All words and terms used have their commonly accepted and ordinary meaning unless they are specifically defined in the UDO or the context in which they are used clearly indicates to the contrary.

**A**

**Abutting**. Bordering or contiguous.

**Access Drive, Rear**. A drive which accesses the street or right-of-way through the rear of the property.

**Accessory Building or Structure**. A subordinate building or structure customarily incidental to and located on the same lot with the principal building or structure.

**Accessory Communication Equipment**. Any equipment serving or being used in conjunction with a wireless communications wireless support structure or facility. Accessory equipment includes, but is not limited to, utility or transmission equipment, power supplies, generators, batteries, cables, guy wires, equipment buildings, cabinets and storage sheds, shelters or other structures.

**Accessory Use or Activity**. A use or activity of a nature customarily incidental and subordinate to the principal use located on the same lot, owned by the same entity as the principle use, and which does not change or alter the character of the premises, and which is not used for permanent human occupancy.

**Adaptive Reuse**. The reuse of a site or building for a use other than for which it was originally built, purposed or designed.

**Addition (to an existing structure)**. Any walled and roofed expansion to the perimeter, floor area, number of stories, or height of a structure.

**Adjoining**. Sharing an edge or a boundary; touching.

**Administrative Approval**. The zoning approval that the Director or the Director’s designee is authorized to grant after Administrative Review.

**Administrative Review**. The evaluation of an application by the Director or designee, without a public hearing.

**Adult Bookstore**. An establishment having more than ten percent (10%) of its stock in trade and/or sales area in books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, tapes, records or other forms of visual or audio representations which are distinguished or characterized by their emphasis on matter depicting, describing or relating to sexual activities or sexual anatomical areas.

**Adult Cabaret**. A nightclub, bar, theatre, restaurant or similar establishment which frequently features live performances by topless or bottomless dancers, go-go dancers, exotic dancers, strippers, or similar entertainers, where such performances are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas or which regularly feature films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

**Adult Daycare**. An establishment devoted to providing daytime training, supervision, recreation, and often medical service for adults over eighteen (18) years of age.

**Adult Entertainment and/or Sexually-Oriented Businesses.** Any commercial activity whether conducted intermittently or full time, which primarily involves the sale, display, exhibition, or viewing of books, magazines, films, photographs, or other materials, distinguished or characterized by an emphasis on matter depicting, describing, or relating to human sex acts, or by an emphasis on male or female genitals, buttocks, or female breasts; an adult live entertainment arcade, adult media store, adult retail store, adult cabaret, adult motel, adult motion picture theater, adult theater, adult drive-in-theater, lingerie modeling studio, adult massage parlor, sexual encounter establishment, escort agency, or, semi-nude model studio. The definition of Adult Entertainment and Sexually-Oriented Business shall not include: an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized sexual therapy or research; or the practice of massage in any licensed hospital, or by a licensed physician, surgeon, chiropractor, or osteopath, or by any nurse or technician working under the supervision of a licensed physician, surgeon, chiropractor, or osteopath, or by trainers for any amateur, semiprofessional, or professional athlete or athletic team or school (including schools with students eighteen (18) years of age and older, e.g., college or university) athletic program.

**Adult Live Entertainment Arcade**. Any building or structure which contains or is used for commercial entertainment where the patron directly or indirectly is charged a fee to view from an enclosed or screened area or booth a series of live dance routines, strip performances or other gyrational choreography, which performances are distinguished or characterized by an emphasis on specified sexual activities or by exposure to specified anatomical areas.

**Adult Massage Parlor**. Any place where for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations; electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with sexual conduct, or where any person providing such treatment, manipulation or service related thereto exposes specified anatomical areas.

**Adult Mini Motion Picture Theatre**. An enclosed building with a capacity of more than five (5) but less than fifty (50) persons, used for presenting films, motion pictures, video cassettes, slides or similar photographic reproductions, in which a preponderance of the total presentation time is devoted to the showing of materials which are distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.

**Adult Motel**. A hotel, motel or similar establishment offering public accommodations for any form of consideration, that offers a sleeping room for rent for a period of time that is less than 10 hours or allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 10 hours, which provides patrons, upon request, with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions, in which a preponderance of the total presentation time is devoted to the showing of materials which are distinguished or characterized by an emphasis upon the depiction or description of any sexual activities or any anatomical areas.

**Adult Motion Picture Arcade**. Any place to which the public is permitted or invited, wherein coin- or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to five (5) or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing any sexual activities or any anatomical areas.

**Adult Motion Picture Theatre**. An enclosed building with a capacity of fifty (50) or more persons used for presenting films, motion pictures, video cassettes, slides or similar photographic reproductions, in which a preponderance of the total presentation time is devoted to the showing of materials which are distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.

**Adult Service Establishment**. Any building, premises, structure or other facility, or part thereof, under common ownership or control, which provides a preponderance of services involving specified sexual activities or display of specified anatomical areas.

**Advisory Plan Commission**. A plan commission serving a single local government jurisdiction established as defined under the Indiana Code §36-7-4-102, as amended.

**Affiliate**. When used in relation to an operator, another person who directly or indirectly owns or controls, is owned or controlled by or is under common ownership or common control with the operator, or an operator's principal partners, shareholders, or owner of some other ownership interest: and when used in relation to the City of Greenfield, any agency, board, authority or political subdivision affiliated with the City of Greenfield or other person in which the City has legal or financial interest.

**Aircraft**. A machine or device, such as an airplane, a helicopter, a glider, drone, or a dirigible, that is capable of atmospheric flight.

**Airport, Heliport, or Helipad as Primary or Accessory Uses**. Any area of land or use devoted to the take-off, landing and storing and servicing of aircraft, and any appurtenant areas designated, set aside, used, or intended for use for related buildings and facilities located thereon.

**Alley**. A public right-of-way and thoroughfare, other than a street, road, crosswalk or easement, providing a secondary means of access to the side or rear of those properties which have principal frontage and/or access on a street.

**Amenity Area**. An outdoor facility, which may include an accessory clubhouse, provided as part of a residential development that is owned and maintained by the owners’ association or property owner primarily for the use of the residents of the development. The term includes, but is not limited to, community swimming pools, tennis courts, basketball courts, and the like.

**Animal**. Any live, non-human vertebrate creature, domestic or wild.

**Animal Shelter**. Any premises designated for the purpose of impounding and caring for cats and dogs primarily, although not exclusively, found running at large or otherwise subject to impoundment.

**Antenna**. Any communications equipment that transmits or receives electromagnetic radio signals used in the provision of wireless communications service.

**Antenna Array**. One or more whips, panels, discs or similar devices used for the transmission or reception of radio frequency signals, which may include Omni-directional antenna (whip), directional antenna (panel) and parabolic antenna (disc). The Antenna Array does not include the Support Structure.

**Antenna Height**. The vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height.

**Antenna Support Structure**. Any pole, telescoping mast, tower tripod, or any other structure which supports a device used in the transmitting and/or receiving of electromagnetic waves.

**Appeal**. A request for a review of the Planning Director’s interpretation of any provision of this ordinance, a request for a variance, or a challenge of a board decision.

**Applicant**. The owner of land, or his agent or legal representative, who seeks an approval, permit, certificate or determination from the Commission or Board, under the provisions of this ordinance.

**Architectural Feature**. A prominent or significant part or element of a building, structure, or site.

**Architectural Projections**. Projections from a building which are necessary for the shading of a building or features such as sills, cornices, and chimneys. Such projections may extend into required yards only as allowed by the provisions of this UDO.

**Art and Creative Studios, Galleries, Sales**. Work space for one or more artists or artisans, including the accessory sale of art produced on the premises.

**Arterial, Primary**. A street intended to move through-traffic to and from such major attractions as central business districts, regional shopping centers, colleges and/or universities, military installations, major industrial areas, and similar traffic generators within the City; and/or as a route for traffic between communities; a major thoroughfare.

**Arterial, Secondary**. A street intended to collect and distribute traffic in a manner similar to primary arterials, except that they are designed to carry traffic from collector streets to the system of primary arterials and typically service minor traffic generating areas such as community-commercial areas, primary and secondary educational plants, hospitals, major recreational areas, churches and offices.

**Artisan Food and Beverage**. Small-scale production or preparation of food made on site with limited to no automated processes involved and may include direct sales to or consumption by consumers. This definition includes uses such as small-batch bakeries, micro-breweries (manufacturing fifteen thousand (15,000) barrels per year or less) as regulated by the State of Indiana, artisan distilleries (manufacturing ten thousand (10,000) barrels per year or less) as regulated by the State of Indiana, small-batch candy shops, and local cheese makers. This use may or may not have retail sales and outdoor seating as accessory uses depending on the zoning district in which it is located.

**Assisted Living**. A residential facility for persons age eighteen (18) and older and their spouses, or for persons having such disabilities as to require assistance with daily living tasks, as suggested by their physician. The facility contains three (3) or more dwelling units and/or rooming units, and provides, through on-site personnel, such exclusive resident services as meal preparation, laundry services and room cleaning. No statutory definition of elderly. The need for assisted-living can occur at any age as an adult but would not include juvenile facilities.

