building Code.

**HEALTH STUDIO OR SALON** – A studio or salon providing facilities and services to aid in personal health pursuits.

**HEAVY INDUSTRIAL** – The Heavy Industrial use type refers to all other industrial plants such as processing of raw materials, and tannery.

**HEDGE** – Trees, shrubs, or other vegetation so arranged to form a physical barrier or enclosure.

**HEIGHT** – See Building Height.

**HELIPORT** – An area of land or water or a structural surface which is used, or intended for use, for the landing and take-off of helicopters, and any appurtenant areas which are used, or intended for use, for heliport buildings and other heliport facilities.

**HELISTOP** – An area of land or water or a structural surface which is used, or intended for use, for the landing and take-off of helicopters, where there is no fueling, de-fueling, maintenance, repairs or storage of helicopters.

**HIGHWAY** – As used in this Ordinance, shall include a parkway, major or secondary highway or freeway.

**HISTORIC DISTRICT** – An area of defined geographic boundaries which may contain one or more historic sites or landmarks, and which may have within its boundaries other properties that, while not of such historic or architectural significance to be designated as landmarks or historic sites, nevertheless contribute to the overall visual characteristics and integrity of the significant properties within the district.

**HISTORIC SITE** – Any district, building, structure, object, or site formally designated to the La Grande List of Historic Sites pursuant to procedures prescribed herein.

**HISTORIC STRUCTURE** – A structure within the City of La Grande and its Urban Growth Area which has historical significance, and is registered with Federal, State, or City registries.

**HOME OCCUPATION** – An occupation or enterprise carried on within a dwelling for financial gain or support by a member or members of the immediate family residing within the dwelling.

**HOSPITAL** – An institution providing physical or mental health services, inpatient or overnight accommodations, and medical or surgical care of the sick or injured. Hospital includes sanitarium, sanatorium and institutions for the cure of chronic drug addicts and mental patients.

**HOTEL** – Any building or portion of any building with access provided through a common entrance, lobby or hallway to six (6) or more guest rooms, having no cooking facilities, and which rooms are designed, intended to be used or are used, rented or hired out as temporary or overnight accommodations for guest.

**HOUSEHOLD PET** – Any domesticated animal commonly maintained in residence with humans.

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**IMPROVEMENTS** – Physical facilities and infrastructure, including but not limited to curbs, gutters, sidewalks, street lights, street signs, roadbed, road surface, storm drains and appurtenances, fire hydrants, sanitary sewers and appurtenances, and underground utilities.

**INCIDENTAL USE (ACCESSORY USE)** – The use which may occur on a lot or parcel in conjunction with the primary use of the property but which is clearly incidental and subordinate to the primary use of the property.

**INDUSTRY** – The manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment thereof, in such a manner as to change the form, character, or appearance thereof, including storage elevators, truck terminals and the like, warehouse, wholesale storage and other similar types of endeavors.

**INTENSIVE LEVEL SURVEY** – Detailed historic research and documentation of the structure's significance, including information on previous owners, the builder, and or architect; significant events that



may have taken place on the property; a detailed description of the building and site, including the form and style of the building, distinctive architectural features, exterior materials, and a description of any additions or changes that may have altered the original character of the structure.

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JUNK – Any old or scrap aluminum, copper, brass, rope, rags, batteries, paper, trash, rubber, tires, debris, waste; or junked, dismantled, wrecked, unlicensed, scrapped or ruined motor vehicles, or motor vehicle parts and machinery, iron, steel or other old or scrap ferrous, or nonferrous material, metal or nonmetal materials, glass, wood, appliances and similar materials. Junk shall also include the baling of cardboard, cardboard boxes, paper and paper cartons and any other discarded materials.

JUNK YARD – Any establishment or place of business or residence where there is accumulated on the premises three (3) or more inoperable motor vehicles or an equivalent volume of junk that is maintained, operated or used for storing, keeping, buying or selling of junk and the term includes automobile graveyards, garbage dumps and scrap metal processing facilities. Junk yards along State highways are regulated by the State.

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KENNEL – Any lot or premises maintained for the primary purpose of boarding, breeding, raising or training of four (4) or more cats, dogs, or other animals at least four (4) months of age for a fee, or for sale. This definition does not include the incidental or accessory use of a property for animal breeding, provided that a Home Occupation Permit is obtained pursuant to Article 8.11 of this Ordinance.

KITCHEN – Any space within a building designed, intended to be used, or used for cooking or preparation of food.

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LANDMARK – Any property or structure formally designated to the La Grande Landmarks Register pursuant to procedures prescribed herein.

LANDMARKS COMMISSION – The La Grande Landmarks Commission.

LANDSCAPING - The planting and maintenance of some combination of trees, shrubs, vines, ground covers, flowers or lawns. In addition, the combination or design may include natural features such as rock, stone, and structural features, including but not limited to foundations, reflecting pools, art works, screens, walls, fences and benches.

LAUNDRY SERVICES – The Laundry Services use type refers to establishments primarily engaged in the provision of laundering, dry cleaning or dyeing services other than those classified as Personal Services. Typical uses include laundry agencies, diaper services or linen supply services.

LEGAL DESCRIPTION – A method by which the outer boundaries of the building site or premises and all applicable easements, restrictions, or covenants are described or established by reference to established points, monuments, etc.

