

SECTION 8: DEFINITIONS

- A. For the purposes of this Ordinance, certain words, phrases, and terms used herein shall have the meaning assigned to them by this Section. Certain special definitions applicable only to the Floodplain Management Overlay Zone are contained in Section 13.6 of this Ordinance.

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

ABUT shall mean to touch or adjoin along a common border or property line.

ACCESS or ACCESS WAY shall be the means of ingress and egress connecting a site to the public roadway system.

ACCESSORY BUILDING shall mean a building, part of a building, or structure, which is incidental or subordinate to the main building or use on the same building site.

ACCESSORY LIVING QUARTERS shall mean a portion of a single family dwelling, attached to the main dwelling, used by members of the family occupying the main dwelling or their nonpaying guests. Identifying characteristics include attachment by heated living space, or the sharing of a common wall. Accessory living quarters may not be separated from the main dwelling by patios, garages, carports, breezeways, or other similar separations.

ACCESSORY USE shall mean a use incidental, related, appropriate and clearly subordinate to the main use of the lot or building, which accessory use does not alter the principal use of such lot or building.

ADVERTISING DEVICE shall mean any figure, symbol, design, model, or device, whether it contains a lettered advertising message or not, used to attract attention or convey a message and which is visible to any area outside a building.

AGRICULTURE shall mean the tilling of the soil, raising of crops, horticulture, viticulture, silviculture, small livestock farming, dairying and/or pasture and range livestock production, including all uses customarily incidental thereto but not including slaughter houses, fertilizer yards, or plants for the reduction of animal matter or any other industrial use which is similarly objectionable because of noise, odor, smoke, dust or fumes. Agriculture does not include the concentrated single-use operation of feed lots, hog, turkey, chicken, fur-bearing animals or other similar farms, unless these operations are operated in conjunction with or are a part of the crop production of the same or adjoining parcels under common ownership.

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

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

APARTMENT: See DWELLING, MULTIPLE.

Revised: 4/87, 8/90, 5/92, 6/00

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

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

AUTOMOBILE SERVICE STATION shall mean any premises used or intended to be used for the retail sales of vehicular fuels and for servicing and light maintenance activities such as engine tuneups, lubrication, sale and service of tires and batteries, and minor repairs. Service stations shall not include premises where heavy automobile maintenance activities such as engine overhauls, painting, body repair, and transmission repair are conducted. Service stations shall entail only incidental overnight parking of vehicles.

AUTOMOBILE WRECKING YARD shall mean the dismantling or wrecking of motor vehicles or trailers, or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts, outside of an enclosed building, but not including the incidental storage of vehicles in connection with the operation of a repair garage, providing the repair period for any one vehicle does not exceed 30 days.

AUTOMOTIVE REPAIR GARAGE shall mean an establishment engaged in furnishing automotive and light-truck repair and servicing to the general public. These facilities shall not include tire recapping or battery manufacturing or rebuilding.

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

BASEMENT shall mean a story partly or wholly underground. A basement shall be counted as a story for purpose of height measurement where more than one-half (½) of its height is above grade.

BED AND BREAKFAST ESTABLISHMENT shall mean a portion of a single family dwelling in which one or two bedrooms are completely furnished guest rooms occupied, or intended to be occupied, on a nightly basis for compensation. See Section 14.3.

BILLBOARD shall mean any sign designated for use with changing advertising copy and which is normally used for the advertisement of goods produced or services rendered at locations other than the premises on which the sign is located.

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

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

Revised: 1/85, 10/86, 4/87, 5/89, 8/92, 6/00

BORROW PIT shall mean any place or premises where dirt, soil, sand, gravel or other earthy material is removed by excavation for any purpose other than that necessary and incidental to grading or to building construction or operation on the premises.

BUILDING shall mean a structure having a roof supported by columns or walls.

BUILDING FRONT shall mean that side of a building which contains the main entrance for pedestrian ingress and egress and which faces the street or access easement. On a corner lot the side of the building with the smallest lineal dimension containing a main entrance shall be considered the building frontage. The front may be designated by the owner if the orientation is consistent with other lots and improvements in the immediate vicinity.

BUILDING HEIGHT shall mean the vertical distance from the average line of the highest point and lowest points of the preexisting natural grade of that portion of the lot covered by the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest point of the highest gable of a pitch or hip roof.