**Auction Facilities**. A building or any specific closed or open area where merchandise is assembled and sold by a form of sale called an auction, conducted in person or online.

**Automobile and Light Vehicle Wash**: The cleaning, polishing, waxing, washing of the interior or exterior of automobiles or light vehicles, using production line methods with a chain conveyor, blower, steam cleaning device, or other mechanical devices; or providing space, water, equipment, or soap for the complete or partial hand-washing of such automobiles, whether by operator or by customer. This definition shall not include facilities for vehicles with a gross vehicle weight rating over 14,000 pounds.

**Automobile, Motorcycle, and Light Vehicle Sales or Rental:** The storage, display, sale, lease, or rental of new or used vehicles, including automobiles, motorcycles, trucks, vans, trailers, scooters, all-terrain vehicles, and similar vehicles under 14,000 pounds gross vehicle weight rating (GVWR). An inherent characteristic of this use is the outside display of vehicles which is considered a primary facet of the use; as a primary use, this display must meet the development standards as a primary use and not the standards associated with an accessory use. This definition includes uses such as new and used automobile dealers; tractor, truck, and bus dealers under 14,000 GVWR; passenger automobile leasing; passengerautomobilerental; motorcycle rental; and motorcycle dealers. Accessory uses include repairs to any vehicles permitted to be sold or rented, and sales of vehicle parts for any vehicles permitted to be sold or rented. This definition shall not include a wrecking or salvage facility, a facility meeting the definition of Truck or Heavy Vehicle Sales, Rental, or Repair, or any facility for the sales or rental of farm equipment, recreational vehicles over 14,000 GVWR, mobile homes, or manufactured homes.

**Automobile, Motorcycle, and Light Vehicle Service or Repair:** The major or minor repair and maintenance of automobiles, motorcycles, trucks, vans, trailers, scooters, all-terrain vehicles, and similar vehicles under 14,000 pounds gross vehicle weight rating (GVWR). This definition includes uses such as automobile oil change or lubrication shop; automobile tune up shop; engine repair shop; air conditioning equipment repair; automobile body repair/paint shop; brake system repair or service; detailing/trim shop; exhaust system (muffler) repair shop; glass replacement shop; rust proofing; speed/tuning shop; parts and supply store; tire alignment, retreading, or repair shop; tire dealers; motorcycle paint shop; motorcycle repair shop; and transmission repair and service shop.

**A-Weighted Sound Level (dB(A))**. In decibels, a frequency-weighted sound pressure level, determined by the use of the metering characteristics and A weighted network specified in ANSI S1.4-1971 “Specifications for Sound Level Meters” and the latest revision thereof.

**Awning**. A roof-like cover that is temporary in nature and that projects from the wall of a building for the purpose of shielding a doorway or window from the elements.

**Awning Sign**. See Sign, Awning.

**B**

**Banner**. Any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners.

**Basement**. That portion of a structure having its floor sub-grade (below ground level) on all sides.

**Beacon**. Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zone lot as the light source; also, any light with one or more beams that rotate or move.

**Bed and Breakfast**. An operator-occupied residence that:

* Has no more than fourteen (14) guest rooms;
* Provides breakfast to its guests as part of the fees;
* Provides sleeping accommodations for no more than thirty (30) consecutive days to a guest;
* Provides sleeping accommodations to the public for a fee; and
* The term does not include hotels, motels, health or limited care facilities, boarding houses, group quarters, hospice, rescue missions or food service establishments.

**Berm**. A landscape feature used for screening in which earth is formed into irregular mounds. Particularly, berms do not have consistent crest elevations, but are irregular in form and overlapping such to emulate a more natural landscape feature. Berms in combination with other landscape material are used to block or partially block visibility from one side to the other.

**Block**. A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines of waterways, or boundary lines of municipalities.

**Board of Zoning Appeals**. The Greenfield Board of Zoning Appeals.

**Boarding/Kennel.** Any kennel where four or more pet animals, at least four (4) months of age, owned by another person are temporarily kept for pay, trade, barter, commission, or remuneration of any sort; provided, however, this definition shall not apply to zoos or to animal hospitals operated by veterinarians duly licensed under the law.

**Bond**. Any form of financial guaranty including a cash deposit, surety bond, collateral, property, or instrument of credit in an amount and form satisfactory to the Plan Commission.

**Boutique Hotel.** See Hotel, Boutique

**Brewing/Distilling With Tap or Tasting Rooms.** A facility that manufactures and produces alcoholic beverages, including beer, distilled spirits or hard liquor., and may including ancillary tasting or sales to the general public.

**Brewing/Distilling Without Tap or Tasting Rooms.** A facility that manufactures and produces alcoholic beverages, including beer, distilled spirits or hard liquor., that shall not include any ancillary tasting or sales to the general public.

**Broadcast**. To transmit information over the airwaves to two or more receiving devices simultaneously. Information can be transmitted over local television or radio stations, satellite systems or wireless data communications networks.

**Buffer Landscaping**. Any trees, shrubs, walls, fences, berms, space, or related landscaping features required under the UDO for buffering lots from adjacent properties or public rights-of-way for increasing visual shielding or other aspects of privacy and/or aesthetics.

**Buffer Yard**. An area adjacent to front, side and rear property lines, measured perpendicularly from and parallel to adjacent property lines and/or right-of-way lines, intended to provide attractive spaces to reduce the impacts of proposed uses on adjacent property or natural features and to screen incompatible uses from each other and from the right-of-way. Buffers also help to maintain existing trees or natural vegetation, to block or reduce noise, glare or other emissions and to maintain privacy. Buffer yards are in addition to (separate from) front, rear, or side yard setbacks.

**Buildable Area**. A designated area of a lot that is compact in form and necessary for the safe construction or placement of structures and associated utility infrastructure.

**Building**. Any roofed structure built for the support, shelter, or enclosure of persons or property. Any portion of a structure that is completely separated from other portions of the structure by a division wall without openings shall be deemed to be a separate building.

**Building Addition**. Any walled and roofed expansion to the perimeter, floor area, number of stories, or height of a structure.

**Building Area**. The horizontal area of the buildings on a lot, measured from the outside exterior walls, excluding open areas or terraces, unenclosed porches or decks, and architectural features that project no more than two (2) feet.

**Building Code**. The City ordinance or group of ordinances that establish and control the standards for constructing buildings, utilities, mechanical equipment and all forms of structures and permanent installations and related matters, within the City, also referred to herein as the "City Building Code." Also includes the Indiana Building Code as amended from time to time.

**Building, Detached**. A building which is completely surrounded by open space and which is located on the same lot as another building.

**Building Frontage**. The actual façade of any portion of the building, nearest the front lot line.

**Building Height**. The vertical distance measured from the sidewalk level or its equivalent established grade opposite the middle of the front of the building to the highest elevation of the roof in the case of a slant or flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge of a gable, hip or gambrel roof; provided that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished lot grade and the front of the building.

**Building, Historic**. A building of historic importance designated by the National Trust for Historic Preservation within the Greenfield Courthouse Square Historic District, the Greenfield Historic District, or the Greenfield Residential Historic District. See also Historic Building.

**Building Line/Building Setback Line**. The line that establishes the minimum permitted distance on a lot between the front line of a building and the street right-of-way line, limits of public or private street or easement.

**Building Permit**. A permit signed by the Planning Director, Building Commissioner, and/or his/her designees stating that a proposed improvement complies with the provisions of Chapter 150 and such other parts of this UDO, as may be applicable.

**Building Permit Official**. The local government official authorized to issue building permits or his/her designee.

**Building, Principal**. A building or structure or, where the context so indicates, a group of buildings or structures, in which the principal use of a lot or parcel is conducted. See also Principal Building.

**Building, Temporary**. A temporary building is a structure designed, built, created or occupied for short and/or intermittent periods of time and shall include tents, lunch wagons, dining cars, trailers and other roofed structures on wheels or other supports used for residential, business, mercantile, storage, commercial, industrial, institutional, assembly, educational or recreational purposes. For the purpose of this definition, "roof" shall include an awning or other similar covering whether or not it is permanent in nature. See also Temporary Building.

**Business**. Any occupation, employment, or enterprise which occupies time, attention, labor and/or materials for compensation whether or not merchandise is exhibited or sold, or services are offered. See also Commercial.

**C**

**Caliper**. The diameter of a tree trunk. Caliper measurements are taken six (6) inches above finish grade for trees up to four (4) inches in diameter and twelve (12) inches above grade for larger diameter trees.

**Candela**. Unit of luminous intensity in the International System of Units (SI) used to measure the amount of light emitted by lamps.

**Canopy**. Any structure, mobile or stationary, attached to and deriving its supports from framework or posts or other means independent of a connected structure for the purpose of shielding a platform, stoop or sidewalk from the elements, or a roof-like structure of permanent nature which projects from the wall of a structure and overhangs the public way.

**Canopy Tree**. A tree that would occupy the upper canopy of a forest in a natural ecological situation. Canopy trees are often referred to as shade trees.

**Carrier on Wheels or Cell on Wheels (“COW”) or Mobile Station**. A portable self-contained wireless communications facility that can be moved to a location and set up to provide wireless services on a temporary or emergency basis. A COW is normally vehicle-mounted and contains a telescoping boom as the antenna wireless support structure.

