



Definitions

SECTION 201. RULES APPLYING TO THE TEXT.

For the purpose of this chapter, certain rules of construction apply to the text, as follows:

1. Words used in the present tense include the future tense; and, the singular includes the plural, unless the context clearly indicates the contrary.
2. The word "person" includes a corporation or firm as well as an individual.
3. The word "structure" includes the word "building."
4. The word "lot" includes the words "plot," "tract," or "parcel."
5. The term "shall" is always mandatory and not discretionary; the word "may" is permissive.
6. The words "used" or "occupied" as applied to any land or structure shall be construed to include the words "intended, arranged or designed to be used or occupied."
7. Any word or term not herein defined shall be used with a meaning of common standard use.
8. The term "he" shall be read as he, she or they.

Cross references: Definitions and rules of construction generally, § 1-2.

SECTION 202. DEFINITIONS.

[The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.]

1. **ABUT.** To physically touch or border upon; to share a common property line.
2. **ACCESSORY OCCUPATION.** An accessory occupation is an occupation carried on within the walls of an accessory building and not visible or noticeable in any manner or form from outside the accessory structure.

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3. **ACCESSORY USE.** An accessory use includes a building or structure and is a use clearly incidental to, customarily found in connection with, and located on the same lot as the principal use to which it is related.
4. **ACTIVITY.** See "use.
5. **ADJACENT.** A lot or parcel of land which shares all or part of a common lot line with another parcel of land.
6. **ADULT BUSINESS.** Establishments engaged in the business of adult entertainment including, but not limited to:
 - a. Adult-related businesses.
 - b. Adult book stores.
 - c. Adult motion picture theaters.
 - d. Adult mini motion picture theaters.
 - e. Exotic cabarets.
 - f. Massage parlors.
 - g. Public baths.
 - h. Taxi dance halls.
7. **ALTERATIONS.** Any change, addition, or modification in construction or type of occupancy, or in the structural members of a building, such as walls or partitions, columns, beams or girders.
8. **AUTOMOBILE CAR WASH.** An establishment being housed in a building or portion thereof together with the necessary mechanical equipment used for washing automobiles and using production line methods.
9. **AUTOMOBILE SALES AND REPAIR SHOP.** An auto sales or repair business is an establishment engaged in the sale, rental or leasing of new or used automobiles, vans or pickup trucks or a business performing repairs on such vehicles, including work which requires the engine to be removed, replacement or modification of the frame, body, transmission or suspension systems, glass or upholstery replacement, or the painting or undercoating of vehicles.
10. **AUTOMOBILE SERVICE STATION.** An auto service business is any establishment engaged in the direct retail sale of gasoline or other engine fuel, motor oil or lubricants, or performing interior or exterior cleaning, sale of tires, parts or accessories, inspection, lubrication, engine tuning or minor repair for automobiles, vans or pickup trucks.
11. **BANK.** See "financial business."
12. **BAR.** A structure or part of a structure used primarily for the sale or dispensing of liquor by the drink.
13. **BASE AREA.** The area, which is the length times the width, in square feet as of the effective date of this chapter [November 8, 1995].

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14. **BASEMENT.** A story having part but not more than one-half (1/2) of its height above finished grade. A basement shall be counted as a story for the purpose of height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five (5) feet or is used for business or dwelling purposes.
15. **BERM.** An earthen buffer that obscures sight, traffic and sound.
16. **BUFFER.** A buffer may be open green space, landscaped areas, fences, walls, berms or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights or other nuisances.
17. **BUFFER STRIP.** A vegetated area that treats sheet flow and/or interflow by removing sediment and other pollutants. The area may be grass-covered, forested or of mixed vegetative cover, depending on the amount of pollutants to be removed and the size of the buffer strip.
18. **BUILDING.** Any structure erected on-site, a mobile home or mobile structure, a premanufactured or pre-cut structure, above or below ground, intended primarily for the shelter, support or enclosure of persons, animals or property of any kind.
19. **BUILDING, FRONT LINE OF.** The line that coincides with the face of the building nearest the front of the lot. This face includes sun parlors and enclosed porches but does not include steps. Such line shall be parallel to the front lot line and measured as a straight line between the intersecting points with the side yard.
20. **BUILDING, HEIGHT OF.** The vertical distance measured from the mean elevation of the finished grade line of the ground above the front of the building to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the mean height level between eave and ridges for gable, hip and gambrel roofs.
21. **BUILDING LINE.** A line defining the minimum front, side or rear yard requirement outside of which no building or structure may be located.
22. **BUILDING, PRINCIPAL.** A building in which is conducted the main or principal use of the lot on which it is located.
23. **BULK STATION.** A place where crude petroleum, gasoline, naphtha, benzene, kerosene or any other flammable liquid is stored for wholesale purposes only, where the aggregate capacity of all storage tanks is more than six thousand (6,000) gallons.
24. **BUSINESS SERVICES.** A business service establishment provides services to other businesses as their primary clientele, and may involve some outside storage of equipment or vehicles, but not of inventory. Business services include, but are not limited to, employee training, audio or visual communication media (including broadcast antennas, sign production and installation, equipment rental or repair, building maintenance and self service storage.
25. **CEMETERY.** Property used for interring of the dead.