LEGISLATIVE – A term applied to the action of public officials who determine what the law shall be for the regulation of future issues falling under its provisions. This is to be distinguished from a judicial act, which is a determination of what the law is in relation to some existing issue(s).

LIVESTOCK – Horses, mules, jackasses, cattle, llamas, sheep, goats, swine, domesticated fowl and any fur-bearing animal bred and maintained commercially or otherwise, within pens, cages and hutches. As per ORS 596.020 the breeding, raising, producing in captivity, and marketing of foxes, mink, chinchilla, rabbit or caracul is an agricultural pursuit. All such animals raised in captivity are domestic fur-bearing animals within the meaning of ORS 596.010.

LOADING SPACE – An area, other than a street or alley, on the same lot with a building or group of buildings, which is permanently reserved and maintained for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.

LODGING – The Lodging use type refers to establishments primarily engaged in the provision of lodging services on a thirty (30) day or less basis with incidental food, drink and other sales and services intended for the convenience of guests. The following are Lodging use types:

- A. Lodging – Lodging services involving the provision of room and/or board. Typical uses include motels, hotels, short-term rentals and emergency shelters (e.g. warming and homeless).
- B. Lodging: Campground – Campground services involving camping areas for travelers in recreational vehicles or tents. Typical uses include recreational vehicle parks.
- C. Lodging: Resort – Resort services including the provision of extensive outdoor recreation and entertainment services especially for vacationers. Typical uses include resort and recreational facilities, health spas, resort hotels and motels, and recreation camps.

LOT – A unit of land that is created by a subdivision of land, except that when used in conjunction with other terms, such as "lot area" or "lot depth". Lot may refer to both a parcel as well as a lot as defined here.

LOT, CORNER – A lot at least two adjacent sides of which abut streets other than alleys, provided the angle of intersection of the adjacent streets does not exceed one hundred thirty-five degrees (135°).

LOT, FLAG – A lot that is mostly separated from a street by other lots but that has a long, narrow extension (e.g., flag pole) that reaches to the street. Also called a panhandle lot. Results in an inefficient design, wasting land, delaying or precluding development of public roads, and generally not recommended.

LOT, INTERIOR – A lot or parcel of land other than a corner lot.

LOT, ISLAND OR LAND LOCKED – A parcel or lot which is completely surrounded on all four (4) sides by another lot or parcel.

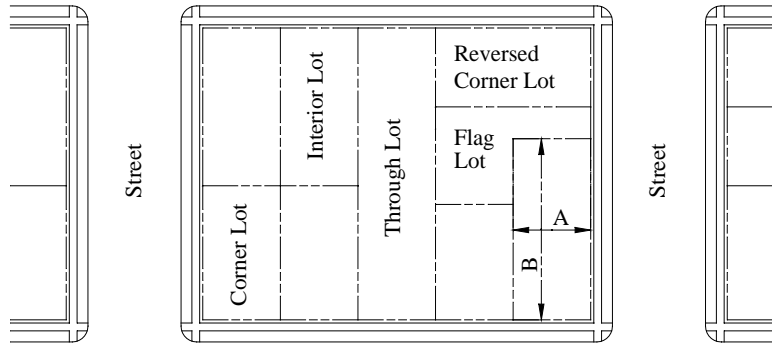
LOT, REVERSE CORNER – A lot that has its frontage at right angles to the general pattern that prevails in a block or neighborhood.

LOT, SUBSTANDARD – A lot which area, width or depth is less than that required by the zone in which it is located.

LOT, THROUGH – An interior lot having a frontage on two (2) streets and/or highways provided each frontage is at least ten feet (10') wide.

ILLUSTRATED LOT TYPES

A = Width of Lot  
B = Length of Lot



**LOT AREA** – The total area, measured in a horizontal plane included within the lot lines of a lot or parcel of land.

**LOT DEPTH** – The horizontal distance measured between the mid-points of the front and rear lot lines.

**LOT LINE, FRONT** – In the case of an interior lot, the lot line separating the lot from the street; and in the case of a corner lot, it may be either lot line. In the case of a flag lot, it may be either the lot line parallel to the street providing access or the lot line parallel to the flag pole.

**LOT LINE, REAR** – A lot line which is opposite and most distant from the front lot line. For a triangular shaped lot, the rear lot line shall mean a line having a length of not less than ten feet (10') within the lot which is parallel to the front lot line, or parallel to the chord of a curved front lot line, and at the maximum distance from the front lot line.

**LOT LINE, SIDE** – Any lot boundary line which is not a front lot line or a rear lot line.

**LOT LINE ADJUSTMENT** – An adjustment of a property line by the relocation of a common boundary where an additional unit of land is not created and where the existing unit of land reduced in size by the adjustment complies with any applicable zoning ordinance. The relocation of a common property line between two (2) abutting properties.

**LOT OF RECORD** – A lot, the legal description of which is recorded in the office of the County Recorder of Union County.

**LOT WIDTH** – The horizontal distance between the side lot lines measured at right angles to the lot depth line at a distance midway between the front and rear lot lines.

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MANUFACTURED (MOBILE) HOME – Structures with a Department of Housing and Urban Development (HUD) label certifying the structure is constructed in accordance with the National Manufactured Housing Construction Safety Standards Act of 1974, as amended on August 22, 1981.