**Cell Site**. A tract or parcel of land that contains a cellular communication antenna, its support structure, accessory building(s), supporting equipment, parking and may include other uses associated with an ancillary to cellular communications transmission.

**Cellular Service**. A telecommunications service that permits customers to use wireless, mobile telephones to connect, via low-power radio transmission sites called cell sites, either to the public switched network or to other mobile cellular phones.

**Cellular Tele-Communications**. A commercial Low Power Mobile Radio Service licensed by the Federal Communications Commission (FCC) to providers in a specific geographical area in which the radio frequency spectrum is divided into discrete channels which are assigned in groups to geographic cells within a service area and which are capable of being reused in different cells within the service area.

**Cellular Tele-Communications Facility**. A cellular telecommunications facility consists of the equipment and structures involved in receiving telecommunication or radio signals from mobile radio communications sources and transmitting those signals to a central switching computer which connects the mobile unit with the land-based telephone lines.

**Center Line**. The mid-point in the width of a public right-of-way. This shall be determined by recorded subdivision plats, or by the historic center line for all un-platted rights-of-way. In the event that acquisition of additional right-of-way has taken place on one (1) side of a right-of-way, the original center line prior to such acquisition shall be considered the center line for the purposes of this UDO.

**Certificate of Occupancy**. The official authorization to occupy a structure as issued by the Building Official.

**Certificate of Zoning Compliance**. A written certification that a structure, use or lot is, or will be, in compliance with the requirements of this ordinance.

**Channel**. A natural of artificial watercourse that periodically or continuously contains moving water, or that forms a connecting link between two bodies of water, and that has a defined bed and banks which serve to confine the water.

**Child Care Center**. Means a nonresidential building where at least one (1) child receives child care from a provider:

* while unattended by a parent, legal guardian, or custodian;
* for regular compensation; and
* for more than four (4) hours but less than twenty four (24) hours in each of ten (10) consecutive days per year, excluding intervening Saturdays, Sundays, and holidays. See IC 12-7-2.

**Child Care Facilities**. Any or all of a Child Care Center, Child Care Home or Child Care Institution.

**Child Care Home**. A residential structure in which at least six (6) children (not including the children for whom the provider is a parent, stepparent, guardian, custodian, or other relative) at any time receive child care from a provider:

* while unattended by a parent, legal guardian, or custodian;
* for regular compensation; and
* for more than four (4) hours but less than twenty four (24) hours in each of ten (10) consecutive days per year, excluding intervening Saturdays, Sundays, and holidays. The does not include a child care center.
* Including the following:
  + A Class I child care home.
  + A Class II child care home. 470 Ind. Admin. Code 3-1.1-7(a-b).

**Child Care Institution**. A facility that:

* Operates under a license issued under IC 31-27;
* Provides for delivery of mental health services that are appropriate to the needs of the individual; and,
* Complies with the rules adopted under IC 4-22-2 by the department of child services.

**City**. City of Greenfield.

**City Attorney**. The licensed attorney designated by the City to furnish legal assistance for the administration of this ordinance.

**Club House**. A building used in association with an amenity, in which may be locker rooms, administration offices, golf cart storage and maintenance, restrooms, lounges, meeting space, snack bar, banquet facilities and retail sales of products related to the use of the amenity.

**Cluster**. A development design technique that concentrates buildings on a part of the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

**Cluster Subdivision**. A form of residential development that permits a reduction in minimum lot area, width, setback and open space requirements and to concentrate development in specific areas while the remaining land is reserved in perpetuity. Recreational purposes, common open space and the preservation of environmentally sensitive land are examples of some purposes of the remaining preserved land.

**Collector Street**. See Street, Collector.

**Co-location**. The placement or installation of wireless facilities on existing structures that include a wireless facility or a wireless support structure, including water towers and other buildings or structures. The term includes the placement, replacement, or modification of wireless facilities within an approved equipment compound.

**Combustible Liquid**. A liquid having a flash point at or above one hundred (100) degrees Fahrenheit, but less than six hundred fifty (650) degrees Fahrenheit. Materials with a flash point at or above six hundred fifty (650) degrees Fahrenheit shall for the purposes of this ordinance be considered essentially non-combustible.

**Commercial**. Any occupation, employment, or enterprise which occupies time, attention, labor and/or materials for compensation whether or not merchandise is exhibited or sold, or services are offered.

**Commercial Center**. A group of separately operated commercial establishments, planned, developed, owned, and managed as a unit, with common off-street parking provided on the property.

**Commercial Kennel**. A place primarily for keeping four (4) or more dogs, or other small animals that are ordinarily bred for sale as pets.

**Commercial Message**. Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

**Commercial Mixed-Use Building**. A building containing a mix of commercial activities.

**Commercial/Residential Mixed-Use Building**. A building containing a mix of commercial and residential activities.

**Commercial Service Drive**. A Street other than a frontage street that runs parallel or generally parallel to the frontal street and mainly located in the space to the rear of the building(s).

**Commission or Advisory Plan Commission**. The Greenfield Advisory Plan Commission.

**Commitment**. A written condition to an approval for an adoption of a rezoning proposal; primary approval of a proposed subdivision plat or development plan; approval of a vacation of all or part of the plat; or an application for a conditional use or variance and as defined in IC 36-7-4-1015.

**Common Carrier**. An entity licensed by the FCC or a state agency to supply local and/or long-distance telecommunications services to the general public at established and stated prices.

**Common Council**. The Common Council or City Council of the City of Greenfield.

**Common Open Space**. Open space within or related to a development, not in individually owned lots or dedicated for public use, but which is designated and intended for the common use or enjoyment of the residents of the development.

**Communications Facility**. A land use facility supporting antennas and/or microwave dishes that send and/or receive radio frequency signals. Communications facilities include structures or towers, supporting equipment and accessory buildings.

**Communication Tower**. A guyed, monopole, or self-supporting tower, constructed as a freestanding structure or in association with a building, other permanent structure or equipment, containing one or more antennas intended for transmitting and/or receiving television, AM/FM radio, digital, microwave, cellular, telephone, or similar forms of electronic communication.

**Communications Towers**. A land-based facility supporting antennas and/or microwave dishes that send and/or receive radio frequency signals. Communications towers include structures or towers, supporting equipment and accessory buildings.

**Communications Trans-Mission System or Communications System**. A wired communication transmission system, open video system, or wireless communications transmission system regulated by these regulations.

**Compatible-Incompatible**. A compatible land use situation is presented when a use is suitable for direct association with certain other uses because of consistency with the intent of the zoning district, similar or comparable characteristics, and indicating a mutually harmonious relationship with respect to protecting the use, value and enjoyment of property. An incompatible land use situation is presented when a use is unsuitable for direct association with certain other uses because it is contradictory, incongruous or discordant.

**Complete Streets**. All improvements and design components to enable safe use and support mobility for the public, including base/binder, top-surface, curb, sidewalks, ADA ramps and street trees.

**Comprehensive Plan**. The comprehensive plan for Greenfield, Indiana, (Resolution 2015-12), adopted December 9, 2015, and as amended according to the requirements of I.C. 36-7-4-500 et seq., and as amended or superseded from time to time.

**Concealed Wireless Communications Facility**. Any wireless communications facility that is integrated as an architectural feature of an existing structure or any new wireless support structure designed so that the purpose of the facility or wireless support structure for providing wireless services is not readily apparent to a casual observer.

**Conceptual Plan**. A plan for a subdivision or development of land, brought by the petitioner to the pre-submittal meeting, that shows in general terms the proposed land use, density, circulation, natural characteristics, and typical development of the area to be developed, as well as adjacent affected properties, and traffic.

**Conditional Use**. A conditional use is a use that would not be appropriate generally or without restriction throughout the zone district but which, if determined by the Board of Zoning Appeals as being controlled as to number, area, location or relation to the neighborhood could promote the public health, safety, convenience, prosperity or general welfare.

**Condominium**. The division of building(s) and the related land into horizontal property interests meeting the requirements of condominiums as prescribed by Indiana Code § 32-1-6-1 through 31.

**Condominium Association**. The community association that administers and maintains the common property and common elements of a condominium.

**Conference, Event, and Performance Venues**. A commercial event center used to host private events and conferences such as weddings and other personal events, but not including funerals, and private business or industry conferences.

**Confinement Area**. Any area, structure, kennel, stall, coop, pin, or other element in which farm animals are housed in and including the immediate area which controls the movement of those animals.

**Construction**. The on-site erection, fabrication, installation, alteration, demolition or removal of any structure, facility, or addition thereto, including all related activities, but not restricted to, clearing of land, earth moving, blasting and landscaping.

**Construction Plan**. A representation of a project site and all activities associated with the project. The plan includes the location of the project site, buildings and other infrastructure, grading activities, schedules for implementation, and other pertinent information related to the project site. A storm water pollution prevention plan is a part of the construction plan.

**Construction Site Access**. A stabilized stone surface at all points of ingress and egress to a project site for the purpose of capturing and detaining sediment carried by tires of vehicles or other equipment entering or exiting the project site.