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26. **CLINIC.** An establishment where human patients who are not lodged overnight are admitted for examination and treatment by a group of physicians, dentists or similar professionals.
27. **CLUB.** An organization catering exclusively to members and their guests, or premises and buildings for recreational, artistic, political or social purposes, which are not conducted primarily for gain and which do not provide merchandise, vending or commercial activities except as required incidentally for the membership and purpose of such club.
28. **COMMERCIAL RECREATION.** Commercial recreational facilities are for-profit establishments providing recreational activities for a fee. Commercial recreational facilities include such uses as bowling alleys, roller rinks, etc.
29. **COMMERCIAL SCHOOL.** A commercial school is a private educational facility not operated as a nonprofit entity and offering instruction in art, business, music, dance, trades, continuing professional education or other subjects.
30. **COMMON LAND.** A parcel or parcels of land together with the improvements thereon, the use, maintenance and enjoyment of which are intended to be shared by the owners and occupants of the individual building units in a planned unit development.
31. **CONDOMINIUM ACT.** MCL Act 59 of 1978, as amended.
32. **CONDOMINIUM, EXPANDABLE.** A condominium project to which additional land may be added pursuant to express provisions in the condominium documents and in accordance with this Ordinance and the Condominium Act.
33. **CONDOMINIUM SUBDIVISION.** See SUBDIVISION, as defined in this chapter.
34. **CONDOMINIUM SUBDIVISION PLAN.** The site, survey, and utility plans, floor plans and sections, showing the existing and proposed structures and improvements.
35. **CONDOMINIUM UNIT.** A portion of a building, or group of buildings, designed for separate ownership. Common areas and facilities are owned by all the owners on a proportional, undivided basis. A condominium is differentiated from other dwellings types based on ownership and as such is not regulated as a dwelling unit type.
36. **CONSOLIDATING MASTER DEED.** The final amended master deed for a contractible condominium project, and expandable condominium project, or a condominium project containing convertible land or convertible space, which final amended master deed fully describes the condominium project as completed.
37. **CONTRACTIBLE CONDOMINIUM.** A condominium project from which any portion of the submitted land or buildings may be withdrawn pursuant to the express provision in the condominium documents and in accordance with this Ordinance and the Condominium Act.

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38. **CONVALESCENT OR NURSING HOME.** A building wherein infirm or incapacitated persons are furnished shelter, care, food, lodging and needed attention for a compensation.
39. **CONVENIENCE STORE.** A retail operation selling a variety of items which are primarily grocery products. They include items that may be required by neighborhood residents on a day to day basis. Nongrocery items frequently sold in this kind of establishment include newspapers, magazines, seasonal needs, etc.
40. **CONVERSION CONDOMINIUM.** A condominium project containing condominium units some or all of which were occupied before the establishment of the condominium project.
41. **CONVERTIBLE AREA.** A unit or portion of the common elements of the condominium project referred to in the condominium documents within which additional condominium units or general or limited common elements may be created pursuant to express provision in the condominium documents and in accordance with this Ordinance and the Condominium Act.
42. **COVERAGE, LOT.** That percent of the plot or lot covered by the building area.
43. **CUL DE SAC.** A street with only one outlet having sufficient space at the closed end to provide vehicular turning area.
44. **DAY NURSERY.** A private establishment enrolling four (4) or more children between two (2) and five (5) years of age and where tuition, fees or other forms of compensation for the care of children is charged, and which is licensed or approved to operate as a child care center.
45. **DEGREE OF NONCONFORMANCE.** A measure of a property's relative lack of conformance, to be computed using whichever of the following standards applies.
- a. **USE** In the uses table from the district regulations chapter of this chapter, the number of changes in zoning districts required to move from the district in which a use would be permitted as a use by right to the district in which it is located.
 - b. **SETBACK.** The square footage of a building which lies within a required setback area.
 - c. **AREA.** The square footage by which a building or parcel varies from the maximum or minimum area required for its zoning district.
 - d. **WIDTH OR DEPTH.** The distance in feet by which the width or depth of a parcel varies from the minimum or maximum dimension for its zoning district.
 - e. **PARKING.** The number of off-street parking spaces which a parcel lacks to conform with the requirements of Section 406, supplementary off-street parking regulations and with the table of off-street parking requirements.
46. **DEPTH.** For the purposes of interpreting the dimensions table, depth is the distance from a property line to a structure.

