

CHAPTER 23

DEFINITIONS

SECTION 2300 DEFINITIONS

Abutting: In the context of notice, or of a screening or enclosure requirement, abutting shall mean contiguous or separated there from only by a non arterial street, alley or railroad right-of-way. In other instances, abutting shall mean contiguous.

Accessory Use Bar: A commercial establishment open to the public which sells and serves intoxicating or low-point beer, (as defined herein) for consumption on the premises, but which is incidental and subordinate to a principal use restaurant, hotel or motel, and bars which are accessory to not for profit, bona fide lodges, posts, clubs, fraternal, benevolent or charitable organizations.

Accessory Use or Structure: A use or structure on the same lot with, and of a nature customarily incidental and subordinate to the principal use or structure.

All-Weather Material: A hard surface, dust-free material capable, during ordinary use, of withstanding without substantial deterioration, normal weather conditions. Gravel, rock, or screenings alone, without use of a petroleum or cement binder, does not meet the definition of an all-weather, dust-free material.

Alley: A permanent public way providing a secondary means of access for service or emergency vehicles.

Anchoring Systems: A combination of ties, anchoring equipment and/or anchoring devices that are designed to resist overturning, uplift and lateral movement of the manufactured home from wind and water forces.

Antenna: A transmitting and/or receiving device used in telecommunications that radiates or captures a signal. As used in this Code, references to antennas shall also include Antenna Supporting Structures.

Antenna Supporting Structure: A telecommunications facility that consists of a stand-alone support structure which has as its principal use the support of antenna(s) and associated equipment and improvements. As used in this Code, references to Antenna Supporting Structures shall also include Antennas.

Anticipated Development: Full potential urbanization of the contributing watershed, considering the Comprehensive Plan and the reasonable assumption that in considering the effects of a proposed development in a floodplain area that there will be an equal degree of encroachment extending for a significant reach on both sides of the stream or water course.

Arterial: A street designated on the Major Street Plan as a primary arterial or secondary arterial.

Assisted Living Center: A residential facility designed to meet housing and care needs of older persons and individuals with disabilities in a residential rather than institutional environment, while maximizing independence, choice, and privacy. Assisted living centers provide personal care for persons with needs for assistance in the activities of daily living, and can respond to unscheduled needs for assistance. Services typically provided include: meals, housekeeping, laundry and linen service, medication monitoring, transportation and activities. Assisted living centers also typically provide features that enhance the resident's autonomy, such as lockable doors, full bathrooms, temperature control, and single occupancy, and may provide limited cooking facilities in individual units. Assisted Living Centers exclude nursing homes and other special housing facilities as elsewhere defined.

Average Ground Elevation: The mid point between the highest and lowest ground elevations at the building wall.

Bar/Tavern: A commercial establishment open to the general public which sells and serves intoxicating beverages for consumption on the premises.

Beer Bar: A commercial establishment open to the general public which sells and serves low-point beer for consumption on the premises.

Billiard Center, Family: A principal use billiard facility which caters to families and which excludes the sale and consumption of intoxicating and low-point beer on the premises.

Billiard Hall/Pool Hall: A principal use billiard facility, open to the general public, and which sells and serves intoxicating and/or low-point beer on the premises.

Board of Adjustment (BOA): The Board of Adjustment of the City of Coweta.

Building: A structure which is permanently affixed to the land, and has one or more floors and a roof, and is bounded by either another building with a common party wall, open air, or the lot lines of a lot.

Building Code: Those codes and regulations adopted by the City of Coweta pertaining to requirements for construction of buildings and structures.

Building Setback: The horizontal distance, from the point of measurement, such as the centerline of an abutting street or the boundary line of an abutting zoning district to the nearest building wall.

Caliper: The diameter of the tree trunk measured at 6" above ground level for a tree trunk having a diameter of 4" or less and the diameter of the tree trunk measured at 12" above ground level for a tree trunk having a diameter exceeding 4".

Care Home: Premises used for the housing and caring for the aged or infirmed, and includes convalescent homes, homes for the aged, and nursing homes.

Character: Any letter of the alphabet or numeral.