BUILDING PERMIT shall mean a permit required for the erection, construction, modification, addition to or moving of any building, structure or use in the unincorporated areas of Coconino County, pursuant to building codes adopted by the Board of Supervisors.

BUILDING SITE shall mean a legally created parcel or contiguous parcels of land in single or joint ownership, which provides the area and the open space required by this Ordinance, exclusive of all vehicular and pedestrian rights-of-way and all other easements that prohibit the surface use of the property by the owner thereof. Private easements providing access to four or less parcels shall not be deducted from the building site area.

CABANA shall mean any portable, demountable, room, enclosure, or other building or structure erected, constructed or placed on a mobile home space and used in conjunction with a mobile-home.

CAMPGROUND shall mean a plot of ground, with or without sanitation facilities or water,

for overnight or limited camping. May include the overnight parking of recreational vehicles.

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

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

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

CLUB shall mean an association of persons (whether or not incorporated) for a common purpose, but not including groups organized solely or primarily to render a service as a business for profit.

Revised: 10/86, 5/89, 8/90, 8/92, 6/00

COMMERCIAL MACHINERY shall mean any motorized or non-motorized piece of machinery designed for construction, demolition, excavation, logging, shipping, warehousing, freight-hauling, etc., including but not limited to backhoes, bulldozers, equipment trailers, fork lifts, front-end loaders, etc.

COMMERCIAL VEHICLE shall mean any bus, truck or truck tractor having a gross vehicle weight over 26,000 pounds; or trailer, or semi-trailer, aggregate hauling trailer, logging trailer, etc., not including water hauling tank truck, or tank trailer for purposes of transporting water for personal use.

COMMISSION shall mean the Coconino County Planning and Zoning Commission.

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

- a. VHF & UHF television;
- b. AM & FM radio;
- c. Two-way radio;
- d. Common carriers;
- e. Cellular telephone;
- f. Microwave;

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

COMMUNITY SERVICE AGENCY shall mean an organization such as YMCA, YWCA,

Boy Scouts, Girl Scouts, Campfire, or any similar organization organized as a nonprofit corporation or supported in whole or in part by public subscription and primarily established to serve the social or welfare needs of the community or any part thereof, and not organized for the personal profit of any individual, group of individuals, or corporation.

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

CONDOMINIUM CONVERSION shall mean the development of land and existing structures as a condominium, regardless of the present or prior use of such land or structure, and regardless of whether substantial improvements have been made to such structures.

CONTRACTOR'S YARD shall mean the use of any lot or parcel of land for the commercial or non-commercial parking, storage, maintenance of commercial vehicles; and/or more than one piece of commercial machinery; and/or outdoor storage of building materials, aggregates, lumber, piping, vehicle parts, tires, etc.

CONVALESCENT HOME shall mean a facility licensed by the State Department of Public Health, the State Department of Social Welfare, or Coconino County, which provides bed and ambulatory care for patients with post-operative convalescent, chronically ill or dietary problems, and aged or infirm persons unable to care for themselves.

Revised: 5/89, 8/90, 8/92

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

COTTAGE INDUSTRY shall mean a more intensive home occupation which may be carried out in an accessory structure.

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

COUNTY RECORDER shall mean the County Recorder of the County of Coconino.

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

DENSITY shall mean the total number of dwelling units permitted on an acre of land exclusive of all streets and rights-of-way that restrict the surface use of the property in question.

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

DIRECTOR shall mean the Director of Community Development of Coconino County.

DOMESTIC FARM-TYPE ANIMALS shall mean horses, cattle, sheep, goats, and swine or other cleft-hoof domestic animals.

DORMITORY shall mean a building intended or used primarily for sleeping accommodations, where such building is related to an educational or religious institution or for employee housing associated with a commercial enterprise. For purposes of calculating density, three dorm rooms shall be equivalent to one dwelling unit.

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

DRIVE-IN RESTAURANT shall mean an establishment that primarily delivers prepared food and/or beverages to customers in motor vehicles or to customers at a service window for consumption either on or off the premises.

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

DWELLING shall mean a building or portion thereof designed exclusively for residential occupancy in conformance with the provisions of the Uniform Building Code adopted by the County.

DWELLING, MULTIPLE shall mean a building containing two (2) or more dwelling units or a combination of two (2) or more separate, single-family dwelling units on one lot or building site.

DWELLING, SINGLE FAMILY shall mean a detached dwelling unit designed for the use of one family.