MANUFACTURED HOME PARK – Any place where four (4) or more manufactured dwellings are parked within five hundred feet (500') from one another on a lot, tract or parcel of land under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person for a charge or fee paid or to be paid for the rental or use of facilities or to offer space free in connection with securing the trade or patronage of such person. May be occupied by both manufactured dwellings and park trailers according to ORS 446.003.

MAP – A final diagram, drawing, or other writing concerning a major or minor partition.

MARIJUANA – All parts of the plant Cannabis family Cannabaceae, whether growing or not; any part of the plant, the seed of the plant, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its resin, whether kept for medicinal use or otherwise.

MARIJUANA FACILITY – A Marijuana Facility is any establishment related to producing, processing, testing, wholesaling, selling, and/or dispensing of marijuana as defined by this Code. The following are Marijuana Facility types:

- A. Marijuana Processing – The processing, drying, compounding or conversion of marijuana into cannabinoid products, cannabinoid concentrates or cannabinoid extracts. A marijuana processing facility may also include packaging and storage of marijuana related products after processing.
- B. Marijuana Producer – The manufacturing, planting, cultivation, growing or harvesting of marijuana.
- C. Marijuana Retailer – A business engaged in displaying and selling marijuana or any product processed from the plant to a consumer in a retail environment.
- D. Marijuana Testing – A laboratory accredited by ORELAP and licensed by OLCC to sample and perform tests on marijuana and/or marijuana products.
- E. Marijuana Wholesaler – A business engaged in purchasing marijuana for resale to a person other than to a consumer.
- F. Medical Marijuana Dispensary – A business registered under the Oregon Medical Marijuana Program (ORS 475B.450) to sell medical marijuana to a consumer.

MARGINAL ACCESS STREET – A minor street parallel and adjacent to a major arterial street providing access to abutting properties, but protected from through traffic.

MARQUEE – A permanent, roofed structure attached to and supported by the building and projecting over public property.

MASTER PLAN – A plan for an entire property, showing how the entire property will ultimately be divided into developable lots and served with streets and utilities in conformance with applicable City standards.

**MATERIAL RECOVERY FACILITIES** – A solid waste management facility which separates materials for the purposes of recycling from an incoming mixed solid waste stream by using manual and/or mechanical methods, or a facility at which previously separated recyclables are collected.

**MEDICAL SERVICES** – The Medical Services use type refers to establishments primarily engaged in the provisions of personal health services ranging from prevention, diagnosis and treatment or rehabilitation services provided by physicians, dentists, nurses and other allied health professionals as well as the provision of medical testing and analysis services. Typical uses include medical clinics, dental clinics chiropractic clinics, dental laboratories or allied health professionals.

**MINOR STREET** – A street intended primarily for access to abutting properties.

**MOBILE OFFICE** – A temporary office for construction or sales purposes.

**MODULAR HOME** – See PREFABRICATED STRUCTURES.

**MOTEL** – One (1) or more buildings containing guest rooms or dwelling units, with one (1) or more such rooms or units having a separate entrance leading directly from the outside of the building or from an inner court/hallway. Such facilities are designed, used, or intended to be used, rented or hired out, for temporary or overnight accommodations for guests, and are offered primarily to automobile tourists or transients by signs or other advertising media. Motel includes auto courts, motor lodges, tourist courts and motor hotels.

**MOTOR VEHICLE** – A device licensed by the State of Oregon by which any persons or property may be propelled, moved, or drawn upon a street or highway, excepting a device moved by human power or used exclusively upon stationary rails or tracks.

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**NEIGHBORHOOD CONVENIENCE CENTER** – One or more buildings for commercial retail use, which does not exceed five thousand square feet (5,000') of gross floor area per building, one (1) story in height, complies with the setbacks of the zone, and has all sales within the building(s). The primary consumer group would be residents in the general area. Allowable uses for Neighborhood Convenience Centers are limited to:

1. Bed and Breakfast Inns;
2. Administrative and Professional Services;
3. Dwelling Unit - limited to one (1) unit associated with a Neighborhood Convenience Use;
4. Eating and Drinking Establishments;
5. Food and Beverage Retail Sales;
6. Fuel Sales;
7. Medical Services;
8. Personal Services
9. Postal Services – Except Major Processing and Distribution Centers; and
10. Retail Sales.

Drive-through facilities are not permitted for neighborhood convenience centers.

**NEW CONSTRUCTION** – Structures for which the "start of construction" commenced on or after September 30, 1980, and includes any subsequent improvements to such structures, pertaining to flood zone.

**NOMINATION** – The act of proposing a site, structure, building, natural feature, or district to be formally designated as a historic resource, in accordance with this Article.

**NONCONFORMING STRUCTURE** – Any structure or improvement that was lawfully established and in compliance with all applicable laws at the time this Code or any amendment thereto became effective, but which, due to the application of this Ordinance or any amendment thereto, no longer complies with all the applicable regulations and standards of the zone in which the structure or improvement is located.

**NONCONFORMING USE** – Any use of land or property that was lawfully established and in compliance with all applicable Ordinances and laws at the time this Code or any amendment thereto became effective but which, due to application of this Ordinance or any amendment thereto, no longer complies with all of the applicable regulations and standards of the zone in which the use is located.