City Council: The City Council of the City of Coweta.

Code Enforcement Officer/Building Inspector: The enforcement officer designated by the City Manager the City of Coweta to enforce the Zoning Code and related ordinances.

Commercial Mixed Use Development: Any development containing a combination of uses permitted by Right, Special Exception, Planned Unit Development (PUD) or Specific Use Permit.

Community Group Home: A community based residential facility for independent living that provides room and board, personal care, and rehabilitation services in a family environment as a single-housekeeping unit to 6-12 resident mentally retarded and/or physically limited persons with at least 1 but not more than 3 resident staff persons. Personal care and rehabilitation services excludes on-site institutional type educational training, medical or nursing care.

Comprehensive Plan: The official plan for the physical development of the City of Coweta as originally adopted in 1994 and as amended thereafter.

Copy Area: The net geometric area enclosed by the smallest rectangles encompassing the outer extremities of all letters, figures, characters and delineations contained in the sign.

Curb Level: The mean level of the established curb at the frontage of a lot. Where no curb has been established, the City Engineer shall establish such curb level or its equivalent for the purposes of this Code.

Customary Residential Exterior Finishing Materials: Roof and siding materials traditionally used to provide the finished exterior of single-family dwellings. Customary roofing materials include composition shingles, fiberglass shingles, wood shingles (shakes), and clay tile applied according to the manufacturer's specifications. Customary siding materials include aluminum lap or vinyl lap siding, cedar or other wood siding, masonry (stucco, brick, stone, block, tilt-up panel) and woodgrain weather resistant pressboard siding.

Dance Hall: A commercial establishment open to the general public which provides a dance area of 1,000 square feet or more.

Designated Residential Development Area: An area specifically designated for residential development by conditions imposed in a Planned Unit Development (PUD) Supplemental District.

Day Nursery: Any agency, institution, center, home, nursery, nursery school, kindergarten, play school, or other place, however styled and whether operated under public auspices, as a private business, or by an established religious denomination, in which are received for temporary custodial care apart from their parents, part of the day or all of the day or night, and upon any number of successive days one or more children not related to the persons providing such

temporary custodial care, and which comply with the licensing requirements of the Oklahoma State Health Department, but excluding Family Day Care Homes.

Detention/Correctional Facility: A facility for the detention, confinement, treatment and/or rehabilitation of persons arrested or convicted for the violation of civil or criminal law. Such facilities include an adult detention center, juvenile delinquency center, pre-release center, correctional community treatment center, jail and prison.

Development: Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.

Display Surface: The surface of a sign upon, against, or through which the message is displayed or illustrated.

Display Surface Area: The net geometric area enclosed by the display surface of the sign including the outer extremities of all letters, figures, characters, and delineations, but not including the structural supports for free-standing signs if said structural supports are not arranged to become a part of the attention attracting aspects of the sign provided, that as applied to wall or canopy signs having a non illuminated background, display surface area shall mean copy area.

Dripline: The periphery of the area underneath a tree which would be encompassed by perpendicular lines extending from the exterior edges of the crown of the tree.

Dwelling: A building or structure used in whole or in part for human habitation.

Dwelling, Duplex: A building containing two dwelling units, designed for occupancy by not more than two families.

Dwelling, Manufactured Home: A residential manufactured dwelling, built in accordance with the Federal Manufactured Home Construction and Safety Standards which is either:

- A. Fully assembled into one unit or one expandable/telescoping unit of more than 35 feet in length and is fully habitable upon arrival at a site except for minor and incidental installation activities and utility connections and is installed on either temporary or permanent foundations; or
- B. A dwelling manufactured in two (2) or more units, but either fails to utilize customary siding materials, or retains chassis or other equipment related to being towed, or is not placed on a permanent foundation; or
- C. Any combination of A or B above which does not meet all of the local Building Codes as adopted by the City of Coweta.

