

Article XI

Definitions

SECTION 1100 – DEFINITION OF WORDS

Except where specifically defined herein, all words in this Zoning Resolution shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural; the word “structure” includes the word “building”, the word “lot” includes the words “plot” or “parcel”; the term “shall” is always mandatory; the words “used” or “occupied”, as applied to any land or structure, shall be construed to include the words “intended, arranged or designed to be used or occupied”.

Section 1100.01 Specifically Defined Words

The following listed words are specifically defined for use in this Zoning Resolution

- 1) **Adult Material**
Adult Material means any book, magazine, newspaper, pamphlet, poster, print, picture, slide, transparency, figure, image, description, motion picture film, phonographic record or tape, other tangible thing, or any service, capable of arousing interest through sight, sound, or touch, and:
 - a) Which material is distinguished or characterized by an emphasis on matter displaying, describing, or representing sexual activity, masturbation, sexual excitement, nudity, bestiality, or human bodily functions of elimination;
 - b) Which Service is distinguished or characterized by an emphasis or sexual activity, masturbation, sexual excitement, nudity, bestiality, or human bodily functions of elimination.

- 2) **Alley**
Secondary access way of not less than twenty (20) feet in width dedicated to public use for travel or transportation and affording vehicular access to abutting property.

- 3) **Base Flood**
A flood which is representative of large floods known to have occurred ni the Central Ohio region and characteristic of floods expected to have a one percent chance of being equaled or exceeded in any given year. Sometimes referred to as Regional Flood or 100 year Flood.

- 4) **Board**
The Jefferson Township Board of Zoning Appeals.

- 5) **Borrow Pit**
A lot or parcel of land or part thereof used for the purpose of extracting sand, gravel or topsoil for sale or use on another premises, and exclusive of the process of grading a lot preparatory to the construction of a building for which application for a building permit has been made.
- 6) **Building**
A structure intended for shelter, housing or enclosure of persons, animals or chattel. When separated by dividing walls without openings, each portion of such structure shall be deemed a separate building.
- 7) **Building, Height of**
The vertical distance measured from the grade to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the mean height level between the eaves and ridge of a gable, hip, or gambrel roof.
- 8) **Building Setback**
A line establishing the minimum allowable distance between the nearest portion of any building and the centerline of any street when measured perpendicularly thereto.
- 9) **Channel**
A natural or artificial depression of perceptible extent with definite bed and banks to confine and conduct flowing water either continuously or periodically.
- 10) **Child Care**
Any place, home or institution which cares for young children apart from their parents when received for regular period of time for compensation such as kindergarten, nursery school or class for young children that develops basic skills and social behavior by games, exercise, toys and simple handicraft.
- 11) **Commission**
The Jefferson Township Zoning Commission
- 12) **Community NFIP Administrator**
The person, persons, agency, or other local government entity responsible for the administration and enforcement of the National Flood Insurance Program in compliance with Federal Law 44 CFR Parts 59 and 60, as may be amended. For unincorporated Franklin County the Franklin County Development Department is the Community NFIP Administrator.
- 13) **Detonable Materials**
Generally unstable materials having the propensity to explode violently from a moderately irritating force. Examples of such materials include, but are not limited to fulminates, nitrocellulose, black powder, dynamite, nitroglycerin, ozonides, perchlorates, gasoline, fuel oil, and other flammable gases and vapors.

- 14) Dwelling, Farm
A single-family dwelling on a lot of five (5) or more acres.
- 15) Dwelling, Single-Family
A building arranged or designed to be occupied by one (1) family, the structure having only one (1) dwelling unit.
- 16) Dwelling, Two-Family
A building arranged or designed to be occupied by two (2) families, the structure having only two (2) dwelling units with separate entrances.
- 17) Dwelling (Apartment)
A building arranged or intended for three (3) or more families living independently of each other in separate dwelling units, any two or more provided with a common entrance or hall and all dwelling units are intended to be maintained under single ownership or owned under condominium.
- 18) Family
One or more persons occupying a single dwelling unit. Any single dwelling unit with any number of persons related by blood, adoption or marriage, plus not more than three additional persons not so related will be considered a family.
- 19) Floodplain
The areas adjoining a watercourse, which are expected to be flooded as a result of a severe combination of meteorological and hydrological conditions.
- 20) Inoperable Motor Vehicle
Any motor-powered vehicle, including automobile, boat, motorcycle, truck, farm equipment or similar vehicle, which is in need of mechanical or structural repairs to return it to a normal and safe operating condition.
- 21) Intense Burning Materials
Materials having the propensity to burn with great intensity by virtue of characteristics such as low ignition temperature, high rate of burning and large heat evolution. Such materials include, but are not limited to, manganese, pyrotechnics and pyroxylin.
- 22) Lot, Minimum
A parcel of land occupied or to be occupied by a principal structure or group of structures and accessory structures together with such yards, open spaces, lot width and lot area as are required by this Zoning Resolution, and having not less than the minimum required frontages upon a street, either shown and identified by lot number on plat of record, or considered as a unit of property and described by metes and bounds.