**Construction Trailer**. A manufactured mobile unit, not designed for dwelling purposes, used as a temporary office or other similar use.

**Contiguous**. Adjoining or in actual contact with.

**Contractor or Subcontractor**. An individual or company hired by the project site or individual lot owner, their agent, or the individual lot operator to perform services on the project site.

**Convenience Store with Gasoline Sales**. An establishment where food stuffs, patent medicines, periodicals, and other similar items of household convenience are kept for retail sale to the public, including on premise retail dispensing or sale of vehicle fuels, including but not limited to gasoline, gas/oil mixtures, diesel fuel, compressed natural gas, electricity, and hydrogen, through fixed approved dispensing equipment by customers or employees. **Copy**. The wording or image on a sign surface in either permanent, removable, or electronic form.

**Corner Lot**. A lot at the junction of and abutting two or more intersecting streets. See also Lot, Corner.

**County**. Hancock County, Indiana

**County Recorder**. The County official empowered to record and file land description plats.

**Covenants**. Private and legal restrictions of various kinds on the usage of lots, typically within a subdivision and applied by the applicant of a subdivision. In the case of public health, safety and welfare, covenants may be applied by the Commission that are recorded with the plat and deed. Covenants can also be placed on commercial and industrial developments. Unless specifically agreed to, covenants are not enforceable by the Commission or its designees but may be enforceable in civil court by interested or affected parties.

**Critical Habitats**. Land with plant and animal species which are listed as threatened or endangered by the State of Indiana Department of Natural Resources publication “Indiana’s Rare Plants and Animals.”

**Cul-de-sac, Court, or Dead-End Street**. A local street with only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement including public safety vehicles.

**Cultivated Landscape Area**. Planted areas that are frequently maintained by mowing, pruning, fertilizing, etc.

**Culvert**. A closed conduit used for the conveyance of surface drainage water under a roadway, railroad, canal, driveway, or other impediment.

**Curb Level**. The level of the established curb in front of the building measured at the center of such front. Where a building faces on more than one (1) street, the curb level shall be the average of the levels of the curbs at the center of the front line on each street. Where no curb has been established, the mean level of land immediately adjacent to the building shall be considered the curb level.

**D**

**Data Processing and Analysis**. An establishment where people are employed to provide customer service by phone or computer or where data contained on computers is processed for consumption by a company

**Day-time hours**. 7:00 a.m. to 7:00 p.m., local time.

**Dead-End Street**. A street or a portion of a street with only one vehicular traffic outlet, and no turnaround at the terminal end. See also Street, Dead-End.

**Debris**. The remains of something broken, thrown away or destroyed.

**Decibel (dB).** A unit of measure, on a logarithmic scale to the base ten (10), of the ratio of the magnitude of a particular sound pressure to a standard reference pressure, which, for purposes of this regulation, shall be twenty (20) micronewtons per square meter (μN/m2).

**Deciduous**. A plant with foliage that is shed annually before the plant becomes dormant.

**Dedication**. The setting apart of land or interests in land for use by the City or public by ordinance, resolution, entry in the official minutes, or by the recording of an easement or plat.

**Demolition**. Any act or process which destroys or partially destroys a structure.

**Density**. Density determined by dividing the total acreage within the site (including any public easements or rights-of-way existing or proposed) by the total number of dwelling units.

**Designed Fail Area**. The area surrounding a tower in which the tower could fall should it fail as structurally designed as certified by an Indiana licensed structural engineer. The designed fail area is quantified in terms of linear distance from the tower to the perimeter of the designed fail area.

**Detached Building**. A building that has no structural connection with the primary building or any other building or structure.

**Detention and Corrections Facilities**. A facility for the detention, confinement, treatment or rehabilitation of persons arrested or convicted for the violation of civil or criminal law. Such facilities include an adult detention center, juvenile delinquency center, jail, work release center, secure rehabilitation center, and prison. These facilities house prisoners who are in the custody of city/county/ law enforcement and the facilities are typically government owned.

**Detention Basin**. A facility constructed or modified to restrict the flow of storm water through the facility’s outlet to a prescribed maximum rate and, concurrently, to detain the excess waters that accumulate behind the facility’s outlet.

**Detention Storage**. The temporary detaining or storage of storm water in storage basins, on rooftops, on streets, on parking lots, on school yards, on parks, in open spaces, or on other areas, under predetermined and controlled conditions, with the rate of drainage therefrom regulated by appropriately installed devices.

**Developer**. The owner of land to be developed, the person whom causes the land to be developed, and/or the person whom develops land.

**Development**. Any man-made change to improved or unimproved real estate including but not limited to:

* construction, reconstruction, or placement of a structure or any addition to a structure;
* installing a manufactured home on a site, preparing a site for a manufactured home or installing recreational vehicle on a site for more than one hundred eighty (180) days;
* installing utilities, erection of walls and fences, construction of roads, or similar projects;
* construction of flood control structures such as levees, dikes, dams, channel improvements, etc.;
* mining, dredging, filling, grading, excavation, or drilling operations;
* construction and/or reconstruction of bridges or culverts;
* storage of materials; or any other activity that might change the direction, height, or velocity of flood or surface waters.

"Development" does not include activities such as the maintenance of existing structures and facilities such as painting, re-roofing; resurfacing roads; or gardening, plowing, and similar agricultural practices that do not involve filling, grading, excavation, or the construction of permanent structures.

**Developmental Disability**. A disability of a person which:

* Is attributable to intellectual disability, cerebral palsy, epilepsy, or autism; or is attributable to any other condition found to be closely related to intellectual disability because this condition results in similar impairment of general intellectual functioning or adaptive behavior, or requires similar treatment and services; or is attributable to dyslexia resulting from a disability described in this clause;
* Originates before the person is age eighteen (18); and
* Has continued or is expected to continue indefinitely and constitutes a substantial handicap to the person's ability to function normally in society.

**Development Plan**. Specific plan for the residential, commercial, or industrial developments or other development of property setting forth certain information and data required by the Plan Commission, and prepared by a professional engineer, land surveyor, or architect, and conforming to the requirements of IC 36-7-4-1400, et seq.

**Development Standards Variance**. A specific approval granted by the Board in the manner prescribed by the UDO, to deviate from the development standards (such as height, bulk, area) that the Ordinance otherwise prescribes.

**Digital Technology**. Technology that converts voice and data messages into digits that represent sound intensities at specific points of time and data content.

**Directional Antenna**. An antenna or array of antennas designed to concentrate a radio signal in a particular area.

**Directional Sign**. A sign intending to direct the safe flow of vehicular and pedestrian traffic and includes, but is not limited to, “enter,” “exit,” and “arrow” signs.

**Director**. The Planning Director of the City or their designee.

**Discrete Impulses**. A ground transmitted vibration stemming from a source where specific pulses do not exceed sixty (60) per minute (or one per second).

**Dish Antenna**. A dish-like antenna used to link communications sites together by wireless transmission of voice or data. Also called microwave antenna or microwave dish antenna.

**Distance**. The area measured horizontally between two points.

**District**. Any specifically described area as indicated by the Official Zoning Map.

**District, Overlay**. An additional zoning designation, with corresponding regulations, that may be applied to any zoning district, districts, or parts of such districts. Overlay districts shall be indicated on the Official Zoning Maps.

**District, Underlying**. The zoning district to which an overlay district is added.

**Dormitory**. A building used as group living quarters for a student body or religious order as an accessory use for a college, university, boarding school, convent, monastery, or other similar institutional use.

**Double Frontage Lot**. A lot having frontage on two (2) parallel public ways.

**Double-Faced Sign**. A sign having two (2) display surfaces, not necessarily displaying the same copy, which are usually parallel and back to back and not more than twenty four (24) inches apart. When the display surfaces of a double-faced sign are not parallel, the interior angle created by said surfaces shall not exceed ninety degrees (90º) and the two (2) surfaces shall not be more than twenty four (24) inches apart at the apex of said angle.

**Drainage Area**. The area served by a drainage system; a watershed or catchment area.

**Drip Line**. A vertical line extending from the outermost branches of a tree to the ground.

**Drive-thru: An accessory feature of an establishment including service units and stacking spaces that permits customers to receive services or obtain goods while remaining in or on a motor vehicle.**

**Drives, Private**. Vehicular streets and driveways that are paved or unpaved, which are wholly within private property except where they intersect with other streets within public rights-of-way.

**Driveway**. An access to a public road for one residence or one tract of land.

**Driveway, Shared**. A single access to a public road shared by two (2) tracts of land.

**Drop Manhole**. A manhole having a vertical drop pipe that connects an inlet pipe to an outlet pipe and that is located immediately outside the manhole.

**Dry Bottom Detention Basin**. A detention basin that is designed to be completely dewatered after it has performed its planned detention function during or immediately following a storm event.

**Dry-Cleaning.** An establishment or business maintained for the pickup and delivery of dry cleaning and/or laundry without the maintenance or operation of any laundry or dry-cleaning equipment or machinery on the premises that may or may not include a drive-thru lane for drop off, pickup, or payment at a window.