**NURSING HOME** – A facility, other than a single-family dwelling, providing care and nurturing for the elderly.

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**OCCUPANCY** – The purpose for which a building is used or intended to be used. A change in occupancy occurs when the use of the building is changed.

**OFFICIAL MAP** – Any map adopted by the Planning Commission which has depicted thereon existing or proposed street locations and designations, land use, zoning, building and setback lines, house numbering, and such other information pertaining to the development of land; a copy of which is on file with the City.

**OPEN SALES LOT** - The Open Sales Lot use type refers to places of business primarily engaged in the sale and/or rental of new and/or used manufactured homes, prefabricated structures, or any other good or service sold in the outdoor environment. Open sales lots shall be processed in accordance with Article 8.5 – Conditional Use Permit.

**OPEN SPACE** – The area of a lot which is not occupied by building coverage, parking lot or driveways. Open space also can include lands dedicated to the public for park purposes, recreational, scenic, or other public purposes.

**ORDINANCE** – An Ordinance duly enacted by the La Grande City Council.

**OFF-PREMISE ADVERTISING SIGN** - See SIGN ORDINANCE.

**OWNER** – The individual, firm, association, syndicate, partnership or corporation having proprietary interest in real property.

**OWNER OF RECORD** – The person, corporation, or other legal entity listed as owner on the records of Union County.

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**PARCEL** – A unit of land that is created by partitioning of land.

**PARK** – A public or private open space providing outdoor passive and active recreation opportunities.

**PARK TRAILER** – A vehicle built on a single chassis, mounted on wheels, designed to provide seasonal or temporary living quarters which may be connected to utilities for operation of installed fixtures and appliances, of such a construction as to permit set-up by persons without special skills using only hand tools which may include lifting, pulling and supporting devices and a gross trailer area not exceeding four hundred square feet (400') when in the set-up mode.

**PARKING SPACE** – A readily accessible area, not including driveways, ramps, loading or work areas, maintained exclusively for the parking of one (1) motor vehicle.

**PARKWAY** – A parkway shown as such on a master plan of streets and highways.

**PARTICIPANT SPORTS AND RECREATION** – The Participant Sports and Recreation use type refers to establishments or places primarily engaged in the provision of sports or recreation by and for participants. Any spectators would be incidental and on a nonrecurring basis. Participant sports and recreation use types include those uses conducted within an enclosed building, such as bowling alleys, arcades, youth centers, martial arts studios, dance studios, health/fitness clubs, gymnasiums or billiard parlors, indoor shooting ranges and those uses conducted in open facilities such as golf courses and driving ranges, and miniature golf courses.

**PARTIES TO THE HEARING** – All persons whose names appear as Interested Parties, and all individuals, corporations, partnerships, or any other groups who appear either in person or who submit written testimony to a public hearing.

**PARTITION** – Either an act of partitioning land or an area or tract of land partitioned.

**PARTITION, MAJOR** – A partition which includes the creation of a road or street.

**PARTITION, MINOR** – A partition that does not include the creation of a road or street.

**PARTITION LAND** – To divide land into two (2) or three (3) parcels of land within a calendar year, but does not include:

- A. A division of land resulting from a lien foreclosure, foreclosure of a recorded contract for the sale of real property or the creation of cemetery lots;
- B. An adjustment of a property line by the relocation of a common boundary where an additional unit of land is not created and where the existing unit of land reduced in size by the adjustment complies with any applicable Zoning Ordinance; or
- C. A sale or grant by a person to a public agency or public body for state highway, county road, city street or other right-of-way purposes, provided that such road or right-of-way complies with the applicable Comprehensive Plan and ORS 215.213(2)(q - s) and 215.283(2)(p - r).

**PARTITION PLAT** – Includes a final map, other writing containing all the descriptions, locations, specifications, provision, and information concerning a major or minor partition.

**PATIO** – A roofed or unroofed area permanently open on the long side and not less than two (2) sides, used solely for outdoor living. Said patio will be considered to be open when enclosed by screening or any structure or structural material forming a physical barrier so not less than sixty-five percent (65%) of the vertical surface is permanently open to permit the transmission of light, air and vision through said surface in a horizontal plane, but which is impenetrable to persons or animals.

**PEDESTRIAN WAY** – A right-of-way reserved for pedestrian traffic.

**PERSON** – Any individual, firm, partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, syndicate, district, political subdivision, foreign country, or any other group or combination acting as a unit.

**PERSONAL SERVICES** – The Personal Services use type refers to establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature, but excludes services classified as Spectator Sport and Entertainment, Participant Sports and Recreation. Typical uses include photography studios, barber shops, hair salons, or massage therapy.

**PETROLEUM BULK PLANT** – Any premises used for the wholesale distribution and storage of gasoline, oil, or petroleum, but shall not include the storage of liquid petroleum gas, a tank farm, or be connected to a pipe line constituting in effect, a petroleum terminal.

**PLANNED UNIT DEVELOPMENT** – A development approved by the proper authorities based on a comprehensive and complete design or plan denoting all forms of uses of the land affected by the plan.

**PLAT** - Includes a final subdivision plat, diagram, replat, or partition plat, containing all the descriptions, locations, specifications, dedications, provisions, and information concerning a subdivision.

**PLAT, PRELIMINARY** – The map, drawing, diagram, replat or other writing submitted with an application to subdivide land.