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47. **DISTRICT REGULATIONS.** Regulations for properties within each zoning district, found in Chapter 3, district regulations.
48. **DOMESTICATED ANIMAL.** An animal that has been housed and fed by a human owner and has learned to depend on human provision so completely that it has little ability to survive if returned to a natural habitat. Typically includes animals like dogs and cats used as pets, and not animals on farms as part of an agricultural or farming operation.
49. **DRIVE-IN.** A business establishment so developed that its retail or service character is dependent on providing a driveway approach or parking space for motor vehicles so as to serve patrons while in the motor vehicle, or within a building on the same premises and devoted to the same purpose as the drive-in service. Drive-in is also interpreted to include "fast food" operations which serve food in disposable containers.
50. **DWELLING.** A building, or portion thereof, designed for occupancy by one family for residential purposes and having cooking facilities.
51. **DWELLING TYPES.** For the purposes of this chapter, dwellings are separated into the following categories:
- a. **SINGLE-FAMILY DWELLING** is a detached building containing one dwelling unit only and complying with the regulations of Chapter 4, Section 403.
 - b. **TWO-FAMILY DWELLING** is a building containing not more than two (2) dwelling units and complying with the regulations of Chapter 4, Section 403.
 - c. **MULTIPLE-DWELLING** is a building or portion thereof containing three (3) or more dwelling units and complying with the regulations of Chapter 4, Section 403.
52. **DWELLING UNIT.** One or more rooms including a single kitchen, in a dwelling designed for occupancy by one family for living and sleeping purposes.
53. **ENTERTAINMENT.** For the purposes of this chapter, "entertainment" means live performance. Video machines, billiards, etc. are not considered entertainment.
54. **ESSENTIAL SERVICES.** The erection, construction, alteration or maintenance of underground surface or overhead electrical gas, water and sewage transmission and collection systems and the equipment and appurtenances necessary for such systems to furnish an adequate level of public service.
55. **EXOTIC PET (OR EXOTIC ANIMAL).** An unusual creature kept as a pet, sometimes for the express purpose of having a pet which is unique. Includes any unique- or wild-looking pet, such as common domestic animals like the ferret and the domestic rat. Alligators, wolves and wolf/dog hybrids, wild cat cubs (lions, tigers, ocelots, etc.), snakes, tortoises, spiders, scorpions, and rare birds are among the species typically considered as exotic pets. The term is also used for a species which is non-indigenous to the owner or prospective owner's locale.

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56. **FAMILY.** An individual or two (2) or more persons related by blood, marriage, or adoption, living together in a dwelling unit or group of not more than four (4) persons, who need not be related, living together in a single dwelling unit.
57. **FARM.** A tract of land which is directly devoted to agricultural purposes provided further that farms may be considered as including establishments operated as greenhouses, nurseries, orchards, chicken hatcheries, apiaries; but establishments keeping or operating fur bearing animals, riding or boarding stables, kennels, quarries or gravel or sand pits, shall not be considered farms hereunder, unless combined with bonafide farm operations on the same contiguous tract of land of not less than ten (10) acres.
58. **FARMING, GENERAL.** The practice of agriculture on a farm as defined above.
59. **FARM ANIMAL, LARGE.** Any four (4) footed creature as livestock which, at maturity, exceeds one hundred (100) pounds. This includes, but is not limited to, the following: Cattle, sheep, hogs and goats. (Large farm animals are not permitted in the village other than horses under a special use permit. Exceptions may be made by the Village Manager for special events.)
60. **FAST FOOD RESTAURANT.** See "drive-in."
61. **FEEDLOT.** A small, confined area for fattening cattle or holding them temporarily for shipment.
62. **FLAG LOT.** A lot not fronting entirely on or abutting a public road and where access to the public road is by a narrow, private right-of-way.
63. **FRUIT ORCHARD.** A planting of fruit trees for the purpose of harvesting fruit.
64. **FUNERAL HOME.** A building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.
65. **GARBAGE.** Animal and vegetable waste resulting from the handling, storage, sale, preparation, cooking and serving of foods.
66. **GREENHOUSE.** A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants for subsequent sale or personal use.
67. **GROSS FLOOR AREA.** The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two (2) buildings, but not including interior parking spaces, loading spaces, loading space for motor vehicles or any space where the floor-to-ceiling height is less than six (6) feet. For the purposes of calculating parking and loading requirements, the gross floor area is the floor area used for service to the public. It shall not include floor area used solely for storage or processing and packaging of merchandise.