**Duration**. The time period of a rainfall event.

**Dwelling**. A building, or portion thereof, designed or used exclusively for residential occupancy, including single-unit dwellings, two-unit dwellings or multiple-unit dwellings, but not including hotels or motels.

**Dwelling, Accessory Unit (ADU)**. An attached or detached extension to an existing single-unit dwelling structure that contains one separate, complete dwelling unit with a separate entrance

**Dwelling,Single-Unit, Attached.** A group of two (2) or more dwelling units attached by a wall, which is one (1) or more stories in height, with each dwelling unit accessible by its own separate exterior entrance at grade level.

**Dwelling,Single-Unit, Detached**. One (1) dwelling unit within a single structure on a permanent foundation, where a dwelling unit refers to a single unit of residence for a household of one (1) or more persons. This use includes site-built housing or manufactured housing, herein defined as a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at a building site, which meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec. 5401), including single and double wide mobile homes and modular homes.

**Dwelling, Multi-Unit (More than 3 Units).** A building containing three (3) or more dwelling units.

**Dwelling, Two-Unit**  Two (2) dwelling units within a single structure on a permanent foundation, where a dwelling unit refers to a single unit of residence for a household of one (1) or more persons. This use includes site-built housing or manufactured housing, herein defined as a dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at a building site, which meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec. 5401), including duplex manufactured housing.

**Dwelling Unit**. One (1) or more rooms, designed, occupied or intended for occupancy as a separate living quarter, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single household maintaining a household. See also Housing Unit.

**Dwelling Unit Accessory to a Business Use**. A separate and complete dwelling unit that is contained on the same lot as the structure of a business.

**E**

**Easement**. A right of use over designated portions of the property of another for a clearly specified purpose.

**Electrical Transmission Tower**. A structure that physically supports high voltage overhead power lines. The term does not include a utility pole.

**Emergency Services**. An emergency room facility that accepts patients by ambulance and other vehicular means and provides emergency medical services and is not contained within or physically connected to a full-service hospital.

**Emergency Shelter**. A facility providing temporary housing for one (1) or more persons who are otherwise homeless, or whose home is endangered

**Employee**. A person working for another person or a business firm for pay.

**Encroachment-floodplain**. The advance or infringement of uses, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain, or into a recorded easement or yard setback.

**Engineering or Research Laboratories.** Facilities for research including laboratories, experimental equipment and operations involving compounding or testing of materials or equipment. Any facility that is determined by a health, fire, or building official to be a hazard or nuisance to adjacent property or the community at large, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration, or the danger of fire, explosion, or radiation is not to be included in this category.

**Entrance, Primary**. The main entrance to a building that pedestrians are expected to use. Each building has one primary entrance.

**Environmental Constraints**. Features, natural resources, or land characteristics that are sensitive to improvements and may require conservation measures or the application of creative development techniques to prevent degradation of the environment, or may require limited development, or in certain instances may preclude development.

**Equipment Compound**. The area that surrounds or is near the base of a wireless support structure and encloses wireless communication facilities.

**Equipment Facility**. Any accessory structure used to contain ancillary equipment for Wireless Communication Facilities which may include cabinets, small shelters, pedestals or other similar structures.

**Erosion**. Detachment and movement of soil or rock fragments by water, wind, ice, temperature changes, and /or gravity.

**Erosion and Sediment Control Measure**. A practice or a combination of practices, to control erosion and resulting sedimentation.

**Erosion and Sediment Control System**. The use of appropriate erosion and sediment control measures to minimize sedimentation by first reducing or eliminating erosion at the source and then, as necessary, trapping sediment to prevent it from being discharged from or within a project site.

**Erosion Control/Grading Plan**. A plan that fully indicates necessary land treatment measures, including a schedule of the timing for their installation, which will effectively minimize soil erosion and sedimentation caused by land disturbing activities.

**Escrow**. A deposit of cash with the Commission and held by the City’s Clerk-Treasurer in lieu of an amount required and still in force on a performance or maintenance bond.

**ESMR**. Enhanced Specialized Mobile Radio.

**Evergreen**. A plant with foliage that persists and remains green year-round.

**Excavation**. Any act by which soil or rock is cut into, dug, quarried, uncovered, removed, displaced or relocated.

**Existing Manufactured Home Park or Subdivision**. A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the City’s first floodplain ordinance, being December 4, 2007.

**Existing Significant Plant Material**. Evergreens over six (6) feet in height, deciduous trees over two and one-half (2.5) inches diameter at a height four and one-half (4.5) feet off the ground, and shrubs over four (4) feet in height.

**Existing Wireless Structure**. Previously erected wireless support structure or any other structure, including but not limited to, buildings and water tanks, to which wireless communications facilities can be attached. The term does not include a utility pole or an electrical transmission tower.

**F**

**Façade**. The portion of any exterior elevation on the building extending from grade to top of the parapet, wall or eaves and the entire width of the building elevation.

**Façade, Street-Facing**. See Front Street Facing Wall.

**Fall Zone**. The area within which the wireless support structure is designed to collapse.

**Farm Markets and Produce Stands**. Retail sales of agricultural products and items grown or produced in and around the City.

**Faux Window**. A faux window is a portion of the façade enclosed with a decorative trim such as stone or brick and covered in a distinct material (typically darker) which varies from the surrounding field material.

**FBFM**. Flood Boundary and Floodway Map.

**FCC**. The Federal Communications Commission.

**Feasibility Report**. A written report prepared by a registered professional engineer or a registered land surveyor pertaining to the suitability of the site for various types of water and sewage disposal systems; for drainage retention or detention; and the subsoil conditions for various methods of street construction.

**Fence**. A free-standing barrier resting on or partially buried in the ground and rising above ground level, and used for confinement, screening or partition purposes.

**Finding of Fact**. Information obtained with respect to a matter or a statement or a writing made by any person or entity required to make a finding under the terms of this ordinance.

**Finished Floor Area**. That portion of floor area constructed, completed, and usable for living purposes with normal living facilities which includes sleeping, dining, cooking, working, entertainment, common space linking rooms, areas for personal hygiene, or combination thereof. Floor area or portion thereof used only for storage purposes and not equipped for the facilities mentioned above shall not be considered finished floor area.

**Financial Services.** A bank, savings and loan, credit union, mortgage office, or automated teller machine (ATM). Financial institution shall not include a currency exchange

**Fitness and Health Studios/Gyms**. A facility which promotes physical fitness, weight control, exercise, fitness classes, fitness training such as but not limited to martial arts, dance, gymnastics, and similar activities. Facilities may also include massage, bathing, or personal improvement.

**Five Hundred-year Flood**. The flood that has a 0.2% chance of being equaled or exceeded in any year.

**Flag**. Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other entity.

**Flag Lot**. A lot with two (2) distinct parts:

* The flag, which is the only building site; and is located behind another lot; and
* The pole, which connects the flag to the street; provides the only street frontage for the lot; and at any point is less than the minimum lot width for the zone.

**Flammable Liquid**. A liquid having a flash point below one hundred (100) degrees Fahrenheit and having a vapor pressure not exceeding forty (40) pounds per square inch (absolute) at one hundred (100) degrees Fahrenheit.

**Flashing Sign**. Any illuminated sign which exhibits changing light or color effects. See also Sign, Flashing.

**Flood**. A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow, the unusual and rapid accumulation, or the runoff of surface waters from any source.

**Flood Boundary and Floodway Map (FBFM)**. An official map on which the FEMA or FIA has delineated the areas of flood hazards and regulatory floodway.

**Flood Hazard Area**. The floodplain areas that have not been adequately protected from flooding by means of dikes, levees, reservoirs and other works approved by the Indiana Natural Resources Commission, as identified on the appropriate maps.

**Flood Hazard Boundary Map (FHBM)**. An official map of a community, issued by FEMA, where the boundaries of the areas of special flood hazard have been identified as Zone A.

**Flood Insurance Rate Map (FIRM)**. An official map of a community, on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

**Flood Insurance Study (FIS)**. The official hydraulic and hydrologic report provided by FEMA. The report contains flood profiles, as well as the FIRM, FBFM (where applicable), and the water surface elevation of the base flood.

**Flood Prone Area**. Any land area acknowledged by a community as being susceptible to inundation by water from any source.

**Flood proofing (dry flood proofing)**. A method of protecting a structure that ensures that the structure, together with attendant utilities and sanitary facilities, is watertight to the flood proofed design elevation with walls that are substantially impermeable to the passage of water. All structural components of these walls can resist hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces.

**Flood proofing Certificate**. A form used to certify compliance for nonresidential structures as an alternative to elevating structures to or above the FPG. This certification must be by an Indiana registered professional engineer or Indiana licensed architect.

**Flood Protection Grade**. The elevation of the regulatory flood plus two (2) feet at any given location in the Special Flood Hazard Area (SFHA). See also Freeboard.

**Flood Water**. The water of any lake or watercourse which is above the banks and/or outside the channel and banks of such lake or watercourse.

**Floodplain**. The channel proper and the areas adjoining any wetland, lake or watercourse that have been or hereafter may be covered by the regulatory flood. The floodplain includes both the floodway and the fringe districts.

**Floodplain Development Permit**. A permit signed and issued by the Floodplain Administrator stating that the proposed improvements for a site have been reviewed and found to follow the applicable floodplain management provisions of this UDO.

