

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.

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

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.

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.

A garage other than a private or community garage.

(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.

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.

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

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.

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.

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.

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

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

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.

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.

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.

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.

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.

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.

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.

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.

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

A	Section		Section
Accessory building, definition	2.2	Maximum permitted, P1 Districts	A.9.2
Accessory buildings, residential districts, height of	4.6	Maximum permitted, B2 Districts	10.2
Accessory buildings, residential districts, location of	4.8	Maximum permitted, B6 Districts	11.2
Accessory use, definition	2.1	Maximum permitted, BL Districts	12.2
Accessory uses, R1 District	5.1	Maximum permitted, BC Districts	13.2
Accessory uses, R2 District	6.1	Maximum permitted, C6 Districts	14.2
Acid manufacturing, corrosive	17.1	Maximum permitted, ML Districts	15.2
Administration of Zoning Ordinance	18	Maximum permitted, ML6 Districts	16.2
Aeroplane beacons	2.7	Maximum permitted, MH Districts	17.2
Alley as part of lot area	4.3	Material yards	15.1
Alley, definition	2.3	Moving permits	18.7
Animal reduction, dead	17.1	Non-conforming	3.3
Animal slaughter house	17.1	Occupancy, certificate of	18.8, 18.9, 18.10, 18.11, 18.12
Appeals, Board of Zoning	20	Permits	18
Application for Certificates of Occupancy	18.15	Permit applications	18.4
Appointment of Board of Appeals (see personnel of Board)	20.2	Permit for new use of	18.5
Appointment of Zoning Commission	21	Publicly owned	5.1, 7.1, 8.1, 10.1
Armories	10.1	Reconstruction of damaged non-conforming	3.5
Artisans work or trades	15.1	Repairing permits	18.7
Asphalt manufacturing and refining	17.1	Repair of alteration of non-conforming	3.6
Assembly halls	10.1	Ultimate erection	3.7
Asylums	8.1	Under construction	3.4
Auditorium parking	3.11	Use of premises without	4.7
Auto wrecking yard (see definition of junk yard)	2.18	Bulk limitation, BL District	12.2
		Bulk limitation, BC District	13.2
		Business College	10.1
		Business district use regulations	10.1
		C	
		Canning	15.1
		Cardboard box manufacture	15.1
		Carpet cleaning plants	13.2
		Cat and dog hospitals	10.1
		Cement manufacture	17.1
		Certificates for dwelling accessory buildings	18.14
		Certificates for existing uses	18.11
		Certificates of Occupancy, application for	18.15
		Certificates of Occupancy, temporary	18.12
		Certificates, records of	18.13
		Chimney, height of	2.7
		Churches permitted	5.1
		Cigar factories	15.1
		Cigarette factories	15.1
		Cinema development	15.1
		Cinema production	15.1
		Clubs, private	8.1
		Coal and coke yards	15.1
		Coal distillation	17.1
		Coke ovens	17.1
		Colleges, business	10.1
		Confection manufacture	15.1
		Commercial billboard	10.1
		Commission approval	22
		Commission, definition	2.8
		Conversion of non-residential structures	18.21
		Correctional institutions	14.1
		Corrosive acid manufacture	17.1
		Creameries	14.1
		Curing, hides and skins	17.1
		Cutlery manufacture	15.1