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68. **HOME OCCUPATION.** Any business carried on by one or more members of a family residing on the premises, providing it:
- a. Is operated in its entirety within the principal dwelling;
 - b. Does not have a separate entrance from outside the building.
 - c. Does not involve alteration or construction not customarily found in dwellings;
 - d. Does not use any mechanical equipment, except that which is used normally for purely domestic or household purposes;
 - e. Does not use more than twenty-five (25) percent of the total actual floor area of the dwelling;
 - f. Does not display, or create outside the structure any external evidence of the operation of the home occupation, except for one unanimated, nonilluminated, wall sign having an area of not more than two (2) square feet.
69. **HOSPITAL.** An institution for the diagnosis, treatment or care of aged, sick or injured people. The term "hospital" shall include sanatorium, rest home, nursery home and convalescent home, but shall not include any institution for the care of mental disorders or the treatment of alcoholics or drug addicts.
70. **HOUSE TRAVEL TRAILER.** A vehicular portable structure designed as a temporary dwelling for travel, and recreation and vacation uses.
71. **INCARCERATION FACILITY.** Any jail, prison, holding facility, work camp or detention center of any kind.
72. **INCINERATOR.** An engineered apparatus used to burn waste substances and in which all the combustion factors, temperature, retention time, turbulence and combustion air, can be controlled.
73. **JUNK/SALVAGE YARD.** A licensed open area where waste, used or second-hand materials are bought and sold, exchanged, stored, baled, packed, disassembled or handled, including, but not limited to, scrap iron and other metals, paper, rags, rubber tires and bottles. A junk/salvage yard includes automobile-wrecking yards, and two (2) or more inoperative, unlicensed vehicles located on a single lot. Operations with the characteristics of salvage yards which are called recycling centers, junk yards, scrap yards, etc., shall be considered as salvage yards.
74. **KENNEL.** A facility where dogs, cats, or other domestic pets are boarded, bred, or cared for in return for remuneration, or are kept for the purpose of sale.
75. **LIVESTOCK.** Domesticated animals that may be kept or raised in pens, houses, pastures, or on farms as part of an agricultural or farming operation, whether for commerce or private use.

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76. **LOADING BERTH/SPACE.** An off-street space at least ten (10) feet wide, twenty-five (25) feet long and fifteen (15) feet high, either within a building or outside on the same lot, provided, maintained and available for the loading or unloading of goods or merchandise, and having direct and unobstructed access to a public street or alley.
77. **LOT.** A parcel of land occupied or intended for occupancy by a main building and accessory buildings thereto, together with such open spaces as are required under the provisions of this chapter. Every lot shall abut upon and have permanent access to a public street.
78. **LOT AREA.** The total horizontal land area within the lot lines of the lot.
79. **LOT: CORNER, INTERIOR AND THROUGH.**
- a. **CORNER LOT** is a lot which has at least two (2) contiguous sides abutting upon a street for their full length, and provided the two (2) sides intersect at an angle of not more than one hundred thirty-five (135) degrees.
 - b. **INTERIOR LOT** is a lot other than a corner lot.
 - c. **THROUGH LOT** is an interior lot having frontage on two (2) streets which do not intersect at a point contiguous to such lot.
80. **LOT LINES.** The lines abutting a lot as defined herein:
- a. **LOT LINE, FRONT.** That line separating the lot from a street right-of-way. In the case of a corner lot or through lot the lines separating the lot from each street.
 - b. **LOT LINE, REAR.** Lot line which is opposite the front lot line. In the case of a corner lot, the rear lot line may be opposite either front lot line, but there shall only be one rear lot line. In the case of a lot with side lines converging at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than twenty (20) feet long, lying farthest from the front lot line and wholly within the lot.
 - c. **LOT LINE, SIDE.** Any lot line not a front lot line or not a rear lot line.
81. **LOT, WIDTH OF.** The width measured along the front lot line or street line.
82. **LOT OF RECORD.** A parcel of land, the dimensions of which are shown on a document or map on file with the county register of deeds or in a common use by county and community officials and which actually exists as shown, or any part of such parcel held in a record ownership separate from that of the remainder thereof.
83. **LUMBER YARD.** A lumber yard is a business which emphasizes the sale of lumber and wood products where material may be stored or displayed in the principal building or in accessory shed-type structures.
84. **MANUFACTURED HOMES.** A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a

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permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers.