**PLAT, SUBDIVISION** – Includes a final map and other writings containing all descriptions, locations, specifications, dedications, provisions, and information concerning a subdivision.

**PORCH (VERANDA)** – Open, often roofed structure; an appendage to a building.

**POSTAL SERVICES** – The Postal Services use type refers to mailing services and processing and distribution centers, as traditionally provided by the United States Postal Service, United Parcel Service, and Federal Express.

**POULTRY** – Domestic birds and/or fowl customarily raised or kept on a farm for profit or other purposes.

**PREFABRICATED BUILDING** – A structure built as one (1) unit or divided into transportable sections and intended to be permanently installed on a building site.

**PREFABRICATED STRUCTURE** – A building or subassembly constructed entirely or in part using closed construction which has been in whole or substantial part manufactured at an off-site location to be installed on a building site, but does not include a manufactured home or recreational vehicle.

**PRIMARY STRUCTURE** – See BUILDING, MAIN.

**PRIVATE HOME OFFICE** – An office contained within the residence of a member of a profession which is used by said professional in the provision of his services.

**PRIVATE STREET** – Any part of a development outside of public rights-of-way open to vehicular circulation, except parking spaces and driveways.



**PUBLIC RESEARCH AREA** – The Public Research Area use type refers to land and the appurtenant buildings operated by governmental, educational and other public or non-profit bodies dedicated to pure or applied scientific discovery in the fields of agriculture, wildlife management, forestry, geology, archaeology, ecology, astronomy, and the like.

**PUBLIC UTILITY** – Any corporation, including municipal or quasi municipal corporation, service district, company, individual, or association that owns or operates any plant or equipment:

- A. For the conveyance of telecom, internet or telephone services, with or without wires;
- B. For the transportation of water, gas, or petroleum products by pipeline;
- C. For the production, transmission, delivery or furnishing of heat, light, water, or electricity;
- D. For the transmission and delivery of television pictures and sound by cables;
- E. For the transportation of persons or property by street railroads or other street transportation or common carriers;
- F. For the treatment and disposal of sewage; or
- G. For the disposal of storm water runoff.

"Q"

**QUASI-JUDICIAL** – Type of process used in a contested case hearing in which the land use issue involves a specific use of property or properties and the impact of the decision will be limited to a specific area of the City.

"R"

**RECREATIONAL VEHICLE** – A unit, with or without motive power, which is designated for human occupancy and is used temporarily for recreational or emergency purposes (including Camping Trailers, Motor Homes, Park Trailers and Travel Trailers, which are separately defined in this Ordinance).

**RECREATIONAL VEHICLE PARK** – A plot of land upon which two (2) or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreational or vacation purposes.

**RECYCLING CENTERS** – A business which receives and markets source separated recyclables. Any process by which solid waste materials are transformed into new products in such a manner that the original products may lose their identity. See also MATERIAL RECOVERY FACILITY.

**REDEVELOPMENT PLAN** – A Redevelopment Plan is also known as a “shadow plat” or “ghost subdivision” where the applicant demonstrates how the property may be developed in the future. Buildings on the interim lots would be located so as not to interfere with the final property boundaries shown on the Redevelopment Plan.

**RELIGIOUS ASSEMBLY** – The Religious Assembly use type refers to religious services only involving public assembly such as customarily occurs in synagogues, temples, and churches. This use type does not include parochial schools. Permitted accessory uses include religion classes, weddings, funerals, child

care and meal programs. Private or parochial school education for pre-kindergarten through grade 12 or higher education facilities shall not be considered accessory uses.

RELOCATION – Any relocation of a building or structure on its site or to another site in La Grande.

REPAIR SERVICES – The Repair Services use type refers to establishments primarily engaged in the provision of repair services to individuals and household rather than firms. Typical uses include appliance repair shops, apparel repair firms, or instrument repair firms.

REPLAT – Includes a final map of reconfiguration of lots and easements of a recorded subdivision or partition plat and other writings containing all the descriptions, locations, specifications, dedications, provisions, and information concerning a recorded subdivision. Pursuant to Oregon law, a replat shall not serve to vacate a public street or road.

RESEARCH SERVICES – The Research Services use type refers to establishments primarily engaged in research of an industrial or scientific nature which is provided as a service or which is conducted by and for a private firm, but excludes medical testing and analysis and product testing. Typical uses include electronics research laboratories, space research and development firms, soil and material testing labs, or pharmaceutical research labs.

RESIDENTIAL FACILITY – A facility licensed under the authority of the Department of Human Resources (DHR) providing residential care of six to fifteen (6 - 15) individuals.

RESIDENTIAL HOME – A home licensed under the authority of the Department of Human Resources (DHR) which provides residential care for five (5) or fewer individuals.

REST HOME – See NURSING HOME.

RETAIL SALES – The Retail Sale use type refers to places of business primarily engaged in the sale of commonly used goods and merchandise, but excludes those classified as Automobile and Equipment, Construction Sales and Services and Gasoline Sales.

RIGHT-OF-WAY – The area between boundary lines of a street, way or other easement.

#### "S"

SCHOOL, PRIVATE – A building wherein instruction is given to pupils in the arts, crafts, or trades and is operated as a commercial enterprise as distinguished by schools endowed and/or supported by taxation.

SCHOOL, PUBLIC – A school under the control of and financed by a legal constituted public school district in the State of Oregon.

