

CHAPTER 2 DEFINITIONS

Section 2.1 Definitions. For the purpose of this Ordinance, certain words and phrases are defined in this chapter.

- (a) The terms, words and phrases listed in this chapter shall have the definitions respectively set forth for the same. Such definitions shall apply in the interpretation and enforcement of this Ordinance unless otherwise stated.
- (b) The catch-line headings given for sections or subsections are for convenience only and shall not be deemed to either enlarge or restrict the scope of the material to which they refer.
- (c) Unless the context of this Ordinance clearly indicates to the contrary, words used in the present tense shall include the future tense; words used in the singular number shall include the plural and words used in the plural number shall include the singular.
- (d) The word “person” shall include a firm, association, partnership, joint venture, corporation, trust, estate or any combination of them, as well as a natural person.
- (e) Any word, term or phrase not defined herein shall be deemed to have the meaning in common or standard use.

Section 2.2 Definitions, A – E.

- (a) **Accessory Building.** A subordinate building detached from the principal building but located on the same parcel of land as the principal building, and which is devoted to an accessory use. A subordinate part of a principal building, such as an attached garage, is not an accessory building.
- (b) **Accessory Use.** A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot as the principal use.
- (c) **Adult Day Care Home.** A private residence with the approved capacity to receive six or fewer adults to be provided with foster care for periods of less than 24 hours per day, five or more days per week and for two or more consecutive weeks, as licensed and regulated under the Adult Foster Care Facility Licensing Act, Act 218 of the Public Acts of 1979, MCL 400.701 et seq., as amended. The adult foster care family home licensee shall be a member of the household, and an occupant of the residence.
- (d) **Adult Foster Care Family Home.** A private residence with the approved capacity to receive six or fewer adults to be provided with foster care for periods of 24 hours per day, five or more days per week and for two or more consecutive weeks, as licensed and regulated under the Adult Foster Care Facility Licensing Act, Act 218

of the Public Acts of 1979, MCL 400.701 et seq., as amended. The adult foster care family home licensee shall be a member of the household, and an occupant of the residence.

- (e) **Adult Foster Care Group Home.** An adult foster care facility licensed under the Adult Foster Care Facility Licensing Act, Act 218 of the Public Acts of 1979, MCL 400.701 et seq., as amended, in which the adult foster care group home licensee is a member of the household and an occupant of the residence. The home shall be a private residence providing adults with foster care for 24 hours a day, five or more days per week and for two or more consecutive weeks. A foster care group home with the approved capacity to receive at least seven but not more than 12 adults is a “small” group home. Group homes with the approved capacity to receive at least 13 but not more than 20 adults is a “large” group home.
- (f) **Animal Clinic.** A place where animals are given medical care, limited grooming, and the boarding of animals is limited to short-term care incidental to clinical use.
- (g) **Basement.** That portion of a building which is partly or wholly below grade but so located that the vertical distance from the average grade to the floor is greater than the vertical distance from the average grade to the ceiling. A basement shall not be counted as a story.
- (h) **Bed and Breakfast Establishment.** A private residence that offers overnight accommodation to lodgers in the principal residence of the owner or operator of the establishment, and which generally serves breakfast as a part of the overnight accommodation.
- (i) **Billboard.** An outdoor sign, display, painting, drawing, message, placard, poster, or other device used to advertise services or products, activities, persons or events which are not made, produced, assembled, stored, distributed, leased, sold, or conducted upon the premises upon which the billboard is located.
- (j) **Building.** Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.
- (k) **Building, Principal.** A building in which the main use of the lot or parcel of land is conducted.
- (l) **Building, Height.** The vertical distance from the average finish grade of the building to the highest point of the roof surface. Mechanical equipment, chimneys, spires and steeples, water towers and similar appurtenances are not included in the measurement of building height.
- (m) **Child Care Center.** A facility, other than a private residence, receiving one or more pre-school or school age children for periods of less than 24 hours per day, for not less than two consecutive weeks (regardless of the numbers of hours of care per day), where the parents or guardians are not immediately available to the child, including

facilities described as day care centers, day nurseries, nursery schools, parent cooperative pre-schools, play groups and drop-in centers (as licensed and registered under the Child Care Organizations Act, Act 116 of the Public Acts of 1973, as amended). Child care centers shall not include Sunday schools, vacation bible schools or religious instructional classes.