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DWELLING UNIT shall mean one or more rooms and a single kitchen or cooking accommodation and a bathroom in a single-family dwelling, apartment house or hotel designed as a unit for occupancy by one family for living and sleeping purposes.

EASEMENT shall mean a space on a lot or parcel of land reserved or used for the location of and/or access to utilities, drainage or other physical operations on the land.

EDUCATIONAL INSTITUTIONS shall mean public and other non-profit institutions conducting regular academic instruction at pre-school, kindergarten, elementary, secondary, collegiate levels, and including graduate schools, universities, non-profit research institutions and religious institutions. Such institutions must either (1) offer general academic instructions, or (2) confer degrees as a college or university of undergraduate or graduate standing, or (3)

conduct research, or (4) give religious instruction. This definition does not include commercial or trade schools.

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

FLOODPLAIN DEFINITIONS: See Section 13.6.

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

FRONTAGE shall mean that side of a lot abutting a street.

GARAGE, PRIVATE shall mean a detached accessory building or a portion of a main building on the same lot for the parking and temporary storage of vehicles of the occupants of the premises.

GENERAL PLAN shall mean the Coconino County General Plan or Comprehensive Plan and all special area plans adopted as amendments to the General or Comprehensive Plan.

GRADE shall mean the average level of the finished ground surfaces surrounding a building.

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

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

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

GROUP HOME FOR THE HANDICAPPED shall mean a facility licensed or authorized by a governmental authority having jurisdiction over operations for 10 or fewer handicapped persons who

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reside together as a single housekeeping unit and who receive care, supervision, or counseling from one or more staff persons. This use includes assisted living homes, homes for the mentally ill, group care agencies and similar residential living arrangements for handicapped persons, but shall not include boarding houses, nursing homes, or other group homes not for

the handicapped.

GUEST HOUSE shall mean a detached habitable structure used by members of the family occupying the main dwelling and their nonpaying guests.

HELIPORT shall mean a place designed or designated for the landing and taking off of helicopters.

HOME OCCUPATION shall mean any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which use does not change the character thereof or does not adversely effect the uses permitted in the zone of which it is a part.

HOSPITAL shall mean an institution for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

HOTEL - MOTEL shall mean a structure or portion thereof or a group of attached or detached structures containing completely furnished individual guest rooms or suites occupied less than thirty (30) days, by any one individual or group of individuals, for compensation.

INDUSTRY shall mean the excavation, transporting, 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, and including storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.

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

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

KENNEL, COMMERCIAL shall mean any kennel maintained for the purpose of boarding, breeding, raising or training dogs or cats over the age of four months for a fee or for sale.

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

KITCHEN shall mean any room or portion thereof in a building or dwelling unit which is used or intended to be used for cooking or the preparation of food.

LANDSCAPING shall mean the placement of trees, shrubs, vegetative and organic or

inorganic materials in a prescribed area. Organic and inorganic materials include gravel, cinders, rock and bark materials.

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7/91, 8/01, 8/05

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

LOT shall mean:

1. A parcel of real property with a separate and distinct number or other designation shown on a plan recorded in the office of the County Recorder, or
2. A parcel of real property delineated on an approved record of survey, parcel map or subdivision map as filed in the office of the County Recorder or in the office of the Department of Community Development, and abutting at least one (1) public street or right-of-way, or easement determined by the Commission to be adequate for the purpose of access, or
3. A parcel of real property abutting at least one (1) public street or right-of-way or easement determined by the Commission to be adequate for the purpose of access and held under separate ownership from abutting property prior to the date of adoption of this Ordinance.

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

LOT (SITE) COVERAGE shall mean that portion of a lot or building site which is occupied by any building or structure, excepting paved areas, uncovered parking areas, driveways, walks, lanais, terraces, swimming pools and landscaped areas.

LOT DEPTH shall mean the average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

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

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

LOT LINE, FRONT on an interior lot shall mean the property line abutting the street. On a corner lot, the front lot line is the shorter property line abutting a street, except in those cases where the subdivision or parcel map specifies another line as the front lot line. On a through lot or a lot with three (3) or more sides abutting a street or a corner lot with lot lines of equal length, the Director shall determine which property line shall be the front lot line for purposes of compliance with yard and setback provisions of this Ordinance. On a private street or easement, the front lot line shall be designated as the edge of the easement.