Dwelling, Modular: A manufactured dwelling partially preassembled into two or more sections, none of which are habitable individually, permanently joined together and utilize customary residential siding and roofing materials, built to Building Code standards as adopted by the City of Coweta, Oklahoma, and are either:

- A. Units designed to be transported and installed on permanent foundations; or
- B. Chassis/under-carriage units designed to be towed or structurally capable of being towed on wheels and installed on permanent foundations after all hitches, running gear and chassis have been removed.

The term, “sections” in the phrase, “two or more sections,” in this definition shall mean sections of wall framing, roof framing, or floor framing. Porches and fixtures do not constitute a “section” for purposes of this definition.

Dwelling, Mobile Home: See Dwelling, Manufactured.

Dwelling, Multifamily: A building containing three or more dwelling units.

Dwelling, Rowhouse: One of a row of houses having uniform, or nearly uniform, plans and fenestration and usually having a uniform architectural treatment, as in certain housing developments. A house having at least one side wall in common with a neighboring dwelling.

Dwelling, Single-Family: A building, other than a mobile/manufactured/modular home dwelling, containing one dwelling unit designed for occupancy by not more than one family.

Dwelling, Townhouse: A building containing two (2) or more attached dwelling units with no unit above another unit and each unit located on a separate lot within a townhouse development.

Dwelling Unit: A room or group of rooms arranged, intended, or designed as a habitable unit, containing kitchen, bath and sleeping facilities, for not more than one family living independently of any other family.

Elderly/Retirement Housing: A residential complex containing multifamily dwellings designed for and principally occupied by senior citizens. Such facilities may include a congregate meals program in a common dining area, but exclude institutional care such as medical or nursing care and are distinguished from life care retirement centers as elsewhere defined.

Emergency and Protective Shelter: A residential facility which provides room and board for a temporary (30 days or less) period, protection counseling, and pre-placement screening for abused, displaced, or transient children or adults.

Family: One or more persons occupying a single dwelling unit, provided that unless all members are related by blood, marriage, or adoption, no such family shall contain over six (6) persons, but further provided that domestic servants may be housed on the premises without being designated as a family.

Family Day Care Home: A dwelling used to house and provide supervision and care for five children, said total to include those preschool children under five (5) years of age who reside in the residence.

Flashing Illumination: A light source or other image which in whole or in part physically changes in light intensity or gives the appearance of such change.

Flood: A temporary rise in stream level that results in inundation of areas not ordinarily covered by water.

Flood Regulatory: A flood having a one (1) percent chance of being equaled or exceeded in any given year based upon the full potential urbanization of the contributing watershed considering the Comprehensive Plan, adopted Floodplain Management Policies and the watershed Master Drainage Plan where adopted.

Floodway: The channel of a river or other watercourse and those portions of the adjoining floodplains which are reasonably required to carry and discharge the regulatory flood.

Floor Area: The sum of the gross horizontal areas of the several floors, including basements, of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. Provided that for the purpose of determining compliance with the permitted floor area, the floor area of enclosed required off-street parking areas shall not be included.

Floor Area Ratio: The floor area of a building or buildings on a lot divided by the lot area.

Foster Home: A dwelling used in whole or in part as living quarters for a household including one or more minor children placed by a licensed child placement agency who are not members of the family occupying said dwelling but, are under their supervision. Further, provided that a maximum of 5 children are allowed to reside in the home including any natural children living in the home, if any children in the home are age 2 or younger. If no children are under 2 years, the maximum number of children residing in the home is 6.

Freeway: A street designated as a freeway on the Major Street Plan.

Freeway Sign Corridor: An area 400 feet in width on each side of and adjacent to the publicly acquired right-of-way of a freeway.

Frontage: The lineal measurement of a lot boundary which abuts a public street or the lineal measurement of the building setback line when the boundary of the lot abuts a curved non arterial street or cul-de-sac.

Habitable Floor: Any floor usable for living purposes, which includes working, sleeping, eating, cooking, or recreation, or a combination thereof. A floor used for storage purposes only is not a "habitable floor".

Halfway House: A building used in whole or in part as a treatment center and dwelling quarters for persons unrelated by blood or marriage who are undergoing care or rehabilitation for alcoholism or other forms of drug abuse.