85. **MANUFACTURED HOME SPACE.** A plot or parcel of land within the Manufactured Home Park designed to accommodate one (1) manufactured home.
86. **MANUFACTURING.** An operation in which raw materials or partially finished material is processed. This processing can include stamping, rolling, forging, plating, heat-treating, forming, molding and assembly.
87. **MASTER DEED.** The condominium document recording the condominium project as approved by the zoning administrator to which is attached as exhibits and incorporated by reference, the approved bylaws for the project and the approved condominium subdivision plan for the project.
88. **MASTER PLAN.** A comprehensive long-range plan intended to guide the growth and development of a community. The Plan includes analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and future land use.
89. **MOBILE HOME.** A detached single-family dwelling unit with all of the following characteristics:
- a. Designed for a long-term occupancy.
 - b. Containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems.
 - c. Designed to be transported after fabrication on its own wheels or on flatbed or other trailers or detachable wheels.
 - d. Arriving at a site to be occupied as a dwelling unit complete, meeting minimum square footage requirements of one thousand fifty (1,050) square feet, and including appliances and furniture and ready for occupancy, except for minor incidental location operations.
90. **MOBILE HOME PARK.** A parcel of land fifteen (15) acres or more intended and designed to accommodate sixty (60) or more mobile homes for residential use, which is offered to the public for that use along with any structure, facility, gear or equipment permitted and incidental to the residential use. Referred to also as "park."
91. **MOBILE HOME SPACE.** A plot or parcel of land within the mobile home park designed to accommodate one mobile home.
92. **MOBILE HOME STAND.** That part of a mobile home space which has been reserved for the placement of the mobile home, appurtenant structures, or additions.
93. **MODULAR HOME.** A fabricated, transportable building unit designed to be incorporated at a building site into a structure on a permanent foundation for residential use.

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94. **MOTEL.** A building or group of buildings, whether detached or in connecting units, used as individual sleeping or dwelling units designed primarily for transient automobile facilities. The term "motel" shall include buildings designated as "auto courts," "tourist courts," "motor courts," "motor hotels," and similar which are designed as integrated units of individual rooms under common ownership.
95. **NONPROFIT ORGANIZATION.** The term "nonprofit organization" shall include any church, school, governmental agency, service club or similar organization which owns or leases property in the village.
96. **NONCONFORMITY.** Any use of land or a building, any parcel of land, or any building or other structure which does not comply with all of the district regulations for the zoning district in which it is located.
97. **NONCONFORMING USE.** Any use of building, structure or land existing at the time of enactment of this chapter, and which does not conform to the regulations of the district or zone in which it is situated.
98. **OFFICE.** An office is a place of business in which professional services are rendered or management activities of an enterprise are carried out. All such activities take place inside a building. Office activities include, but are not limited to, law, medicine, dentistry, accounting or bookkeeping, tax preparation, insurance, securities brokerage, executive or managerial functions for any type of enterprise, workshop or studio for a graphic artist or photographer, studio for broadcast media, all aspects of a newspaper or publishing business except actual printing, binding or distribution centers, and a base of operation for salespeople which does not include storage or display of merchandise.
99. **OPEN SPACE.** Any unoccupied space open to the sky on the same lot with a building. See "courts."
100. **PARCEL.** A parcel is a continuous piece of land under uniform ownership which is occupied or intended for occupancy by principal building or use and any accessory structures or uses thereto. Every parcel shall abut upon and have permanent access to a public street. Also "lot."
101. **PARKING SPACE.** An off-street space of at least two hundred (200) square feet exclusive of necessary driveways, aisles or maneuvering areas suitable to accommodate one motor vehicle and having direct unobstructed access to a street or alley.
102. **PERSONAL SERVICE BUSINESS.** A personal service business primarily serves needs of individual people or families, including, but not limited to, hair or skin care, grooming, dry cleaning, millinery or tailoring, shoe repair and repair of small appliances, watches or jewelry.
103. **PET GROOMING ESTABLISHMENT.** Personal service establishment that, for a fee, trims, cleans, or curries domestic pets such as dogs or cats and which may sell pet supplies as an incidental use. This term does not include establishments which board pets.