SCHOOL, TRADE – Private schools offering instruction in the technical, commercial and/or trade skills, such as real estate schools, business colleges, electronic schools, automotive and aircraft technician schools, and similar commercial establishments.

SCRAP OPERATIONS – The Scrap Operations use type refers to places of business primarily engaged in storage, dismantling or other processing of used or waste material which are intended for re-use in their original form. Typical uses include junk yards, paper salvage yards, auto salvage yards, or appliance salvage yards.

**SETBACK** – The line which defines the width or depth of a required yard. Such setback line is parallel with the property line. No portion of the building shall project into such yard except as provided for in this Ordinance.

**SHORT-TERM RENTAL** – Rental of a dwelling unit or portion of a dwelling unit for a period of less than thirty (30) consecutive days. The following are short-term rental use types:

- A. **BED AND BREAKFAST INN OR HOSTED HOME SHARE** – A single-family dwelling, occupied by the owner or manager, in which no more than five (5) guest sleeping rooms are provided for short-term rental, with or without a meal. This includes the short-term rental of a portion of the primary dwelling (e.g. bedrooms) or an accessory dwelling unit on the same property.
- B. **VACATION HOME RENTAL** – The short-term rental of an entire single-family dwelling unit, which may also include an accessory dwelling on the same property, in which no more than five (5) guest sleeping rooms are provided for short-term rental.

**SIDEWALK** – A pedestrian walkway with a permanent surface.

**SIGHT TRIANGLE** – See CLEAR VISION AREA.

**SIGNIFICANT BUILDING, STRUCTURE, OR SITE** – A building, structure, or site which has been found by the Landmarks Commission, or a qualified historic preservation consultant, to possess enough historic and/or architectural value and structural integrity to be potentially eligible for listing on the La Grande Historic Sites List or Landmarks Register.

**SITE PLAN** – A plan other than a building plan showing the physical arrangement, design or use of a lot or parcel of land, buildings or structures indicating uses, form, dimensions and other pertinent data.

**SLOPE EASEMENT** – A grant of the right to use a strip of land for the purpose of constructing embankment or earth slopes, when required for the purpose of maintaining or creating a safe and stable topographical condition.

**SOLID FILL PROJECT** – Any operation of a parcel of land where more than one thousand (1,000) cubic yards of solid fill materials are deposited for any purpose including the grading or reclaiming of land.

**SOLID WASTE** – Decomposable or non-decomposable waste including but not limited to garbage, rubbish, refuse, ashes, waste paper, and cardboard.

**SOLID WASTE TRANSFER FACILITIES** – A fixed or mobile facility other than a collection vehicle where solid waste is taken from a smaller collection vehicle and placed in a larger transportation unit for transport to a final disposal location.

**SPECTATOR SPORTS AND ENTERTAINMENT** – The Spectator Sports and Entertainment use type refers to establishments or places primarily engaged in the provision of cultural, entertainment, athletic and other events to spectators as well as those involving social or fraternal gatherings. Spectator sports and entertainment use types include those uses conducted both within open facilities or within an enclosed building. Typical uses include small theaters, meeting halls, large exhibition halls, service club and membership organizations, social and fraternal orders, or sports stadiums and arenas, and golf courses.

**START OF CONSTRUCTION** – Includes substantial improvement, 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 one hundred eighty (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, excavation for a basement, footings, piers, or foundations, or the erection of temporary forms, installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

STATE – The State of Oregon.

STORM DRAINAGE – A system of open or enclosed drainage ways designed to direct and carry storm water runoff away from the site.

STORY – That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a usable or unused under-floor space is more than six feet (6') above grade as defined herein for more than fifty percent (50%) of the total perimeter or is more than twelve feet (12') above grade as defined herein at any point, such usable or unused under-floor space shall be considered as a story.

STORY, FIRST – The lowest story in a building which qualifies as a story, as defined herein, except that a floor level in a building having only one floor level shall be classified as a first story, provided such floor level is not more than four feet (4') below grade, as defined herein, for more than fifty percent (50%) of the total perimeter, or not more than eight feet (8') below grade, as defined herein, at any point.

STORY, HALF – A story with at least two (2) or its opposite sides situated immediately under a sloping roof, with the floor area of the said story not in excess of two-thirds (2/3) of the floor area of the floor immediately below it.

STREAM – A perennial natural water course.

STREET – The portion or portions of street right-of-way developed for vehicular traffic.

- A. Street: A public or private way which is created to provide ingress and egress for persons to one or more lots, parcels, areas or tracts of land.
- B. Public Street: Public street shall mean:
  - 1. Any street officially established for the use of the public by the City Council under procedures authorized in the Oregon Revised Statutes;
  - 2. Any street established by a good and sufficient deed, properly executed forever dedicating the land and granting such public street easement, which deed has been, or is, accepted by the City Council and placed on record; or
  - 3. Any street dedicated to the use of the public for street purposes by a final plat of a subdivision, which has been approved and accepted by the City Council and placed on record.

C. Street Classifications:

1. ARTERIAL STREET – A public street which provides primary access into and through the City, and connects with County arterials and/or state highways.
2. COLLECTOR STREET – A public street which connects individual land uses within neighborhood to an arterial street.
3. LOCAL STREET – A public street within neighborhoods that provides access to abutting properties.
4. SEMI-PRIVATE LOCAL STREET – A public street that is within neighborhoods that provides access to abutting properties, but which includes private street improvements that are maintained entirely by the adjacent property owners and not by the City.