Height, Building: The vertical distance measured from the average ground elevation at the building wall to the highest horizontal point of the structure, provided that Height Exceptions listed under Section 220 shall apply.

Height, Sign - The vertical distance measured from the curb level to the highest point of the sign.

Home Occupation: Any occupation or profession carried on by the inhabitants which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, which does not change the character thereof, and which is conducted entirely within the main or accessory buildings; provided, that no trading in merchandise is carried on and in conjunction with which there is no advertising or display of merchandise. There shall be no mechanical equipment used or activity conducted which creates any noise, dust, or odor or electrical disturbance beyond the confines of the lot on which said occupation is conducted.

Homeowners or Property Owners Association: An incorporated nonprofit organization, to include non-residential property owners, operating under recorded land agreements through which:

A. Each lot and/or homeowner in a planned unit development or other described land area is automatically a member, and

B. Each lot is automatically subject to a charge for a proportionate share of the organization's activities, such as maintaining a common property, and

C. The charge, if unpaid, becomes a lien against the property.

Intoxicating Beverages: All beverages as so defined in Title 37, Oklahoma Statutes.

Junk and Salvage Yards: Open areas, lots, land, parcels, buildings or structures, or parts thereof where wastes or used or secondhand materials are bought, collected, abandoned, sold, exchanged, stored, processed, crushed or handled. Materials shall include but are not limited to the following materials: used lumber, scrap iron and other metals, paper, plastic, rags, rubber tires, salvaged or dismantled vehicles, machinery, vehicular parts, bottles and cans and discarded goods.

Kennel: The use of land or buildings for the purpose of selling, breeding, boarding or training cats or dogs, or both.

Land Area: The area of a lot plus one-half or 30 feet, whichever is less, of the right-of-way of any abutting street to which the lot has access.

Land Coverage: The land area of a lot covered by building or buildings, except structural parking.

Landscaped Area: The unpaved area within a lot which contains grass, shrubs, flowers, ground cover, trees or native plant materials and which may include decorative fixtures such as rock, pools and planters.

Life Care Retirement Center: A residential facility containing dwellings designed for and principally occupied by senior citizens in a planned retirement community which includes a residential complex, an activity or community center, and a medical or nursing facility which is licensed by the State of Oklahoma as an Intermediate Care Facility or a Skilled Nursing Center.

Livability Space: The open space of a lot which is not allocated to or used for off-street parking or loading areas or for paved access to the off-street or loading area.

Loading Berth, Off-Street: A space of at least 10 feet in width and 30 feet in length and having a vertical clearance of at least 14 feet, designed and located on a lot for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.

Lot: A lot of record.

Lot Area: The total horizontal area included within lot lines.

Lot, Corner: A lot of which at least two (2) adjacent sides abut for their full lengths on a street.

Lot, Depth: The average distance from the street line of the lot to its rear line, measured in the general direction of the sidelines of the lot.

Lot, Double Frontage: A lot other than a corner lot with frontage on more than one street other than an alley.

Lot, Interior: A lot other than a corner lot, with only one frontage on a street.

Lot Line: Any boundary of a lot.

Lot Line, Front: The boundary of a lot which abuts a public street. Where the lot abuts more than one street, the owner may select the front lot line.

Lot Line, Rear: The boundary of a lot which is most distant from and most nearly parallel to the front lot line.

Lot Line, Side: Any boundary of a lot which is not a front lot line or a rear lot line.

Lot of Record: A lot which is part of a subdivision, the plat of which has been recorded in the office of the County Clerk of the County in which the lot is located or a parcel of land, the deed of which is recorded in the office of the County Clerk of the County in which the parcel is located.

Lot Width: The average horizontal distance between the side lot lines.

Low-Point Beer: All beverages as so defined in Title 37, Oklahoma Statutes, including beverages containing more than one-half of one percent (1/2 of 1%) alcohol by volume, and not more than three and two-tenths percent (3.2%) alcohol by weight, including but not limited to beer or cereal malt beverages obtained by the alcoholic fermentation of an infusion of barley or other grain, malt or similar products.

Major Street Plan: The City of Coweta Major Street and Highway Plan, as adopted by the City Council of the City of Coweta, or as it may hereafter be amended by ordinance.