- 23) Lot, Depth of
The average horizontal distance between front and rear lot lines.
- 24) Lot Line
A line bounding or demarcating a plot of land or ground as established by a plat of record.
- 25) Lot Width
The average horizontal distance between side lot lines.
- 26) Mobile Home
A single family dwelling designed to be moved by being built on a frame or chassis and further specifically designed and constructed so that wheels are, or may be attached for transportation on public streets or highways and designed without the need for a permanent foundation arriving at the site complete and ready for residential occupancy except for minor and incidental unpacking and assembly operations; location wheels, jacks, blocks, or other foundation, connection to utilities and the like.

If applicable, the following criteria may be used to define and identify a mobile home for purposes of this Resolution.

- a) A single-family dwelling constructed between 1975 and June 14, 1976 may be defined as a mobile home if constructed in accordance with the standards of Chapter BB-77, Industrialized Units, and Mobile Homes of the Ohio Building Code.
- b) A single-family dwelling constructed between 1975 and June 14, 1976 may be defined as a mobile home if constructed in accordance with the standards of the National Home Construction and Safety Standards Act- 12 USC 5042 (6) and as hereinafter amended.
- c) A single-family dwelling may be defined as a mobile home if constructed in accordance with the standards of the National Home Construction and Safety Standards Act- 12 USC 5042 (6) and as hereinafter amended; except those constructed between 1975 and June 14, 1976, which may be defined as mobile home if constructed in accordance with the standards of Chapter BB-77, Industrialized Units and Mobile Homes of the Ohio Building Code.

- 27) Non-Conforming Use
A legal use of a building and / or of land that antedates the adoption of these regulations and does not conform to the regulations for the Zoning District in which it is located.
- 28) Odor
A scent of spicy, flowery, fruity, resinous, foul, or burnt character of sufficient intensity and duration to be irritating to one or more individuals.
- 29) Obstruction
Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel rectification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter which is in, along, across, or projecting into any channel, watercourse, or regulatory flood hazard area which may impede, retard, or change the direction the flow of water either in itself or by catching or collecting debris carried by such water or which is placed where the flow of water might carry the same downstream to the damage of life or property.
- 30) Opaqueness
The degree to which a wall, fence, structure or landscaping is solid or impenetrable to light or vision in a generally uniform pattern over its surface.
- 31) Particulates
Fine particles, either solid or liquid, which are small enough to be dispensed or otherwise carried into the atmosphere.
- 32) Recreational Vehicle
A recreational vehicle is a vehicle manufactured or modified for travel, recreation, or vacation purposes. This definition shall include but is not necessarily limited to campers, travel trailers, truck campers, motor homes, and motorcycles, etc.
- 33) Regulatory Floodplain
A watercourse and the areas adjoining a watercourse that has been or hereafter may be covered by the Base Flood.
- 34) Screening
Any combination of walls, structures, fences, plantings, mounding or similar treatment which totally prevents the activity being screened from being seen from a specified area or location.
- 35) Street Right of Way Line
The dividing line between a street right-of-way and the contiguous property.

- 36) **Structure**
Anything constructed or erected, including advertising signs, billboards and other construction or erection with special function or form, except fences or walks, and for purposes of this Resolution, Mobile Homes which are otherwise herein defined and restricted.
- 37) **Structure, Accessory or Ancillary**
A subordinate structure, the use of which is incidental to that of a principal structure on the same lot.
- 38) **Structure, Principal**
A structure in which is conducted the principal use of the lot on which it is situated.
- 39) **Structure, Twin Single**
A structure containing two dwelling units, which are divided by a common wall, built to meet or exceed minimum fire and building code specifications.
- 40) **Structure, Zero Lot Line**
A dwelling unit which abuts one side lot line to create additional yard area in the non-abutment side yard.
- 41) **Substantial Improvement**
Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started, or 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 any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.
- 42) **Townhouse**
A building consisting of a series of three (3) or more attached or semi-detached dwelling units divided by common fire walls built to meet or exceed minimum fire and building code specifications, each with a ground floor and a separate ownership or condominium.
- 43) **Toxic Substance**
Those toxic substances as defined by regulations adopted pursuant to the Resource Conservation and Recovery Act of 1976 \, and any future law or regulation of like tenor or effect.

- 44) Watercourse
A channel in which a flow of water occurs either continuously or intermittently in a definite direction. The term applies to either natural or artificially constructed channels.
- 45) Yard, Rear
An open space between the rear line of the structure (exclusive of steps) and the rear line of the lot and extending the full width of the lot and may be used for accessory structures.
- 46) Yard, Side
An open, unoccupied space on the same lot with a structure between the side line of the structure (exclusive of steps) and the side line of the lot and extending from the front line to the rear line of the lot.
- 47) Zoning District
Any section of Jefferson Township in which zoning regulations are uniform.
- 48) Zoning Inspector
The official charged with the administration and enforcement of the Zoning Resolution.