- (n) **Child Care Home, Family.** A private home in which fewer than seven minor children are received for care and supervision for compensation for periods of less than 24 hours a day, unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption, including a home in which care is given to an unrelated minor child for more than four weeks during a calendar year. It includes a home meeting this definition providing care and supervision for more than six minor children if the home qualifies for increased capacity pursuant to Public Act 116 of 1973 or a successor law to that statute.
- (o) **Child Care Home, Group.** A private home in which seven but not more than 12 minor children are received for care and supervision for periods less than 24 hours a day, unattended by a parent or guardian, except children related to an adult member of the family by blood, marriage, or adoption, including a home that gives care to an unrelated minor child for more than four weeks during a calendar year. It includes a home meeting this definition providing care and supervision for more than 12 minor children if the home qualifies for increased capacity pursuant to Public Act 116 of 1973 or a successor law to that statute.
- (p) **Church or Other House of Worship.** A building or structure, or groups of buildings or structures, that by design and construction are primarily intended for conducting organized religious services and associated accessory uses.
- (q) **Contractor's Yard.** An area of land, which may include a building, used for the purpose of parking and/or storing heavy equipment or other equipment used for construction, earth moving, lawn maintenance and similar activities; such equipment may be located either in a completely enclosed building or, if located out of doors, is fully enclosed by fencing or other screening, as may be permitted by regulations in this Ordinance.
- (r) **Drive-In or Drive-Through Facilities.** Any facility or feature used to serve patrons while in their motor vehicles, either exclusively or in addition to service within a building or structure, or to provide self-service for patrons and food carry-out.
- (s) **Dwelling.** A building, including a mobile home or manufactured home, designed and used as the permanent residence for a family, including one-family, two-family and multiple-family dwellings, but not including hotels, motels, tourist cabins or trailers.
- (t) **Dwelling, Multiple Family.** A building containing more than two dwelling units, each of which is designed and used by one family and provides independent living, cooking, and kitchen accommodations.

- (u) **Dwelling, Single Family Detached.** A detached building designed for the occupancy of only one family.
- (v) **Dwelling, Two Family.** A building containing two attached dwelling units.
- (w) **Dwelling Unit.** A dwelling designed to be occupied by not more than one family, having permanent provisions for living, sleeping, eating, cooking and sanitation.
- (x) **Energy Storage Facility.** A system, having a nameplate capacity of 50 megawatts or more and an energy discharge capability of 200 megawatt hours or more, that absorbs, stores, and discharges electricity. The term does not include fossil fuel storage or power-to-gas storage that directly uses fossil fuel inputs.
- (y) **Engineering Laboratory.** A specialized facility for analysis of materials, components, chemicals or other objects or substances associated with engineering, manufacturing and similar or accessory uses. Such a laboratory may be located in a separate facility or it may be located within and as a part of an approved manufacturing plant or facility.
- (z) **Essential Services.** The erection, construction, alteration or maintenance of public utilities by a municipal corporation, public utility, or cable television company including gas, electrical, steam, communication, safety, water supply systems, or disposal systems, including equipment and accessories in connection therewith necessary for furnishing utility services for public health or safety or general welfare; but not including sanitary landfills, wireless telecommunication antennas, Solar Energy Facilities, Wind Energy Facilities or Energy Storage Facilities.

Section 2.3 Definitions, F – L.

- (a) **Family.**
 - (1) One or more persons related by blood, marriage, or adoption occupying a single dwelling unit and living as a single, non-profit housekeeping unit.
 - (2) A collective number of individuals occupying a single dwelling unit under one head whose relationship is of a permanent non-transitory and distinct domestic character and cooking and living together as a single and separate housekeeping unit. This definition shall not include any society, club, fraternity, sorority, association, lodge, combine, federation, group, coterie, or organization which is not a recognized religious order nor include a group of individuals whose association is temporary and/or resort or seasonal in nature nor include state licensed residential facilities as defined by the Zoning Enabling Act of 2006, as amended.
- (b) **Farm.** A parcel or parcels of land devoted to a farm operation, including the commercial production of farm products, the raising of farm animals, the construction and use of farm buildings and the conducting of productive agriculture as a business and profit-making enterprise. A farm includes, but is not limited to,

field crops, truck farming, orchards, nurseries and related dwellings, and the use of farm vehicles and equipment.