Manufactured Home: See Dwelling, Manufactured Home.

Manufactured Home Park: Land or property which is used or intended to be used or rented for occupancy by one or more manufactured homes or movable sleeping quarters of any kind.

Massage Parlor, Non-therapeutic: Any place where for any form of consideration or gratuity, non-therapeutic massage, alcohol rub, administration of fomentation, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as a part of or in connection with sexual conduct or where any person providing such treatment, manipulation or service related thereto exposes specified anatomical areas.

Massage, Therapeutic: Systems of activity applied to the soft tissue of the body for therapeutic, educational, or relaxation purposes. Any person or persons administering such systems shall be certified as having successfully completed the National Board of Massage Therapists and Body Work program, or in the alternative, certified as having completed such a program as offered by a school licensed by the Oklahoma Board of Private Vocational Schools.

Mini-Storage: A building containing small partitioned storage spaces, which are separately and individually rented or leased, for the storage of personal goods or merchandise, but excluding commercial warehousing.

Mobile Home: See Dwelling, Mobile Home.

Modular Home: See Dwelling, Modular.

NA: Not applicable.

Nameplate: A sign, attached flush against a building identifying the name of the building or the name of an occupant thereof.

NEC: Not elsewhere classified.

Neighborhood Group Home: A home for independent living with support personnel that provides room and board, personal care and habilitation services in a family environment as a single-housekeeping unit for not more than 5 resident mentally retarded and/or physically limited persons with at least 1 but not more than 2 resident staff persons. Personal care and habilitation services excludes on-site institutional type educational training, medical or nursing care.

Night Club: A commercial establishment open to the general public, usually serving intoxicating and/or low-point beer, usually having a floor show, and usually providing music and a space for dancing.

Nonconformance: A lawful condition of a structure or land which does not conform to the regulations of the district in which it is situated. This may include but is not limited to failure to conform to use, height, area, coverage or off-street parking requirements.

Nonconforming Use: A structure or land lawfully occupied by a use that does not conform to the regulations of the district in which it is situated.

Nursing Home: A residential health care facility licensed and regulated by the State of Oklahoma which provides lodging personal care and supervision for aged, chronically ill, physically infirm or convalescent patients.

Obstruction: Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel rectification, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure or matter in, along, across or projecting into any channel, watercourse, or regulatory flood hazard area which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or that is placed where the flow of water might carry the same downstream to the damage of life or property.

One-Hundred Year Frequency Flood: A flood having an average frequency of occurrence once in 100 years although the flood may occur in any year, based on statistical analyses of stream flow records available for the watershed and analyses of rainfall and run-off characteristics in the general region of the watershed, as predicted by the City Engineer, or as predicted by the U.S. Army Corps of Engineers and confirmed by the City Engineer.

Parking Space, Off-Street: A space on a lot intended and reserved for the parking of an automobile. Such space shall be at least 9 feet in width and at least 20 feet in length exclusive of access drives or aisles. Such space shall have a vertical clearance of at least 6 feet 6 inches.

Parking Space, Required Off-Street: A space on a lot reserved for parking required by this Code.

Permanent Foundation: A foundation which meets the Building Codes of the City of Coweta.

Personal Care: Assistance with meals, dressing, movement, bathing or other personal needs or maintenance, or general supervision of the physical and mental well-being of a person, who is incapable of maintaining a private, independent residence, or who is incapable of managing his person, whether or not a guardian has been appointed for such person.

Planning Commission: The Coweta City Planning Commission.

Planned Unit Development PUD: A discretionary type of development for a tract of land under single ownership or control, based upon an approved development plan permitting flexibility of

principal land uses, lot sizes, and accessory uses not otherwise available under conventional development standards.

Pole Barn: An accessory agricultural building which may be enclosed on not more than three (3) sides used for the storage of farm machinery and implements, feed or such agricultural materials and supplies.

Principal Use Restaurant: An eating establishment which employs at least one fulltime cook, has a menu, a fully equipped kitchen for cooking and preparation of meals and which eating establishment, including the kitchen area but excluding the bar area, occupies at least 75% of the total floor area of the business.