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104. **PLANNED UNIT DEVELOPMENT.** An area of minimum size, as specified by ordinance, to be planned and developed as a single entity containing one or more residential clusters or planned unit residential developments and one or more public, quasi-public, commercial or industrial areas in such ranges of ratios of nonresidential uses to residential uses as shall be specified.
105. **PLANNING COMMISSION.** The officially designated body of the Village enabled under Public Act 285 of 1931 with all the duties and powers described therein.
106. **PRINCIPAL BUILDING.** A building in which is conducted the principal use of the lot on which it is located.
107. **PRINCIPAL USE.** The main use to which the premises are devoted and the principal purpose for which the premises exist.
108. **PUBLIC STREET.** Any vehicular way which: (1) is an existing state, county or municipal roadway; or (2) is shown upon a plat approved pursuant to law; or (3) is approved by other official action; and includes the land between the street or right-of-way lines, whether improved or unimproved. A public thoroughfare which affords the principal means of access to abutting property.
109. **PUBLIC UTILITY.** Any person, firm, corporation, municipal department or board fully authorized to furnish to the public electricity, gas, steam, telephone, telegraph, transportation or water service.
110. **RECREATIONAL USE, COMMERCIAL.** Commercial recreational facilities are for profit establishments providing recreational activities for a fee. In general, these activities are participatory in nature. Commercial recreational facilities include such uses as bowling alleys, roller rinks, race tracks, arcades, indoor driving ranges, miniature or putt-putt golf, etc.
111. **RECREATIONAL USE, PRIVATE.** A recreational use carried out entirely on private land for the property owner and his guests' pleasure. Private recreational uses are not open to the public or admissible by a fee. Examples of this are Putt Putt golf, GO Karts, and similar uses.
112. **RECREATION VEHICLE.** A vehicular, portable structure designed as a temporary dwelling for travel, recreational and vacation uses.
113. **RECREATIONAL VEHICLE, EQUIPMENT.** A vehicular type portable structure without permanent foundation that can be towed, hauled or driven. It may be used for temporary living accommodations for recreational, camping and travel use. These vehicles include but are not limited to campers, travel trailers, truck campers, or motor homes. Other vehicles/equipment also included in this definition are trailers of any kind, personal watercraft, off road vehicles of any kind, snowmobiles and similar vehicles/equipment that may propel a person or is used to transport such vehicles. All described vehicles and/or equipment must have a valid and current license, issued by a State in prominent display to be considered licensed.

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114. **RELIGIOUS INSTITUTIONS.** A church, synagogue, mosque or temple, or other such place of worship and accessory uses commonly found in connection with such institution.
115. **RESTAURANT.** An establishment where food and drink are prepared, served, and consumed primarily within the principal buildings.
116. **RESTAURANT WITH ENTERTAINMENT.** Any restaurant, as defined above, with live presentations of any kind.
117. **RETAIL.** Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.
118. **RETAIL, FOOD.** Any fixed or mobile place or facility at or in which food or drink is offered or prepared for retail sale or for service with or without charge on or at the premises or elsewhere.
119. **RIGHT-OF-WAY.** A street, alley or other thoroughfare or easement permanently established for passage of persons, vehicles or utilities.
120. **ROADSIDE STAND.** A "roadside stand" is a structure for the display of agricultural products, with no space for customers within the structure itself.
121. **RUBBISH.** A general term for solid waste, excluding food waste and ashes taken from residences, commercial establishments and institutions.
122. **SALES AREA.** The area open to the public of a retail or wholesale establishment used for the display or transaction of goods.
123. **SANITARY LANDFILL.** A tract of land developed, designed and operated to accommodate general types of solid waste, including, but not limited to, garbage, rubbish, soils and concrete, but excluding hazardous waste.
124. **SECTIONAL HOME.** Two (2) or more units, fabricated and transported to the building site where they are put on a permanent foundation and thereon finished as a residential unit.
125. **S.E.V.** The state equalized valuation of the property in question, as determined by the ownership assessor. This is presumed to be fifty (50) percent of the property's true cash value.
126. **SERVICE BUSINESS.** A service business is an enterprise which deals in the performance of work for hire. No outdoor activity takes place on the premises. All work is performed either at the customer's place of business or residence or within the building occupied by the service business. See also "office business," "financial business," "personal service business."
127. **SETBACK.** A front setback is measured from the edge of the right of way of any abutting roadway. A rear setback is measured from the rear property line. A side

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setback is measured from any other abutting property line. Corner lots shall require two front setbacks but only one rear setback.