- (c) **Farm Animals.** Livestock, including but not limited to, beef and dairy cattle, goats, hogs, horses, poultry, sheep, and other commonly raised farm animals.
- (d) **Farm Building.** Any building or accessory structure other than a non-farm dwelling unit or non-farm accessory building which is used for farm operations such as, but not limited to, a barn, grain bin, silo, farm implement storage building, and/or milk house.
- (e) **Farm Market.** A public or private open air venue where local farm products, primarily including fruits, vegetables, and other locally produced goods or crafts, are sold during the growing seasons. Seasonal farm markets may include a covered structure without walls to protect against weather conditions.
- (f) **Farm Operations.** Conditions or activities which occurs on a farm in connection with the commercial production of farm products, and which include, but are not limited to, noise; odors; dust; fumes; operation of machinery and irrigation pumps; ground and aerial seeding and spraying; the application of chemical fertilizers, conditioners, insecticides, pesticides, and herbicides; and the employment and use of labor.
- (g) **Farm Supply Business.** A business, which may include a building and other structures, for the purpose of offering for sale supplies and related items that are needed for or associated with farming and farm operations, including crop seed, fertilizers, pesticides, herbicides and other farm supplies.
- (h) **Fence.** A structure or barrier, constructed of wood, metal or other durable parts, rails, boards, wire mesh, etc., and used to mark a boundary or to define and enclose a specific area for the purpose of protection, privacy or confinement.
- (i) **Flag Lot.** A lot or other parcel of land that has less frontage on a public or private street than is required in the zone district in which the lot or parcel is located, but shall be at least 66 feet, and which at some distance back from the street right-of-way line, achieves a width equal to at least the minimum required lot width in the zone district, and such minimum width is not diminished throughout the remainder of the lot.
- (j) **Floor Area.** The area of all floors computed by measuring the dimensions of the outside walls of a building, excluding porches, patios, terraces, breezeways, carports, verandas, garages, unfinished attics, attic floor area with less than five feet vertical distance from the floor to finished ceiling and basements.
- (k) **Gasoline Service Station.** A business in which operating fuels or lubrication oils for motor vehicles are offered for sale at retail to the public, including the sale of accessories by the proprietor of the gasoline service station, and also minor vehicle adjustment services. If permitted under the provisions of this Ordinance, such

services may also include major vehicle repairs, major vehicle body damage repairs and similar services.

- (l) **Greenhouse.** A building or structure constructed chiefly of glass or plastic, in which tender produce or exotic plants are grown or sheltered.
- (m) **Home Occupation.** An occupation which is carried on in a dwelling or a lawful accessory building on the same parcel of land as the dwelling, by the residents of the dwelling and not more than one other person. Such occupation shall be clearly a customary, incidental and secondary use of the dwelling, and if applicable, an accessory building, and the parcel of land on which the dwelling and, if applicable, the accessory building, are located.
- (n) **Hotel.** A facility offering transient lodging accommodations to the general public and providing additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.
- (o) **Kennel.** A commercial or noncommercial establishment in which domesticated animals are housed, groomed, bred, boarded, trained, or sold. A kennel may be subject to county kennel licensing requirements.
- (p) **Lot.** A portion of land exclusive of any streets, separated from other parcels by a legal description as shown in a duly executed and recordable land contract or deed or by a subdivision of record or a recorded survey map, either of which is duly recorded with the County Register of Deeds.
- (q) **Lot Area.** The total area within the boundaries of the lot, excluding any road rights-of-way.
- (r) **Lot, Corner.** A lot abutting upon two or more roads at their intersection or upon two parts of the same road forming an interior angle of less than 135 degrees.
- (s) **Lot Coverage.** The part or percent of a lot occupied by buildings and accessory buildings, parking areas, driveways, patios, decks, and other impervious surfaces.
- (t) **Lot Depth.** The average distance measured from the front lot line to the rear lot line. In cases where the front and rear lot lines are not parallel or there is a change in bearing along a front or rear lot line, the lot depth shall be measured by drawing several evenly spaced perpendicular lines at ten foot intervals from the front to rear of the lot and averaging the length of these lines.
- (u) **Lot Lines.**
 - (1) **Lot Line, Front.** The boundary line of the lot immediately adjacent to the street right-of-way upon which the lot fronts. For a corner lot in existence at the time of the adoption of this Ordinance, the front line shall be that which corresponds to the property's street address. In the case of any building or structure which fronts on a body of water, the front yard shall be the area

which lies between the front line of any building and/or structure, or any projection thereof, and the water's edge of the body of water.