Private Club: A private commercial establishment open to members and their guests only and not open to the general public which is operated for profit and which sells and serves intoxicating and/or low-point beer for consumption on the premises. Reference is hereby made to that section of the Municipal Code of the City of Sand Springs defining "Private Club".

Recreational Vehicle (RV): A trailer, boat trailer, travel trailer, camping trailer, truck camper, camper shell, motor home, tent trailer, boat, houseboat, or similar vehicle or unit. Camper shells which are attached to a pickup truck are not considered a recreational vehicle.

Residential Treatment Center: A facility providing diagnostic or therapeutic services, counseling, or treatment and long-term room and board in a highly structured environment for its residents for substance abuse or dependency, or behavioral disorders.

Rest Home: See Care Home.

Rooming and Boarding House: A facility wherein congregate meals and lodging are provided for its residents limited to a maximum of six (6) or fewer guests are provided overnight accommodations and meals excluding such supervised living or residential care facilities as elsewhere defined (e.g. Nursing Homes, Group Homes, Transitional Living Center, Residential Treatment Center, etc.), and exclusive of a hotel or motel.

Sanitarium: An institution providing health facilities for inpatient medical treatment or treatment and recuperation using natural therapeutic agents.

Service Organizations, Clubs or Lodges: Organizations, clubs or lodges wherein the chief activity is providing a service and which is not operated as a business for profit, and which holds and maintains an income tax exempt status.

Setback: A horizontal distance determining the location of a building with respect to a street, use district boundary line, or another use. Where the term "setback" is used in conjunction with a modifying word or words such as "parking area", the setback shall in its application include, but not be limited to, buildings.

Sexually Oriented Business: Amusement or entertainment which is distinguished or characterized by an emphasis on acts depicting, describing or relating to sexual conduct or specified anatomical areas, including but not limited to topless or bottomless dancers, exotic dancers, strippers, male or female impersonators or similar entertainment; or on display or for sale any materials, devices, novelties, or paraphernalia designed or marketed primarily for use to stimulate human genital organs or for use in connection with sadomasochistic practices.

Sign: Any object, device, structure or part thereof used to advertise, identify, display or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images. Signs as defined herein do not include the flag or emblem of any nation, organization of nations, state, city or any fraternal, religious or civic organizations; one corporate flag; works of art which in no way identify a product; temporary holiday decorations; or landscape features which display no words or symbols.

Signs, Business: A sign which directs attention to a business, commodity, service, or entertainment conducted on the premises.

Sign, Canopy: A sign wholly supported by a canopy as defined in Title 51 Coweta Revised Ordinances.

Sign, Construction: A temporary sign erected during the period of construction advertising the construction of improvements on the property.

Sign, Ground: A sign which is attached to or is a part of a self-supporting structure, other than a building or portion of a building.

Sign Illuminated: Any sign which is directly lighted by any electrical light source, internal or external, excluding signs illuminated by light sources specifically and clearly operated for the purpose of lighting the general area in which the sign is located rather than the sign itself.

Sign, Nameplate: A sign, not exceeding four (4) square feet, attached flush against a building identifying the name of the building or the name of an occupant thereof.

Sign, Outdoor Advertising: A sign which directs attention to a business, commodity, service, or entertainment, sold or offered elsewhere than the premises and only incidentally on the premises, if at all.

Sign, Portable: A sign which is not permanently affixed to the ground or a building and easily moved from one location on the lot to another.

Sign, Projecting: A sign affixed to a building and which extends horizontally more than 12" from the sign supporting portion of the building.

Sign, Promotional Business: A sign, temporary in nature, consisting of tinsel, advertising flags, searchlights, balloons, tethered balloons, or banners.

Sign, Real Estate: A temporary sign advertising the sale, rental, or lease of the premises.

Sign, Revolving or Rotating: A sign or sign part which rotates or revolves.

Sign, Roof: A sign other than a promotional business sign which is affixed to a roof, extended roof, pitched roof, or canopy, and which extends above the building wall or parapet wall.