STREET PLUG OR RESERVE STRIP – A narrow strip of land controlling access to a street or half street, title to which is dedicated to the City and the disposal of which lands shall be placed within the jurisdiction of the City Council for disposal under conditions approved by the Planning Commission.

STRUCTURAL ALTERATIONS – Any change in the supporting members of a building, such as bearing walls, column, beam or guides, floor or ceiling joists, roof rafters, roof diagrams, roof trusses, foundations, piles, retaining walls or similar components.

STRUCTURE – Anything constructed or erected, which requires a fixed location on the ground, or is attached to something having a fixed location on the ground.

STRUCTURE, ADVERTISING – A structure existing, erected or maintained to serve exclusively as a stand, frame or background for the support display of signs.

STRUCTURE, PRIMARY – See BUILDING, MAIN.

SUBDIVIDE – The division of an area or tract of land into four (4) or more lots within a calendar year, when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year.

SUBDIVIDER – Any person who causes land to be subdivided into a subdivision for himself or for others, or who undertakes to develop a subdivision, but does not include a public agency or officer authorized by law to make subdivisions.

SUBDIVISION – The act of subdividing land or an area or tract of land which has been subdivided.

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 fifty percent (50%) of the market value of the structure before the damage occurred. Substantial damage also means flood-related damages sustained by a structure on two (2) separate occasions during a ten (10) year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds twenty five percent (25%) of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT – Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either:

- A. Before the "Start of Construction" of the improvement or repair; or
- B. If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not however, include either:

- A. Any project for improvement of a structure to comply with existing State or local health, sanitary, or safety code specifications which are the minimum necessary to assure safe living conditions, or
- B. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places, provided that the alteration will not preclude the structures continued designation as a "historic structure".

The term "substantial improvement" also includes structures that have incurred "repetitive loss" or "substantial damage" regardless of the actual amount of work performed.

**SWIMMING POOL** – An artificial structure and its appurtenances, which contains water more than two feet (2') deep which is expressly designated or which is used with the knowledge and consent of the owner or operator for swimming.

"T"

**TEMPORARY REAL ESTATE OFFICES** – A temporary real estate office in a dwelling, not including a manufactured home, within a subdivision, shall be permitted subject to provisions pursuant to the applicable zone.

**TEMPORARY USE** – Impermanent usage of land or structure on a short-term basis. Uses to be permitted include but are not limited to: signs, temporary office structures, trailers used as construction offices, medical hardship residences, and units used seasonally as locations for food vending. Any temporary uses must meet applicable codes as they apply to any occupied structure.

**TENANT OR OCCUPANT** – Shall include any person holding a written or oral lease of, or who occupies the whole or part of such building or land, either alone or with others.

**TENTATIVE PLAT** – A clearly legible and approximate drawing of the proposed layout of streets, blocks, lots, and other elements of a subdivision which shall help furnish a basis for the Planning Commission's approval or denial of the general layout of the subdivision.

**TRANSIENT** – A person or persons normally limited to a thirty (30) day (or less) occupancy.

**TRANSPORTATION PLAN** – The Transportation Plan of the City of La Grande as adopted by the La Grande City Council.

**TRANSPORTATION SERVICES** – The Transportation Services use type refers to establishments primarily engaged in the provision of transportation services. Typical uses include taxi companies or bus depots.

"U"

UNIT – A room or suite of two (2) or more rooms occupied or suitable for occupancy as a residence for one family.

URBAN AREA – All lands located within the Long-Term Urban Growth Boundaries shown in the Comprehensive Master Plan.

USE –The primary or principal activity, structure, or facility occurring upon land.

USE, ACCESSORY – An activity, facility, or structure which is incidental and subordinate to a permitted use established on the same lot and which may be necessary for the successful operation of said permitted use.

"V"

VACATION or VACATE – Process by which a public jurisdiction returns to private ownership a public right-of-way, alley, or portion thereof. Vacation is also a term which applies to returning subdivision plats to their former lot configuration. There are specific State Statutes to be followed.

VARIANCE – Specific procedure in which a deviation is permitted from the specific terms of this Code. Variance may be granted for some physical requirement of this code but not to grant another land use other than specified by this Code.

"W"

WHOLESALING, STORAGE AND DISTRIBUTION – The Wholesaling, Storage, and Distribution use type refers to establishments or places of business primarily engaged in wholesaling, storage, distribution and open-air handling of materials and equipment other than live animals and plants. The following are Wholesaling, Storage, and Distribution use types:

- A. Wholesaling, Storage and Distribution: Heavy – Open air storage, distribution and handling of materials and equipment. Typical uses include monument or stone yards, grain elevators, open storage yards, or petroleum storage facilities.
- B. Wholesaling, Storage and Distribution: Light – Wholesaling, storage and warehouse services within enclosed structures. Typical uses include wholesale distributors, wholesale buying operations, storage warehouses, and moving and storage firms.
- C. Storage: Open air and enclosed building storage of non-combustibles. Typical uses include Building Contractors, RV storage, boat and trailer storage, household storage, personal storage and mini-warehouses (mini-storage).