LOT LINE, INTERIOR shall mean a lot line not abutting a street.

Revised: 8/90, 8/01

LOT LINE, REAR shall mean a lot line not abutting a street which is opposite and most distant from the front lot line. In the case of an irregular-shaped lot, a line within the lot, parallel to and at a maximum distance from the front lot line, having a length of not less than ten (10) feet. A lot which is bounded on all sides by streets may have no rear lot lines.

LOT LINE, SIDE shall mean any lot line which is not a front or rear lot line.

LOT, THROUGH shall mean a lot having frontage on two dedicated parallel or approximately parallel streets.

LOT WIDTH shall mean the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

MANUFACTURED HOME shall mean a dwelling unit built after June 15, 1976 to standards established by the U.S. Department of Housing and Urban Development (HUD) with a HUD seal affixed, and which is designed to be used as a year-round dwelling when connected to the required utilities. Does not include mobile home, travel trailer, or recreational vehicle.

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

MANUFACTURED HOME SPACE shall mean a plot of ground within a mobile home park designed for the accommodation of one mobile home.

MOBILE HOME shall mean a dwelling unit built prior to June 15, 1976, on a permanent chassis, capable of being transported in one or more sections and designed to be used with or without a permanent foundation as a residence. Does not include recreational vehicle, travel trailer, or manufactured home.

MODULAR HOME shall mean a dwelling unit which is pre-assembled in whole or in part in a factory prior to delivery to the job site for final assembly, and which conforms to the following:

1. Built to Uniform Building Code standards including Coconino County amendments;
2. Built with exterior materials customarily used on conventional site built dwellings; e.g. wood siding, asphalt roof shingles;
3. Minimum roof pitch of 3 in 12;
4. Minimum one (1) foot overhang on all four sides;
5. Minimum width of 20 feet; and
6. Constructed to be set on a permanent foundation similar to site built dwellings; e.g. footings and stem walls or piers, in compliance with the UBC.

MOTEL shall mean the same as “hotel”.

Revised:

1/85, 8/90, 6/00

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

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

NONCONFORMING SITUATIONS: See Section 19.

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

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

PARK TRAILER or PARK MODEL shall mean a recreational vehicle, typically 12 feet in width, that is built on a single chassis, mounted on wheels, designed to be connected to utilities necessary for operation of installed fixtures and appliances, and has a gross trailer area of not less than 320 square feet and not more than 400 square feet, except that it does not include fifth wheel trailers.

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

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

PLANNED RESIDENTIAL DEVELOPMENT shall mean two or more dwelling units, including dwelling units in developments commonly known as town or row housing, condominiums and cluster housing, together with related land, buildings and structures, planned and developed as a whole in a single development operation or a programmed series of operations in accordance with detailed, comprehensive plans encompassing such elements as the circulation pattern and parking facilities, open space, recreational areas, utilities, and lots or building sites, together with a program for provision, operation and maintenance of all areas, improvements, facilities and services provided for common use of the residents thereof.

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

PUBLIC UTILITY INSTALLATION shall mean all above-ground buildings, structures and related equipment for electric, telephone, and cable television, water distribution, wastewater treatment, and natural gas, and all facilities necessary for conducting a service by a governmental entity or by a public utility, nonprofit organization, or corporation. Transmission and distribution lines and supporting structures are excepted.

Revised: 1/85, 5/89, 8/90, 5/92, 3/02, 5/03

RECREATION FACILITIES shall mean those buildings, structures or areas built or developed for purposes of entertaining, exercising or observing various activities participated in either actively or passively by individuals or organized groups.

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

RECREATIONAL VEHICLE PARK shall refer to facilities for the temporary storage, parking and maneuvering of recreational vehicles (motor homes, travel trailers, campers, etc.) with adequate roads and stall sites, including sanitary and water facilities. Site locations are provided on a day-by-day basis. Does not constitute a mobile home or trailer park.

RECYCLING CENTER shall mean a building within which recoverable resources such as newspapers, glass, and cans are collected, separated, and processed essentially by hand prior to shipment to others for use in the manufacture of new products. This does not include a junk yard.

RECYCLING COLLECTION POINT shall mean an incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. Such facilities would consist of small enclosed containers, and would generally be located in shopping center

parking lots or other public/quasi-public area such as at schools or churches.