128. **SIGN.** A name identification, description, display or illustration which is affixed to or represented directly or indirectly upon a building, structure or piece of land and which is intended to direct attention to an object, product, place, activity, person, institution, organization or business. However, a "sign" shall not include a sign located completely within an enclosed building. For the purpose of this chapter the following sign or sign-related terms are defined:
- a. **AREA, OR SURFACE AREA, OF SIGN.** That area per face enclosed by one outline, the sides of which make contact with the extreme points or edges of the sign, excluding the supporting structure which does not form part of the sign proper or of the display.
 - b. **BILLBOARD SIGN.** A freestanding outdoor sign which advertises something not located on the immediate premises.
 - c. **CONSTRUCTION SIGNS.** Signs which identify architects, engineers, contractors and other individuals or firms involved with a construction project, but not including advertisement of any product. These include signs announcing the character of the building enterprise or the purpose for which the building is intended.
 - d. **ELECTRIC SIGN.** Any sign containing electric wiring. This does not include signs illuminated by an exterior floodlight source.
 - e. **ELECTRONIC MESSAGE BOARD.** Changeable copy signs in which the copy consists of an array of lights activated and deactivated simultaneously with a frequency of message change of not less than twenty (20) seconds. Signs displaying time and temperature only may change messages with a frequency of no less than five (5) seconds.
 - f. **ENTRANCE/EXIT.** Signs directing traffic movement to or from a parcel.
 - g. **FREESTANDING SIGN.** A sign which is affixed to a permanent foundation, but not attached to the building proper. (Also "ground mounted" sign)
 - h. **GROUND LEVEL.** The elevation to be used for computing the height of signs. Defined as the roadway centerline grade elevation at its intersection with the centerline of the driveway serving the parcel which is located nearest to the sign location.
 - i. **HIGH PROFILE SIGN.** A freestanding identity sign intended to announce to travelers the existence of a business located near an expressway interchange so they may react in time to exit safely.
 - j. **IDENTITY SIGN.** A sign that identifies the business, owner or resident and/or the street address and which sets forth no other advertisement.

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- k. **ILLUMINATED SIGN.** A sign that provides artificial light directly or through any transparent or translucent material.
- l. **INSTITUTIONAL BULLETIN BOARD.** A structure containing a surface area upon which is displayed the name of a religious institution, school, library, community center or similar institution and the announcement of its services or activities.
- m. **INTEGRAL SIGN.** Names of buildings or farms, date of erection, monumental citations, commemorative tablets and the like when made an integral part of the walls of the structure (or roof for farm buildings).
- n. **JOINT SIGN.** A sign which gives direction and identification to a group of adjacent businesses whether or not under single management.
- o. **LAND DEVELOPMENT PROJECT SIGNS, TEMPORARY.** Signs pertaining to the sale, lease, rent or development of a subdivision, planned shopping center, office building, industrial park or similar land parcel.
- p. **LOCATION.** A lot, premise, building, wall or any place whatsoever upon which a sign is located.
- q. **MARQUEE.** An identification sign attached to or made a part of a marquee, canopy or awning projecting from and supported by the building.
- r. **POLITICAL CAMPAIGN SIGNS.** Signs announcing candidates for public political office and other data pertinent to an upcoming election.
- s. **PRIVATE TRAFFIC DIRECTION.** Signs directing traffic movement or giving instructions, located within a parcel.
- t. **PROJECTION.** The distance by which a sign extends over public property or beyond the building line.
- u. **PROJECTING SIGN.** A sign, other than a wall sign, which projects from and is supported by a wall of a building or structure.
- v. **PROPERTY RENTAL SIGNS.** Signs on the premises announcing rooms, apartment or house for rent, not to exceed four (4) square feet.
- w. **PUBLIC SIGNS.** Signs of a governmental nature and in the public interest, erected by, or on the order of, a public officer in the performance of his or her public duty.
- x. **REAL ESTATE SIGNS.** Signs advertising the sale, rental or lease of the premises or part of the premises on which they are displayed.
- y. **ROOF LINE.** This shall mean either the high point of the roof or the top of the parapet, whichever forms the top line of the building silhouette and where a building has several roof levels, this roof or parapet shall be the one belonging to that portion of the building on whose wall the sign is located.

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- z. **ROOF SIGN.** Any sign erected, constructed, and maintained wholly upon or over the roof of any building.
 - aa. **SETBACK.** A distance measured from the outer boundary of a parcel in which erection of a sign is not permitted. A front setback is measured from the edge of the right-of-way of any abutting roadway. A rear setback is measured from the property line opposite the roadway. A side setback is measured from any other abutting property line. Corner lots shall require two (2) front setbacks, but only one rear setback.
 - bb. **SIZE OF SIGN.** The size of a sign is computed as the product of its height and its width expressed in square feet. A sign shall be considered to have not more than two (2) sides, i.e., a three-sided sign equals two (2) signs.
 - cc. **SPECIAL PURPOSE SIGNS.** Any other temporary signs.
 - dd. **STREET BANNERS.** Fabric signs, suspended across public streets advertising a public entertainment or event. The location and contents of each street banner must be specially approved by the county road commission.
 - ee. **TEMPORARY SIGN.** A display, informational sign, banner or other advertising device intended for a limited period of display, including any sign which can be physically lifted, pulled, carried or wheeled from one location to another.
 - ff. **WALL SIGN, FLAT.** One affixed directly to or otherwise inscribed on an exterior wall and confined within the limits thereof of any building and which projects from that surface less than twelve (12) inches at all points.
129. **SITE, AREA.** The total area within the property lines excluding rights-of-way, easements, etc.
130. **SITE CONDOMINIUM.** That portion of a condominium subdivision designed and intended for occupancy and use by the unit owner consistent with the provisions of the Master Deed. A condominium unit is not a lot or a parcel as those terms are used in this Ordinance.
131. **SPECIAL USE.** The term applies to a use which may be permitted by the issuance of a special use permit by the village planning commission. Specified procedures and requirements, as outlined in cited sections must be complied with prior to final issuance of such permit.
132. **STATE LICENSED RESIDENTIAL FACILITY.** A state licensed residential facility is a private residence licensed by the state to receive not more than six (6) aged, emotionally disturbed, developmentally disabled or physically handicapped adults who require ongoing supervision but not continuing nursing care. Note that the licensee must be a member of the household and an occupant of the residence. Note also that none of the following may be construed to be a state licensed residential facility: A nursing home, home for the aged, or hospital as defined by Act

