

SEC. 2.13. FAMILY

One person, or a group of two or more persons living together and inter-related by bonds of consanguinity, marriage, or legal adoption, occupying the whole or part of a dwelling as a separate housekeeping unit with a common and single set of culinary facilities. The persons thus constituting a family may also include gratuitous guests and domestic servants.

SEC. 2.14. FIRST FLOOR

The floor of a building approximately at or first above the mean level of the ground at the front of the building.

SEC. 2.15. GARAGE—PRIVATE

A building, or part thereof, not over one story or fifteen (15) feet in height for storage of self-propelled private passenger vehicles or private passenger or house trailers, wherein no servicing for profit is conducted.

SEC. 2.16. GARAGE—COMMUNITY

A building, or part thereof, used for the storage of self-propelled private passenger vehicles or private passenger or house trailers for the use of residents in the vicinity and providing only incidental service to such vehicles as are stored therein.

SEC. 2.17. GARAGE—COMMERCIAL

A garage other than a private or community garage.

SEC. 2.18. HOTEL

(a) A building, or part thereof, occupied as the more or less temporary abiding place of individuals in which the rooms are usually occupied singly for hire and in which rooms no provision for cooking is made, and in which building there is a general kitchen and public dining room for the accommodation of the occupants.

(b) JUNK YARD

Place, structure, or lot where junk, waste, discarded, salvaged, or similar materials such as old iron or other metal, wood, slush, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled, or handled, including auto wrecking yards, used lumber yards, house wrecking yards, and places or yards for use of salvaged house wrecking and structural steel materials and equipment and excluding pawn shops, and establishments for the sale, purchase or storage of used cars, salvaged machinery, used furniture, radios, stoves, refrigerators, or similar household goods, and the processing of used, discarded, or salvaged materials as part of manufacturing operations.

SEC. 2.19. LODGING HOUSE

A building, or part thereof, other than a hotel, where lodgings are provided for hire more or less transiently, without provisions for meals.

SEC. 2.20. LOT

A piece or parcel of land occupied or to be occupied by a building, structure or use, or by an accessory building, structure or use, including the yards required by this Ordinance.

Corner Lot

A corner lot is a lot of which at least two adjacent sides abut for their full length upon a street, provided that such two sides intersect at an angle of not more than 135 degrees. Where a lot is on a curve, if tangents through the extreme point of the street line of such lot make an interior angle of not more than 135 degrees, it is a corner lot. In the case of a corner lot with a curved street line, the corner shall be considered to be that point on the street line nearest to the point of intersection of the tangents herein described.

SEC. 2.21. LOT LINES

The boundary lines of a lot are:

Front Lot Line

The line dividing a lot from a street. On a corner lot only one street line shall be considered as a front lot line and the shorter street line shall be considered the front lot line.

Rear Lot Line

The lot line opposite the front lot line.

Side Lot Line

Any lot lines other than front lot line or rear lot line.

SEC. 2.22. NON-CONFORMING STRUCTURE

A structure conflicting with the provisions of this Ordinance applicable to the district in which it is situated.

SEC. 2.23. NON-CONFORMING USE

The use of a structure or premises conflicting with the provisions of this Ordinance.

SEC. 2.24. OCCUPANCY, CHANGE OF

The term "change of occupancy" shall mean a discontinuance

of an existing use and the substitution therefor of a use of a different kind or class.

SEC. 2.25. OCCUPIED

The word "occupied" includes arranged, designed, built, altered, converted to, rented, or leased, or intended to be occupied.

SEC. 2.26. PERSON

The word "person" includes association, firm, co-partnership or corporation.

SEC. 2.27. PUBLIC UTILITY

Any person, firm, corporation, municipal department or board, duly authorized to furnish and furnishing under municipal regulation to the public, electricity, gas, steam, telephone, telegraph, transportation or water.

SEC. 2.28. ROOMING HOUSE

A building, or part thereof, other than a hotel, where sleeping accommodations are provided for hire and where meals may be regularly furnished, usually on a weekly or monthly basis.

SEC. 2.29. STORY

That part of a building included between the surface of any floor and the surface of the next floor or of the roof next above. When the distance from the average established grade to the ceiling of a story partially below such grade exceeds five (5) feet, then the basement or cellar constituting the story partially below grade shall be counted as a story.

SEC. 2.30. STORY—HALF

A story which is situated within a sloping roof, the area of which at a height four feet above the floor does not exceed two-thirds of the floor area directly below it, wherein living quarters are used only as a part of a dwelling situated in the story below.

SEC. 2.31. STREET

A public thoroughfare which affords a principal means of access to abutting property.

SEC. 2.32. STRUCTURE

A structure is any production or piece of work artificially built up or composed of parts joined together in some definite manner; any construction.

SEC. 2.33. USE

The purpose for which land or building thereon is designed, arranged, or intended to be occupied or used, or for which it is occupied or maintained.

SEC. 2.34. USED

The word "used" includes arranged, designed, or intended to be used.

SEC. 2.35. YARD

A space open to the sky and unoccupied or unobstructed, except by encroachments specifically permitted in Section 4.6, on the same lot with a building or structure. Yard measurements shall be the minimum horizontal distances.

Yard—Front

A yard extending across the full width of the lot between the front lot line and the nearest line of the main building.

Yard—Rear

A yard extending across the full width of the lot between the rear lot line and the nearest line of the main building.

Yard—Side

A yard extending from the front yard to the rear yard between the side lot line and the nearest line of the main building or of accessory building attached thereto.

SECTION 3. GENERAL PROVISIONS

SEC. 3.1. CONFLICTING REGULATIONS

Wherever any provision of this Ordinance imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or ordinance, then the provisions of this Ordinance shall govern.

SEC. 3.2. SCOPE

No building or structure, or part thereof, shall hereafter be erected, constructed, reconstructed or altered, and no building, structure, or land, or part thereof, shall be used except in conformity with the provisions of this Ordinance.

SEC. 3.3. NON-CONFORMING BUILDINGS AND USES

The following regulations shall apply to all non-conforming buildings and structures or parts thereof, and uses existing at the effective date of this Ordinance:

(A) Any such non-conforming building or structure may be continued and maintained provided there is no physical change

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