RESTAURANT shall mean an establishment which serves food or beverages only to persons seated within a building and including cafes, coffee shops and tea rooms.

RIGHT-OF-WAY shall mean an easement or other legal right of passage over another person's land or a strip of land over which a road is built.

SETBACK shall mean the distance between the established lot line and any building.

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

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

SIGN shall mean any notice or advertisement, pictorial or otherwise, used as an outdoor display or visible from outside a building for the purpose of advertising the property or the establishment or enterprise, including goods and services, upon which the sign is exhibited, or for use for off-site directional purposes.

This definition shall not include official notices issued by any court or public body or officer or directional warning or information sign or structure required by or authorized by law.

SIGN, OFF-PREMISE shall mean any notice or advertisement which is erected on the ground or upon a building that does not pertain to the use of the property on which displayed.

Revised: 1/85, 10/86, 4/87, 8/90

SITE shall mean a parcel of land, subdivided or unsubdivided, occupied or to be occupied by a use or structure.

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

STABLE, COMMERCIAL shall mean a structure or site for horses, mules or ponies which is rented, used or boarded on a commercial basis for compensation.

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

STATE shall mean the State of Arizona.

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

STREET shall mean a public thoroughfare or right-of-way or approved private thoroughfare or right-of-way determined by the Commission to be adequate for the purpose of access, which affords the principal means of access for abutting property including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare, except as excluded in this Ordinance. The word "street" shall include all major and secondary highways, collector streets, and local streets but shall not include alleys.

STRUCTURAL ALTERATION shall mean any change in or alteration to a structure involving a bearing wall, column, beam or girder, floor or ceiling joists, roof rafters, roof diaphragms, foundations, piles, retaining walls, or similar components.

STRUCTURE shall mean anything constructed or erected, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires location on or in the ground or is attached to something having a location on or in the ground, including but not limited to mobile homes, signs, pre-fab storage sheds, light standards, flag poles, church spires, antennas, swimming and wading pools, and covered patios, excepting paved areas, concrete walks, tennis courts, and similar outdoor areas, and further excepting fences and walls three (3) feet or less in height.

SUPERMARKET shall mean a market having 10,000 square feet or more of floor area devoted principally to the sale of food.

TRAILER PARK or COURT shall mean facilities for the storage, parking and maneuvering of recreational vehicles or travel trailers with adequate road and stall sites, and providing adequate sanitation and water facilities required to meet the needs of the residents. Site location is provided on a rent or lease basis.

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

Revised: 1/85, 4/87, 5/89, 8/90

TRUCK STOP shall mean a facility for servicing trucks and tractor trailers, with or without a convenience market. One or more of the following uses shall constitute a truck stop:

- 1) Four (4) or more diesel fuel pumps
- 2) Two (2) or more truck washing bays
- 3) Facilities for the repair of diesel engines

TRUCK YARD shall mean the parking, storage, or maintenance of two (2) or more commercial vehicles on any given lot or parcel of land.

UNLICENSED VEHICLE shall mean any motor vehicle which is not currently licensed in the State of Arizona.

USE shall mean the purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may be occupied or maintained.

VARIANCE shall mean a grant of relief from the requirements of this Ordinance which permits construction in a manner that would otherwise be prohibited by this Ordinance.

WAREHOUSE shall mean a building or portion thereof used for the commercial storage of goods or merchandise and where no retail or wholesale operations are conducted at the site.

WAREHOUSING shall mean the use of a building or buildings for the storage of goods of any type, when such building or buildings contain more than five hundred square feet (500 sq. ft.) of storage space and where no retail operation is conducted.

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

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

YARD shall mean any open space on the same lot with a building or dwelling, which open space is unoccupied and unobstructed from the ground to the sky except for the projections permitted by this Ordinance.

YARD, FRONT shall mean a space between the front yard setback line and the front lot line or future street line, and extending the full width of the lot.

YARD, REAR shall mean a space between the rear yard setback line and the rear lot line, extending the full width of the lot.

YARD, SIDE shall mean a space extending from the front yard, or from the front lot line where no front yard is required by this Ordinance, to the rear yard, or rear lot line, between a side lot line and the side yard setback line.

ZONE shall mean a classification established by this Ordinance which limits or permits various and specific uses.

Revised: 1/85, 5/89

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

Coconino County Zoning Ordinance

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Adopted: August 3, 1981, Effective: September 2, 1981