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368 of 1978; a hospital for the mentally ill as defined by Act 258 of 1974; a county infirmary as defined by Act 280 of 1939; a child caring institution, children's camp, foster family home or group home as defined by Act 116 of 1973; a Veterans' facility as defined by Act 152 of 1885; or an alcohol or substance abuse rehabilitation center, a residential facility for persons released from or assigned to adult correctional institutions, a maternity home, a hotel or a rooming house, or a residential facility licensed by the state to care for four (4) or fewer minors.

133. **STORY, HALF.** A space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level and in which space not more than two-thirds (2/3) of the floor area is finished off for the use. A half-story containing independent apartments or living quarters shall be counted as a full story.
134. **STORY, HEIGHT OF.** The vertical distance from the top surface of one floor to the top surface of the next above. The height of the topmost story is the distance from the top surface of the floor to the top surface of the ceiling joints.
135. **STREET, FUNCTIONAL CLASSIFICATION.** Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide. Three (3) basic groups include: (1) Arterials primarily for mobility, (2) collectors for both mobility and land access, and (3) locals primarily for land access.
 - a. **PRINCIPAL ARTERIAL.** Serves the major center of activity of the region, the highest traffic volume corridors, and the longest trip desire.
 - b. **MINOR ARTERIAL.** Interconnects with and augments the principal arterial system and provides service to trips of moderate length at a somewhat lower level of travel mobility than principal arterials.
 - c. **COLLECTOR.** Collector system provides both land access service and for local traffic movements within residential neighborhoods, commercial areas and industrial areas.
 - d. **LOCAL.** Serves as direct land access and access to higher systems.
136. **STREET LINE.** The legal line of demarcation between a street right-of-way line and land for service, benefit or enjoyment.
137. **SUBDIVISION.** The division of land, lot, tract, or parcel into two or more lots, parcels, plats, or sites, or other divisions of land for the purpose of sale, lease offer, or development (immediate or future).
138. **TAVERN.** An establishment used primarily for the serving of liquor by the drink to the general public and where food or packaged liquors may be served or sold only as accessory to the primary use.
139. **TEMPORARY OUTDOOR USE.** A use carried out in an open area or uncovered or temporary structure, which is disbanded when the designated time period, activity or use for which the temporary structure was erected, has ceased.

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140. **USE.** The employment or occupation of a building structure or land for service, benefit or enjoyment.
141. **VARIANCE.** A modification of the literal provisions of this chapter, granted by the board of appeals on zoning, when strict enforcement thereof would cause undue hardship owing to circumstances unique to the specific property on which the modification is granted.
142. **VETERINARIAN.** One qualified and authorized to treat diseases and injuries of animals.
143. **VISUAL SCREEN.** A method of shielding or obscuring one abutting structure or use from another by fencing, walls, berms or densely planted vegetation.
144. **WHOLESALE BUSINESS.** A wholesale business is an enterprise which buys and/or repackages products for sale to retail businesses. Inventory of a wholesale business is stored within an enclosed building.
145. **YARD.** An open space on the same lot with a building, which may not be occupied by buildings, structures or parking areas, except as otherwise provided. The measurement of a yard shall be construed as the minimum horizontal distance between the lot line and the building line.
146. **YARD, FRONT.** A yard between the front lot line and the nearest point of the main building.
147. **YARD, REAR.** A yard between the rear lot line and the nearest point of the main building.
148. **YARD, SIDE.** A yard between the nearest point of the main building and any side line.
149. **ZONING DISTRICT.** Zoning districts are those areas of the community within which similar land use activities are permitted and for which the regulations contained within this chapter are the same. Zoning districts are identified by Section 301. Their purposes are outlined in the purposes table, and permitted activities in each zoning district are identified by the uses table. These tables are found in Chapter 3.

Cross references: Definitions and rules of construction generally, § 1-2.
Secs. 26-28--26-35. Reserved.