- (2) **Lot Line, Rear.** The boundary line which is opposite and most distant from the front lot line.
- (3) **Lot Line, Side.** Any lot boundary which is neither a front lot line nor a rear lot line.
- (4) **Lot Width.** The straight line horizontal distance between the side lot lines of a lot, as measured at the front lot line, and which width is not diminished throughout the depth of the lot, except as otherwise specified for flag lots and cul-de-sac lots. In the case of a corner lot, lot width is the shortest straight line horizontal distance between the side lot lines that extend back from the designated front lot line, such width to be measured at the designated front lot line and which width shall not be diminished throughout the entire distance back from the designated front lot line.

In the case of a lot abutting a cul-de-sac, the minimum required lot width shall be measured at the rear of the required front yard and such width shall not be diminished throughout the depth of the lot. A cul-de-sac lot shall have a required minimum front yard of at least 40 feet.

Section 2.4 Definitions, M- Q.

- (a) **Manufactured Housing.** A structure, transportable in one or more sections which is built on a chassis and designed to be used with or without a permanent foundation, to be used as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems in the structure but does not include recreational vehicles or travel trailers or motor homes.
- (b) **Marijuana.** Also known as marihuana, also known as cannabis; shall have the meaning given to it in section 7601 of the Michigan Public Health Code, as referred to in section 3(d) of the MMMA (Michigan Medical Marijuana Act). Any other term pertaining to marijuana used in this Ordinance and not otherwise defined shall have the meaning given to it in the MMMA or in the MMMA General Rules.
- (c) **Medical Marijuana Dispensary.** Except as set forth below, any business, facility, structure, association, collective, cooperative, location or operation, whether fixed or mobile, whether profit or nonprofit, where medical marijuana is made available; provided, sold, used, grown, cultivated, processed, stored, dispensed, given, delivered or distributed by or to a registered primary caregiver, a registered qualifying patient or any member of the public, except as stated below in this subsection.

A medical marijuana dispensary shall also include any business, facility, association, collective, cooperative or operation, whether fixed or mobile, whether profit or

nonprofit, where medical marijuana is smoked, consumed or used by three or more persons simultaneously.

A medical marijuana dispensary shall not include the providing of medical marijuana by a primary caregiver to not more than five qualifying patients in strict accordance with the MMMA, as amended, and the requirements of this Ordinance so long as not more than the lawful amount of medical marijuana is delivered to the qualifying patient and it is done in full compliance with this Ordinance as well as all other applicable Township ordinances and applicable Michigan laws, rules and regulations.

A medical marijuana dispensary shall also not include smoking, consuming or use of medical marijuana by a qualifying patient in strict accordance with the MMMA, as amended, and the requirements of this Ordinance and other applicable Township ordinances and applicable Michigan laws, rules and regulations.

A medical marijuana dispensary shall also not include uses occurring in compliance with this Ordinance and all laws and rules of the State of Michigan at the following locations: a state-licensed health care facility, a state licensed residential care facility for the elderly or infirmed, or a residential hospice care facility.

- (d) **Providing of Medical Marijuana.** The acquisition, possession, cultivation, manufacture, delivery, transfer or transportation of marijuana or paraphernalia relating to the administration of marijuana to treat or alleviate a registered qualifying patient's debilitating medical condition or symptoms associated with the debilitating medical condition, as defined under the MMMA. The providing of medical marijuana shall not be considered a commercial, personal service or retail use, farm or farm operation, agricultural use, processing or industrial use, or use similar to these uses or as any use except a home occupation conducted in accordance with the provisions of this Ordinance.
- (e) **Michigan Medical Marijuana Act.** Initiated Law 1 of 2008, as amended from time to time. Also referenced in this Ordinance as the "MMMA."
- (f) **Mini Warehousing (also known as Self-Storage Units).** A commercial venture that rents individual cubes of space for storage purposes. Individuals typically have joint access to the lot but possess individual access and keys to their respective units.
- (g) **MMMA General Rules.** The General Rules of the Michigan Department of Community Health, issued in connection with the MMMA, as amended from time to time.
- (h) **Mobile Home.** A structure, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure, excluding, however, a vehicle designed and used as temporary living quarters for recreational, camping, or travel purposes, including a vehicle having its own motor power or a vehicle moved

on or drawn by another vehicle. Also referred to as a “manufactured home” in this Ordinance.