**Floodplain Management**. The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

**Floodplain Management Regulations**. Federal, State, or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

**Floodplain Standards Variance**. A grant of relief from the requirements of the applicable floodplain management provisions of this UDO, which permits construction in a manner otherwise prohibited by the applicable floodplain management provisions of this UDO where specific enforcement would result in unnecessary hardship.

**Floodplain Standards Violation**. The failure of a structure or other development to be fully compliant with the applicable floodplain management provisions of this UDO. A structure or other development without the elevation, other certification, or other evidence of compliance required in the applicable floodplain management provisions of this UDO are presumed to be in violation until that documentation is provided.

**Floodway**. The channel of a river or stream and those portions of the floodplains adjoining the channel which are reasonably required to efficiently carry and discharge the peak flood flow of the regulatory flood of any river or stream.

**Foundation**. The supporting member of a wall or structure.

**Freeboard**. A factor of safety, usually expressed in feet above the BFE, which is applied for the purposes of floodplain management. It is used to compensate for the many unknown factors that could contribute to flood heights greater than those calculated for the base flood.

**Frequency**. The number of times that a displacement completely repeats itself in one (1) second of time. Frequency may be designated in cycles per second (cps) or Hertz (Hz).

**Fringe**. Those portions of the floodplain lying outside the floodway. Front Building Line. The foundation line that is nearest the front lot line.

**Front Lot Line**. See Lot Line, Front.

**Front Street Facing Wall**. The front façade of a building facing a street.

**Front Yard**. See Yard, Front.

**Frontage**. That side of a lot abutting on a street or way and ordinarily regarded as the front of the lot. Lots shall not be considered to front on stub ends of streets and in the case of corner lots will be considered to on both intersecting streets.

**Frontage Street/Road**. A service street/road, usually parallel to a public street or highway, designed to reduce the number of driveways that intersect the highway.

**Full-cutoff Fixture or Luminaire**. A luminaire that:

* Projects at least ninety percent (90%) of the total lamp lumens below eighty degrees (80°) from vertical;
* Does not allow more than ten percent (10%) of the total lamp lumens above eighty degrees (80°) from vertical; and
* Does not allow more than two and a half percent (2.5%) of the total lamp lumens above ninety degrees (90°) from vertical.

**G**

**Garage, Public**. A structure, or portion thereof, other than a private customer and employee garage or private residential garage, used primarily for the parking and storage of vehicles and available to the general public.

**Garage, Repair**. Any building, premises, and land in which or upon which a business, service, or industry involving the maintenance, servicing, repair, or painting of vehicles is conducted or rendered.

**Garden Centers and Nurseries**. A place where plants are grown for sale, transplanting, or experimentation.

**Gasoline Sales** **without** **Convenience Store**. Retail dispensing or sale of vehicle fuels, including but not limited to gasoline, gas/oil mixtures, diesel fuel, compressed natural gas, electricity, and hydrogen, through fixed approved dispensing equipment by customers or employees.

**Glare**. A light ray emanating directly from a lamp, reflector or lens such that it falls directly on the eye of the observer.

**Golf Course**. An area of terrain on which the game of golf is played. A golf course includes greens, fairways and natural areas. A golf course may also include a driving range when integrated with the golf course operations and hours.

**Governing Body**. The body of the relevant local government having the power to adopt ordinances.

**Government Administration and Courts**. A facility devoted to the operations of the City, County or State, but not including detention and corrections.

**Government Services**. The use of property for the provision of public services such as government administration, fire, police, road and other publicly provided services.

**Governmental Facility**. A government owned or operated building, structure, or land used for public purpose.

**Grade**. The inclination or slope of a ground surface usually expressed in terms of the percentage of vertical rise (or fall) relative to a specific horizontal distance.

**Grading**. The stripping, cutting, filling, spreading or stockpiling of soil or earth on a tract, parcel or lot to create new grades.

**Grading Plan**. See Erosion Control/Grading Plan.

**Green Space**. Areas designated as protected open space or landscape preserve.

**Greenhouse**. A building, room, or area, usually chiefly of glass, in which the temperature is maintained within a desired range, used for cultivating tender plants or growing plats out of season.

**Gross Floor Area (GFA)**. The sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of walls separating two (2) buildings, computed as follows:

* floor space devoted to the principal use of the premises, including accessory storage areas located within selling or working space such as counters, racks, or closets;
* the ground floor area when any portion of the basement or ground floor used for a dwelling, business, or commercial purpose except for home occupation;
* any basement floor area devoted to retailing activities; and,
* floor area devoted to the production or processing of goods or to business or professional offices. For this purpose, floor area shall not include space devoted primarily to storage purposes (except as otherwise noted herein), off-street parking or loading facilities, including aisles, ramps and maneuvering space, or basement floor area other than area devoted to retailing activities, the production or processing of goods, or business or professional offices. The calculation of gross floor area shall exclude the following:
* floor space (including any basement floor space) used for mechanical equipment (except equipment, open or closed, located on the roof);
* penthouses;
* attic space having headroom of seven feet, ten inches or more;
* interior balconies and mezzanines;
* enclosed porches; and,
* Floor area devoted to accessory uses. Space devoted to off-street parking or loading shall not be included in the floor area. The floor area of structures devoted to bulk storage of materials shall be computed by counting each ten (10) feet of height, or fraction thereof, as being equal to one (1) floor.

**Ground Cover**. Plants, other than turf grass, normally reaching an average maximum height of not more than twenty four (24) inches at maturity.

**Ground Floor**. The first floor of a building other than a cellar or basement.

**Ground Floor Area**. The area of a building in square feet, as measured in a horizontal plane at the ground floor level within its largest outside dimensions, exclusive of open porches, breeze-ways, terraces, garages and exterior or interior stairways.

**Group Home.** A residential facility for 2 or more individuals meeting the definition of a handicapped person under the Federal Fair Housing Act and court decisions interpreting that act. This definition includes Community residential facilities for persons with developmental disabilities (as defined by IC 12-7-2-61) as licensed by the Division of Disability and Rehabilitative Services – Bureau of Developmental Disabilities Services, per 460 IAC 9-2. This definition includes residential living facilities for persons with psychiatric disorders or addictions as licensed by the Division of Mental Health and Addiction, per 440 IAC 7.5. For purposes of this definition, the term handicapped does not include persons currently using or addicted to alcohol or controlled substances who are not in a recognized recovery program, nor does it include half-way houses for individuals in the criminal justice system, or diversion centers.

**Guest Room**. A guest room is any room offered or used to provide sleeping accommodations to guests. For example, a guest room may be a bedroom, or any other room equipped with a bed, sofa, futon, cot, mattress, or sleeping pallet.

**Guyed Tower**. A communication tower that is supported, in whole or in part, by guy wires and ground anchors.

**H**

**Handcrafted Item**. An object that requires use of the hands, hand tools and human craft skills in its production, and which is not mass produced by mechanical means.

**Hardship or Unnecessary Hardship**. Significant economic injury that:

* Arises from the strict application of this ordinance to the conditions of a particular, existing parcel of property;
* Effectively deprived the parcel owner of all reasonable economic use of the parcel; and
* Is clearly more significant than compliance cost or practical difficulties.

**Hazardous and Toxic Materials**. Any substance or material that, by reason of its toxic, caustic, corrosive, abrasive, or otherwise injurious properties, may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance.

**Health Care Services**. The furnishing of medicine, medical or surgical treatment, nursing, hospital service, dental service, optometric service, complementary health services or any or all of the enumerated services or any other necessary services of like character, whether or not contingent upon sickness or personal injury, as well as the furnishing to any person of any and all other services and goods for the purpose of preventing, alleviating, curing or healing human illness, physical disability or injury.

**Heavy Equipment Repair, Wash, Detailing**. Repair services for a movable or transportable vehicle or other apparatus commonly used in commercial, industrial, or construction enterprises, such as but not limited to trucks, trailers, bulldozers, cranes, backhoes, rollers, loaders, lifts, having a gross weight of two and a half (2.5) tons

**Height, Building**. The vertical distance from the average grade level adjoining the building: to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the average height between the eaves and the ridge for gable, hip and gambrel roofs.

**Height, Wireless Communication Facility**. The vertical distance of a Wireless Communication Facility or Support Structure, as measured from the ground elevation at the base of the WCF or Support Structure to the top of the structure, including Antenna Array(s).

**Highest Adjacent Grade**. The highest natural elevation of the ground surface, prior to the start of construction, next to the proposed walls of a structure.

**Highway, Limited Access**. A freeway, or expressway, providing for through traffic, in respect to which owners or occupants of abutting property or lands and other persons have no legal right to access to or from the same, except as such points and in such manner as may be determined by the public authority having jurisdiction over such a highway.

**Highway, State**. Any street or road which is under the jurisdiction of the Indiana Department of Transportation.

**Historic District**. An area which contains or which surrounds an area which contains buildings, structures or places in which historic events occurred or having special public value because of notable architectural or other features relating to the general, archeological, economic, social, political, architectural, industrial or cultural history of the City of Greenfield, Indiana, of such significance as to warrant conservation or preservation, and which, by virtue of the foregoing, has been designated as a Historic District by the City Plan Commissioners pursuant to the provisions of this UDO.