Sign, Wall: A sign affixed to a building wall or parapet which does not extend horizontally more than 15 inches from the wall nor extend above the height of the wall or parapet.

Site Development Plan: A plan drawn at a scale of not less than one inch equals 100 feet which shows the topographic characteristics of the site; the location and dimensions of buildings, yards, courts, parking spaces and other features; the use of each building and area; adjacent streets, alleys, utility drainage and other easements; and the relationship of the development of adjacent areas which it may affect.

Special Exception: A use or a design element of a use which is not permitted by right in a particular district because of potential adverse affect, but which if controlled in the particular instance as to its relationship to the neighborhood and to the general welfare, may be permitted by the Board of Adjustment, where specifically authorized by the Code, and in accordance with the substantive and procedural standards of the Code.

Specific Use Permit: A Specific Use Permit (SUP) is a classification assigned to a particular use that requires such use to be subject to a public hearing and review by the Planning Commission. Final approval is required by the City Council as specified in Chapter 26 of this Zoning Code. Specific Use Permit uses are not permitted by Right or Special Exception in any Zoning District because of the potential adverse effects. However, if such adverse effects are controlled in that particular instance as to its relationship to the surrounding area and to the general welfare, a Specific Use Permit may be permitted in accordance with the substantive and procedural standards of the Zoning Code and Chapters.

Story: A room or set of rooms on one floor level of a building.

Street: A public thoroughfare designed to provide the principle means of access to abutting property, or designed to serve as a roadway for vehicular travel, or both, but excluding alleys.

Street Wall: The wall or part of the building nearest to the street line.

Structure: Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground, and includes buildings, walks, fences, and signs. Provided that, for the purposes of Chapter 10, Floodway Zoning District "structure" means a walled and roofed building that is principally above ground, as well as a mobile home.

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, (1) before the improvement or repair is started, or (2) 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 affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with the existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

Supplemental District: A zoning district to be mapped as an overlay to a use district and which modifies or supplements the regulations of the general district in recognition of distinguishing circumstances such as unit development or flooding propensity while maintaining the character and purposes of the general use district area over which it is superimposed.

Top Plate: The horizontal timber directly carrying the trusses of a roof or the rafters.

Townhouse: See Dwelling, Townhouse.

Townhouse Development: A row of at least 3 attached dwelling units each separated by a party wall on individual lots and designed for separate ownership of the individual dwelling units with no separate dwelling unit constructed above another dwelling unit; provided that in a development of 6 or more units, a row of 2 attached dwelling units may be constructed thereon.

Transitional Living Center: A non-institutional neighborhood based residential facility that provides short-term (120 days or less) room and board in a supervised living environment utilizing counseling and rehabilitation services for persons with a history of juvenile delinquency, behavioral disorders, alcoholism or substance abuse.

Tree: A woody plant as set forth within a list of trees adopted by resolution and as included in Chapter 11, Landscape Requirements of this Zoning Code.

Variance: A relaxation of a restriction of the Code, granted by the Board of Adjustment, where by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situation, condition or circumstance of a particular property, the literal enforcement of the Code restriction, would result in unnecessary hardship.

Veterinarian Clinic: A building used exclusively for the care and treatment of small animals, including incidental boarding of animals within the enclosed building, but excluding outside animal runs.

Veterinarian Hospital: A building or portion of a building used for the care and treatment of animals, primarily in the livestock classification, which may include outside animal runs and boarding services.

Yard: An open unoccupied space on a lot between a building and a lot line.

Yard, Exterior Side - The side yard of a corner lot which abuts a street.

Yard, Interior Side - The side yard of a lot which does not abut a street.

Yard, Front - A yard extending along the full length of the front lot lines between the side lot lines.

Yard, Required - The minimum permitted distance of open unoccupied space between a building and a lot line.

Yard, Rear - A yard extending along the full length of the rear lot line between the side lot lines.

Yard, Side - A yard extending along a side lot line between the front yard and the rear yard.

Zoning Code: The Zoning Code of the City of Coweta, and referred to herein as the "Code" unless the text clearly indicates otherwise.