- (i) **Motel.** An establishment providing sleeping accommodations with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.
- (j) **Motor Vehicle Repair Shop.** A garage, building or area used for the repair, repainting or refurbishing of motor vehicles, boats, trailers, farm equipment or similar mobile equipment.
- (k) **Motor Vehicle Sales.** The display, sale or rental of new or used motor vehicles, boats, trailers, farm equipment, or other similar mobile equipment in operable condition, but not including motor vehicle repair.
- (l) **Motor Vehicle Wash Establishment.** A building and equipment used for the commercial washing, waxing and detailed cleaning of the interior and exterior of automobiles, trucks, and other motor vehicles for the general public. The establishment may include self-wash, automated-wash facilities and similar installations.
- (m) **Nonconforming Use.** A land use which was lawful within a structure or on land at the time of adoption of this Ordinance, or any applicable amendment, and which does not currently conform to the regulations of the district in which it is located, or other applicable current provisions of this Ordinance.
- (n) **Nonconforming Lot.** Any lot or parcel of land lawfully existing at the effective date of this Ordinance, or any relevant amendment thereto, and which does not comply with the current minimum lot area or dimensional requirements of the zone district, or other applicable current zone district or other applicable current provisions of this Ordinance.
- (o) **Nonconforming Structure.** Any building, structure, or portion thereof, lawfully existing at the effective date of this Ordinance, or any relevant amendment thereto, which does not comply with the current minimum requirements of the zone district, for such structure or other applicable current zone district or other applicable current provisions of this Ordinance.
- (p) **Open Air Business.** An area of land, which may include a building and/or other structures, with associated driveways and parking areas, used for the display and sale of merchandise and other goods and commodities out of doors, on a retail basis. An open air business may include auction sales.
- (q) **Out-Patient Medical Facilities.** A building and associated site improvements designed and used for the providing of medical and health services for patients who do not usually remain in the facility overnight. Such medical and health services may include medical or surgical care which need not be rendered in a hospital. Such facilities may include associated services and uses for the benefit of out-patients,

including laboratories and other specialized medical facilities that need not necessarily be located in a hospital.

- (r) **Open Space.** Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use and enjoyment or for the use and enjoyment of owners, occupants, and their guests.
- (s) **Paraphernalia.** Drug paraphernalia as defined in Section 7451, or successor provision, of the Michigan Public Health Code that is or may be used in association with medical marijuana.
- (t) **Parking Area.** A space used for parking motor vehicles, including parking lots, garages, and private driveways, but excluding public right-of-way areas.
- (u) **Primary Care Giver.** A person who has agreed to assist with a qualifying patient's medical use of marijuana, possessing the qualifications and registration as provided by the MMMA and the MMMA General Rules.
- (v) **Principal Use.** The primary or predominant use of any lot or parcel.
- (w) **Private Road.** A road, path or trail, not dedicated to the public, which provides or is intended to provide the primary means of access to two or more parcels of land or two or more principal buildings, dwelling units or structures or a combination thereof. A private road may be created by an easement, a right-of-way agreement or may be established by prescription or other circumstances authorized by law.
- (x) **Provisioning Center Agent.** A principal officer, board member, employee, operator or any other person acting as an agent of a provisioning center.
- (y) **Qualifying Patient.** "Qualifying patient" means a person who has been diagnosed by a physician as having a debilitating medical condition, as defined in the MMMA, and who has been issued a registry identification card by the Michigan Department of Community Health that identifies such person as a registered qualifying patient.

Section 2.5 Definitions, R – T.