**Historic Structure**. See Building, Historic.

**Homeowners Association**. A community association, other than a condominium association, that is organized in a development in which individual owners share common interests and responsibilities for costs and upkeep of common open space or facilities and the enforcement of bylaws and covenants conditions, and commitments.

**Home Occupation**. A business, profession, occupation or trade conducted solely by the residence of the dwelling, for gain or support entirely in a residential dwelling or a structure accessory thereto, which is incidental and secondary to the use of the dwelling, and which does not change the essential residential character of the building.

**Hospital**. An institution providing primary health services and medical or surgical care to persons, suffering from illness, disease, injury, and other abnormal physical or mental conditions and including, as an integral part of the institution, related facilities, such as laboratories, outpatient facilities, training facilities, medical offices, and staff residences.

**Hotel**. A building in which temporary lodging or board and lodging are provided and offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours and which may include additional facilities and services, such as restaurants, meeting rooms, and recreational facilities.

**Hotel, Boutique.** A facility offering temporary lodging accommodations to the general public with up to one hundred (100) rooms and which may include additional facilities and services, such as restaurants, meeting rooms, and recreational facilities.

**Household**. A person living alone or two (2) or more persons living together as a single housekeeping unit as distinguished from two or more persons living together in any congregate or group housing. For purposes of these Regulations, the following shall create a rebuttable presumption that the group is not a single housekeeping unit:

* Keyed lock(s) on any interior door(s) to prevent access to any area of the dwelling unit with sleeping accommodations;
* Members of the group have separate leases, or sub-leases and/or make separate rent;
* Payments to a landlord; and
* The group significantly reforms over the course of a twelve (12) month period by losing and/or gaining members.

**Housing Unit**. A room or group of rooms used by one (1) or more individuals living separately from others in the building, with direct access to the outside or to a public hall and containing separate bathroom and kitchen facilities (see Dwelling Unit).

**I**

**Illegal Sign**. See Sign, Illegal

**Illuminance**. The total amount of visible light illuminating (incident upon) a point on a surface from all directions above the surface (i.e. how brightly a surface is illuminated). Illuminance is measured in lux.

**Illuminated Sign**. A sign with an artificial light source incorporated internally or externally for illuminating the sign.

**Impervious**. A material through which water cannot pass.

**Impervious Lot Coverage**. The percentage of a lot's area covered by any building or structure or any impermeable surface other than water bodies.

**Impervious Surface**. Any material that prevents absorption of storm water into the ground such as concrete or asphalt. This does not include gravel, rock, or stone.

**Improved Block**. Any block which contains at least three lots or parcels, each containing a legally established building. For the purposes of this section, a block consists of one (1) side of the street, not interrupted by any streets, alleys, or other rights-of-way.

**Improvement Location Permit (ILP)**. A permit which may be combined with a BUILDING PERMIT signed by the Zoning Administrator stating that a proposed improvement or use complies with the provisions of this chapter of this UDO.

**Improvement, Substantial – Flood Control**. Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the “start of construction” of the improvement. This term includes structures that have incurred "repetitive loss" or “substantial damage” regardless of the actual repair work performed. The term does not include improvements of structures to correct existing violations of State or local health, sanitary, or safety code requirements or any alteration of a “historic structure,” provided that the alteration shall not preclude the structures continued designation as a “historic structure.”

**Improvements**. Including but not limited to any building, structure, parking facility, fence, gate, wall, work or art, underground utility service or other object constituting a physical betterment of real property, or any part of such betterment. See also Lot Improvements or Public Improvements.

**Incidental**. A minor occurrence or condition which is customarily associated with a permitted use and is likely to ensue from normal operations.

**Incombustible**. A material which will not ignite, nor actively support, combustion during an exposure for five (5) minutes to a temperature of one thousand two hundred degrees (1200°) F.

**Increased Cost of Compliance (ICC)**. The cost to repair a substantially damaged structure that exceeds the minimal repair cost and that is required to bring a substantially damaged structure into compliance with the local flood damage prevention ordinance. Acceptable mitigation measures are elevation, relocation, demolition, or any combination thereof. All renewal and new business flood insurance policies with effective dates on or after June 1, 1997, will include ICC coverage.

**Indiana Code**. The Burns Indiana Statutes Code Edition, which codifies all Indiana statutes for reference purposes. The latest edition with any amending supplements must be referred to for the laws "now" in force and applicable. (Abbreviated as I.C. herein).

**Indiana Utility Regulatory Commission (IURC).** The IURC regulates those telecommunications which are also considered public utilities. Where the telecommunications service being provided is a public utility, such as telephone service, including local, long distance or cellular telephone service, then those services fall under IURC jurisdiction.

**Indirectly Illuminated Sign**. A sign illuminated with a light directed primarily toward such sign, including back lighted signs, and so shielded that no direct rays from the light are visible.

**Individual Sewage Disposal System**. A septic tank, seepage tile sewage disposal system, or any other approved sewage treatment device approved by the Health Department to serve the disposal needs of one (1) single-family residential dwelling. An individual sewage disposal system is a private sewage disposal system.

**Indoor Shooting Range.** An establishment complete with buildings, structures, grounds, and sanitary facilities providing lodging with or with- out meals or other services for the enjoyment of its guests.

**Industrial Use**. Areas for industrial activity such as, manufacturing, contracting, warehousing and wholesaling, as identified in the Permitted Use Table.

**Industrial Food or Beverage Production**. Manufacturing establishments producing foods and beverages for human consumption and certain related products. Excludes rendering plants, animal slaughterhouses, and breweries and distilleries.

**Industrial Park**. A planned, coordinated development of a tract of land with two or more separate industrial buildings. Such development is planned, designed, constructed, and managed on an integrated and coordinated basis with special attention given to on-site vehicular circulation, parking, utility needs, building design and orientation and open space.

**Infill Lot**. A lot bordered on at least two (2) sides by established development.

**Inoperable Vehicle**. A motor vehicle, recreational vehicle, or any similar vehicle exhibiting one (1) or more of the following:

* Any vehicle that is damaged or dismantled to such extent as to render it illegal for operation on any public street or highway, including but not limited to any of the following: broken head or taillights, broken or missing mirrors, cracked or missing window or windshield, deflated tires, missing seats or steering wheel, or other general conditions that would render a vehicle incapable of being driven on a public highway;
* Any vehicle, whether on public or private property and in view of the public from which, for a period of at least ten (10) days on public property and fifteen (15) days on private property, the engine, wheels or other parts have been removed, or on which the engine, wheels or other parts have been altered, damaged or otherwise so treated that the vehicle is incapable of being driven under its own motor power; or Not having valid vehicle license plate or registration; and
* Not being currently insured.
* By way of illustration only, the term "Inoperable Vehicle" can include, without limitation, any of the following: passenger vehicle, motorized bicycles, motorcycle, truck, tractor, tractor-trailer, truck trailer, trailer, bus, boat, watercrafts, recreational vehicle, ATV, golf cart camper, camping trailer, truck camper, motor home, travel trailer, semitrailer, or any other vehicle propelled or drawn by mechanical power, electrical power, or the like.

**Interested Parties**. Those persons who are to be notified by mail of a public hearing, or other action, on an annexation, rezoning, proposed subdivision of land, variance request and/or conditional use request; namely, all the abutting and adjoining land owners within two (2) property depths to six hundred sixty (660) feet, whichever is satisfied first. If an abutting property consists of “common areas” that are owned and/or maintained by a subdivision/condominium property owners’ association, the association, rather than the individual subdivision lot/condominium owners, shall be deemed the “interested party” for purposes of notice, unless, additionally, the Administrator orders that certain individual owners be provided with notice as interested parties. The identity of interested parties shall be determined from the following sources: (1) GIS; (2) the Auditor’s Plat Books; and (3) the Auditor’s Transfer Books.

**Interior Lot**. A lot other than a corner lot or a through lot. See also Lot, Interior.

**Intermittent Stream**. A surface watercourse which flows typically only after significant precipitation events or during a particular season, and which evidences a discernable stream bed. This does not encompass man-made drainage ways or natural swales which lack a discernable stream bed.

**Internally Illuminated Sign**. A light source which is enclosed within the sign and viewed through a translucent panel. This type of illumination is often referred to as direct. See also Sign, Internally Illuminated.

**Intersection**. An area within a one hundred (100) foot radius of the intersecting centerlines of two (2) cross streets.

**J**

**Junk**. An automobile, truck, other motor vehicle, watercraft, large appliances, furniture, discarded building materials, trash, debris or like materials which have been damaged to such an extent that they cannot be operated under their own power or used and/or will require major repairs before being made usable. This also includes such a vehicle which does not comply with State, County, or City vehicle licensing or other laws or ordinances.

**Jurisdiction**. The territory within the City of Greenfield, Indiana, the boundaries of which are shown on the Zoning Map, which includes all of the area over which this chapter is effective.

**K**

None

**L**

**Land**. Any ground, soil or earth, including marshes, swamps, drainage ways, and areas not permanently covered by water, within the City.