WIRELESS COMMUNICATION FACILITY – Any structure built for the primary purpose of supporting antennas and their associated facilities used to provide services licensed by the FCC. Associated facilities include, but are not limited to, towers, power supplies, electronic equipment, antennas, fences and other support structures.

WRECKING BUSINESS – The conducting in whole or in part, the buying, selling or dealing in vehicles for the purpose of wrecking, dismantling, disassembling and offering for sale the used vehicle components thereof. Carries on or conducts, in whole or in part, the business of buying, selling or dealing in vehicles

for the purpose of wrecking, dismantling, disassembling or substantially altering the form of any motor vehicle. Carries on or conducts, in whole or in part, the business of selling at wholesale wrecked, dismantled, disassembled or substantially altered vehicles. Engages in the activity of wrecking, dismantling, disassembling or substantially altering vehicles including the crushing, compacting or shredding of vehicles. The local government shall also control the licensing of wrecking operations.

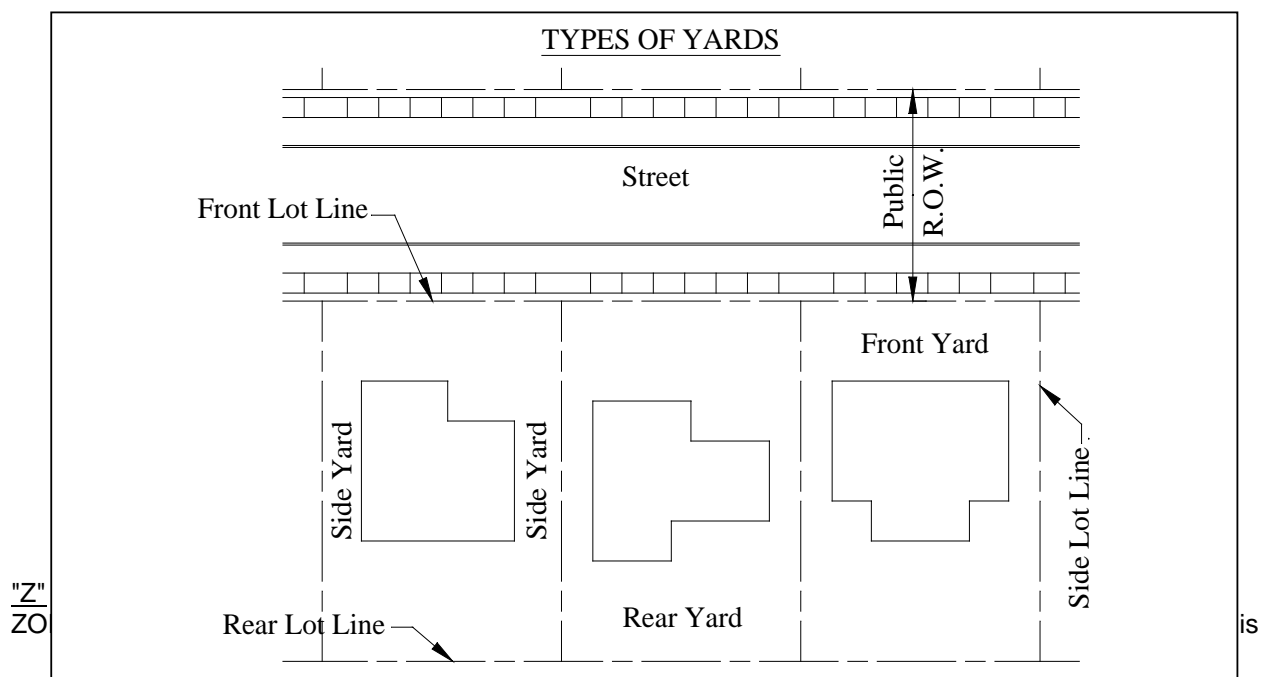
"Y"

**YARD** – An open space on a lot or parcel of land, other than a court, unoccupied and unobstructed by a building from the ground upward. See diagram.

**YARD, FRONT** – A yard extending across the full width of the lot or parcel of land. The depth of a required front yard shall be a specified horizontal distance between the front lot line, where the front lot line is co-terminus with the property line of a fully widened street or highway, or the ultimate street line of a partially widened street or highway and a line parallel thereto on the lot or parcel of land. In the case of a flag lot, the front yard shall be either the yard located parallel to the street providing access, or the yard located parallel to and abutting the flag pole.

**YARD, REAR** – A yard extending across the full width of the lot or parcel of land. The depth of a required rear yard shall be a specified horizontal distance between the rear lot line and a line parallel thereto on the lot or parcel of land.

**YARD, SIDE** – A yard extending from the required front yard, or the front lot line where no front yard is required to the required yard or to the rear lot line where no rear yard is required. The width of a required side yard shall be a specified horizontal distance between each side lot line and a line parallel thereto on the lot or parcel of land. Where a side yard is bounded by a street or highway, the width of such required side yard shall be a specified horizontal distance between the side lot line on the street or highway side, where said side lot line is co-terminus with the street line of a fully widened street or highway, of the ultimate street line parallel thereto on the lot or parcel of land.



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is



replaced with another.

ZONING DESIGNATION – Specific land use designations placed on land within the City.

ZONING ORDINANCE – That section of this Land Use Development Code which specifies land uses and physical requirements of these land uses in the City.