- (a) **Recreational Vehicle or Unit.**
 - (1) A vehicular type structure designed primarily as temporary living quarters for recreational, camping or travel use, which either has its own motor power or is mounted on or drawn by another vehicle which is self-powered. Recreational units of this type shall include, but shall not be limited to, the following: travel trailers, camping trailers, tent trailers, motor homes and truck campers.
 - (2) Recreational units shall include, but shall not be limited to, the following: boats, jet skies, boat trailers, snowmobiles, snowmobile trailers, all-terrain vehicles, dune buggies, and similar equipment. If a boat, snowmobile(s), jet

ski(s), or dune buggy(s) is on a trailer for transport purposes, this shall be considered as a single recreational unit.

- (b) **Rental Service Business.** A business which has on its premises, or otherwise has available, goods, supplies, equipment, including motorized yard equipment and other motorized equipment, and offers the same for rental to customers, for use on a temporary basis.
- (c) **Restaurant.** An establishment where food and drink are prepared, served, and consumed primarily within the principal building.
- (d) **Right-of-Way.** A public or private strip of land acquired or established by reservation, dedication, easement or other legal means, and to be used for the passage of persons, motor vehicles and non-motorized vehicles, and the installation and use of utility lines and similar uses.
- (e) **Roadside Market Stand.** A temporary or seasonal booth or stand for the display and sale of agricultural and related products typically grown or produced on the property where the roadside market stand is located; the structure shall be designed and arranged to include the proprietor or employees, space for the display of the goods and products offered for sale, but not space for customers within the booth or stand itself.
- (f) **Safety Compliance Facility.** A business, facility or other entity or activity that tests marijuana produced for medical use for contaminants or potency.
- (g) **Safety Compliance Facility Agent.** A principal officer, board member, employee, operator or agent of a safety compliance facility.
- (h) **Screening or Buffering.** A method of visually shielding or obscuring an abutting or nearby use or structure from another by fencing, walls, berms or densely planted vegetation.
- (i) **Seedling.** A marijuana plant that has no flowers, is less than 12 inches in height and is less than 12 inches in diameter.
- (j) **Setback.** The minimum unoccupied distance between front, side or rear lot line and the principal and accessory buildings on a lot or parcel of land as required by the terms of this Ordinance.
- (k) **Sexually Oriented Business.** A sexually oriented business includes, but is not limited to, an adult bookstore or adult video store; an adult nightclub or cabaret, bar or restaurant; an adult motel; an adult motion picture theater; and other establishments catering to adult patrons and which may involve the actual or depiction of specified anatomical areas and/or specified sexual activities, as those terms are commonly understood, or by means of video, motion pictures, photographic reproductions or other visual media, or in which a person or persons

may appear in a state of nudity or in live performances that are characterized by the exposure of specified sexual activities or specified anatomical areas.

- (l) **Solar Energy Facility.** “Solar energy facility” means a system having a nameplate capacity of 50 megawatts or more, that captures and converts solar energy into electricity, for the purpose of sale or for use in locations other than solely the solar energy facility property. Solar energy facility includes, but is not limited to, the following equipment and facilities to be constructed by an electric provider or independent power producer: photovoltaic solar panels; solar inverters; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; energy storage facilities; overhead and underground control; communications and radio relay systems and telecommunications equipment; utility lines and installations; generation tie lines; solar monitoring stations; and accessory equipment and structures.
- (m) **Solar Energy Conversion System; Onsite.** A solar energy collector intended to provide energy only to meet the peak demand of onsite uses and to provide power for use by owners, lessees, tenants, residents, or other occupants of the lot on which it is erected. It may be comprised of the following: building-integrated photovoltaic (BIPV) systems, flush-mounted solar panels, ground-mounted solar energy collectors, or building-mounted solar energy collectors.
- (n) **Stable, Commercial Riding.** A building and associated land area where horses and/or ponies are sheltered, fed and maintained for riding purposes by customers of the stable.
- (o) **Story.** That part of a building included between the surface of any floor above the average grade or ground at the foundation of the building, and the surface of the next floor, or if there is no floor above, then the ceiling next above.
- (p) **Street.** An easement, right-of-way or other interest in land established or used for the purpose of providing access to abutting land.
 - (1) A street may be a public street or a private street.
 - (2) A public street is an easement, right-of-way or other interest in land which has been conveyed or dedicated to, and accepted by, the Township, county or other governmental body for the purpose of providing access to abutting land.
 - (3) A private street is a non-public street that provides the means of access to two or more lots or parcels of land.
- (q) **Structure.** Anything constructed or erected which requires permanent location on the ground or attachment to something having such location. A structure includes a building.

- (r) **Transportation Terminal.** A building or area in which freight brought by truck is assembled or stored for routing or reshipment, or in which semi-trailers, including tractor or trailer units and other trucks, are parked or stored.
- (s) **Trash and Junk.** Used or discarded articles or used or discarded pieces of iron, scrap metal, automobile bodies or parts of machinery or junked or discarded machinery, used lumber, ashes, broken up or discarded cement, discarded asphalt or asphalt fragments, garage, industrial by-products or waste, empty cans, fruit containers, bottles, crockery, utensils of any kind, boxes, barrels and all other articles, objects, litter, and/or refuse customarily considered trash or junk and which are not housed in a building.

Section 2.6 Definitions, U – Z.

- (a) **Use.** Any purpose for which a structure or a parcel may be designed, arranged, intended, maintained or occupied; or any activity, occupation, business, or operation carried on, or intended to be carried on, in a structure or on land.
- (b) **Use, Temporary.** A use or activity which is permitted only for a limited time and subject to specified regulations in this Ordinance.
- (c) **Vehicle Sales.** A building and/or area used for the display, sale or rental of new or used motor vehicles, boats, trailers, farm equipment, or other similar mobile equipment in operable condition where no repair work is done.
- (d) **Warehousing.** The storage of goods, materials and commodities, and including associated driveways, vehicle circulation areas and off-street parking areas. A warehouse may include the storage of goods, materials and commodities on a wholesale basis, prior to their distribution for retail sale.
- (e) **Wind Energy Conversion System; Onsite (WECS).** A wind turbine generator or other device or devices designed to extract energy from the wind and supply it in the form of electrical energy used to provide electricity only to meet the peak demand of the site or property on which the WECS is located.
- (f) **Wind Energy Facility.** Wind energy facility” means a system having a nameplate capacity of 100 megawatts or more that captures and converts wind into electricity, for the purpose of sale or for use in locations other than solely the wind energy facility property. Wind energy facility includes, but is not limited to, the following equipment and facilities to be constructed by an electric provider or independent power producer: wind towers; wind turbines; access roads; distribution, collection, and feeder lines; wires and cables; conduit; footings; foundations; towers; poles; crossarms; guy lines and anchors; substations; interconnection or switching facilities; circuit breakers and transformers; energy storage facilities; overhead and underground control; communications and radio relay systems and telecommunications equipment; monitoring and recording equipment and facilities; erosion control facilities; utility lines and installations; generation tie lines; ancillary buildings; wind monitoring stations; and accessory equipment and structures.

- (g) **Wireless Communication Facilities.** A facility consisting of antennas and towers and other equipment for communications, radio or television and, to the extent permitted, non-commercial or non-public antennas and towers for such purposes. Such a facility also includes the structures and equipment involved in transmitting and/or receiving telecommunication signals. Also included are private and commercial mobile radio service facilities, personal communication towers and cellular telephone towers.
- (h) **Yard.** The open space on the same lot with a principal building that is unoccupied and unobstructed from the ground upward except as otherwise provided in this Ordinance, and as defined herein.
 - (1) **Front Yard.** An open unoccupied space unless occupied by a use specifically permitted, extending across the full width of the lot and lying between any street or access easement right-of-way line and the main wall of the principal building. If a lot has frontage on a lake or other body of water, the front yard shall be that space extending from the water's edge of the body of water and the main wall of the principal building.
 - (2) **Side Yard.** An open unoccupied space unless occupied by a use specifically permitted, on the same lot with the principal building, between the main wall of the principal building, and the side lot line, extending from the front line of the principal building to the rear line of the principal building.
 - (3) **Rear Yard.** A space unoccupied except by a permitted accessory building or use specifically permitted, extending across the full width of the lot between the main wall of the principal building and the rear lot line.
- (i) **Yard, Required.** The required yard shall be the required minimum yard setback for a principal or other building as stated in the provisions for each zone district.

Section 2.7 Deleted