**Land Disturbing Activity**. Any man-made change of the land surface including clearing, cutting, excavating, filling, or grading of land or any other activity that alters land topography or vegetative cover, but not including agricultural land uses such as planting, growing, cultivating and harvesting crops, growing and tending gardens and minor landscaping modifications.

**Landscape Area**. Land that has been decoratively or functionally altered by contouring and/or planting of shrubs, trees or vines, and with a living or nonliving ground cover.

**Landscape Buffer**. See Buffer yard.

**Landscape Plan**. A component of a development plan on which is shown: proposed landscape species (such as quantity, spacing, size at time of planting, and planting details); proposals for protection of existing vegetation during and after construction; proposed treatment of hard and soft surfaces; proposed decorative features; grade changes; buffers and screening devices; and any other information that can reasonably be required in order that an informed decision can be made by the approving authority.

**Landscaping**. The improvement of a lot, parcel or tract of land with a combination of living plants (such as grass, shrubs, trees and/or other plant material) and nonliving material (such as rocks, mulch, walls, fences, or ornamental objects) designed and arranged to produce an aesthetically pleasing effect.

**Lateral Storm Sewer**. A sewer to which inlets are connected but to which no other storm sewer is connected.

**Lattice Tower**. A guyed or self-supporting three or four sided, open, steel frame structure used to support telecommunications equipment.

**Legal Drain**. A natural or artificial ditch or channel that carries surplus water and has been established for regulation under any Indiana Drainage Statute

**Legal Nonconforming Building or Structure.** Any continuously occupied, lawfully established structure or building prior to the effective date of the UDO, or its subsequent amendments that no longer meets the development standards.

**Legal Nonconforming Lot of Record**. Any legally established and recorded lot prior to the effective date of this UDO, or its subsequent amendments, that no longer meet the lot-specific development standards.

**Legal Nonconforming Sign**. Any sign lawfully existing on the effective date of this UDO, or amendment thereto, that does not conform to all the standards and regulations of the UDO and has been registered within the allotted time as described in this UDO.

**Legal Nonconforming Use**. Any continuous, lawful use of structures, land, or structures and land in combination established prior to the effective date of the UDO or its subsequent amendments that is no longer a permitted use in the district where it is located.

**Letter of Map Amendment (LOMA)**. An amendment to the currently effective FEMA map that establishes that a property is not located in a SFHA. A LOMA is only issued by FEMA.

**Letter of Map Revision (LOMR).** An official revision to the currently effective FEMA map. It is issued by FEMA and changes flood zones, delineations, and elevations.

**Letter of Map Revision Based on Fill (LOMR-F).** An official revision by letter to an effective NFIP map. A LOMR-F provides FEMA’s determination concerning whether a structure or parcel has been elevated on fill above the BFE and excluded from the SFHA.

**Library, Museum, or Visual Arts Center.** A public facility for the use, but not sale, of literary, musical, artistic, or reference materials; a room or building for exhibiting, or an institution in charge of, a collection of books, or artistic, historical, or scientific objects; a facility open to the public that is devoted to the visual arts.

**License**. The rights and obligations extended by the municipality to an operator to own, construct, maintain and operate its system within the boundaries of the municipality for the sole purpose of providing services to persons or areas outside the municipality.

**Light Equipment.** Motorized equipment weighing six (6) tons or less.

**Light Source**. Source from which light emanates either directly from the bulb, or indirectly from a reflective enclosure, lens, or diffuser.

**Live Theater**. A structure used for dramatic, operatic, or other live performance, for which money is received to be gained admittance.

**Loading Spaces, Loading, and Unloading Berths**. The off-street area required for the receipt or distribution by vehicles of material or merchandise.

**Local Street**. See Street, Local

**Lot**. A parcel, plat, tract, or area of land accessible by means of a public way. It may be a single parcel separately described in a deed or plat which is recorded in the office of the County Recorder, or it may include parts of, or a combination of such parcels when adjacent to one another and wed as one, or it may be a parcel of land described by metes and bounds. However, in no case shall any residual lot or parcel be created which does not meet the requirements of this chapter. In determining lot area and boundary lines, no part thereof within a street shall be included.

**Lot Area**. The area of horizontal plane bounded by the vertical planes through front, side and rear lot lines.

**Lot Coverage**. The percentage of the lot area that is covered by the building or structure, exclusive of open courts, terraces or decks. See Floor Area and Open Space.

**Lot Depth**. The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line. The lot depth of a multiple frontage lot may be determined from any of its front lot lines.

**Lot Line**. The property line between two (2) established parcels of land or one (1) parcel and a public right-of-way or place.

**Lot Line, Front**. The lot line abutting a street. Corner lots and through lots have at least two (2) front lot lines, multiple frontage lots may have more than two (2) front lot lines. A lot line along a public bikeway or trail shall also be considered as a front lot line.

**Lot Line, Rear**. The lot line that is opposite to and most distant from the front property line. In the case of a triangular or irregularly shaped lot, the rear property line shall be assumed to be a line not less than ten (10) feet long, lying within the lot and parallel to the front property line at a maximum distance from the front lot line. If the front property line is a curved line, then the rear property line shall be assumed to be a line not less than ten (10) feet long, lying within the lot and parallel to a line tangent to the front property line at its midpoint.

**Lot Line, Side**. Any boundary of a lot that is not a front or rear lot line.

**Lot of Record**. A lot which was created by subdivision, the plat of which has been approved as required by applicable County, City, and State law and recorded in the Office of the County Recorder; or a parcel of land, the bounds of which have been legally established by a separate deed and duly recorded in the Office of the County Recorder. “Legally established” means not in violation of any County, City, or State subdivision regulations existing at the time the lot was established by deed. Also, a parcel described by a single deed containing more than one (1) metes and bounds description shall be one (1) lot of record unless the parcels described by separate descriptions have, in the past, been lawfully-established, separate parcels of record.

**Lot Width**. The horizontal distance between the side lot lines measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building line. The width of a multiple frontage lot shall be determined at all of its building lines.

**Lot, Corner**. A lot situated at the intersection of two (2) streets. A corner lot has a front yard on each abutting street. Corner lots must observe the minimum front yard setback from both streets and observe the minimum side yard setback from the remaining property lines.

**Lot, Improvement.** Any building, structure, work of art, or other object, or improvement of the land on which such objects are situated that constitute a physical betterment of real property.

**Lot, Interior**. A lot other than a corner lot with only one (1) frontage on a street other than an alley.

**Lot, Out.** That portion of land of a plat which is usually located adjacent to a street or frontage road and not dedicated to serving the needs of the primary development for an additional and separate building or buildings in the development.

**Lot, Through**. A lot having frontage on two (2) parallel or approximately parallel streets.

**Lowest Adjacent Grade**. The lowest elevation, after completion of construction, of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure.

**Lumen**. Unit of luminous flux in the International System of Units (SI) equal to one (1) candela per steradian. Used to measure the amount of light emitted by lamps.

**Lux (Luces plural)**. Unit of illuminance in the International System of Units (SI) equal to one (1) lumen per square meter.

**M**

**Major Drainage System**. A drainage system that carries runoff from an area greater than or equal to one square mile.

**Major Street.** See Collector Street or Arterial Street.

**Major Subdivision.** See Subdivision, Major.

**Maneuvering Space**. An open space in a parking area that is:

* Immediately adjacent to a parking space;
* Used for and/or is necessary for turning, backing or driving forward a motor vehicle into such parking space; but
* Not used for the parking of or storage of motor vehicles.

**Manhole**. A storm sewer structure through which a person may enter to gain access to an underground storm sewer or enclosed structure.

**Manufactured Home**. A single-family dwelling unit designed and built in a factory, installed as a permanent residence, which bears a seal certifying that it was built in compliance with the federal Manufactured Housing Construction and Safety Standards Law (1974 U.S.C. 5401 et seq.), and which also complies with the following specifications:

* Consists of two (2) or more sections which, when joined, have a minimum dimension of twenty three (23) feet in width for at least sixty percent (60%) of its length;
* Has a pitched roof with a minimum rise of two to twelve (2:12);
* Has wheels, axles, and towing chassis removed;
* Was constructed after January 1, 1981, and exceeds nine hundred fifty (950) square feet of occupy-able space per; and
* Is attached to a permanent foundation of masonry construction and has a permanent concrete or concrete block perimeter enclosure constructed in accordance with the One and Two-Family Dwelling Code.
* See also I.C. 22-12-2 through 22-12-5.

**Manufactured Home Park**. A parcel of land with required improvements and utilities containing two (2) or more dwelling sites that are leased for the long-term placement of Mobile Home Dwellings and/or Manufactured Home Dwellings. A Manufactured Home Park does not involve the sales of Mobile Home Dwellings or Manufactured Home Dwellings in which unoccupied units are parked for inspection or sale.

**Manufactured Housing Construction and Safety Standards Code.** Title IV of the 1974 Housing and Community Development Act (42 U.S.C. 5401, as amended, previously known as the federal Mobile Home Construction and Safety Act), rules and regulations adopted thereunder, which include HUD-approved information supplied by the home manufacturer, and regulations and interpretations of said code by the Administrative Building Council of Indiana.

**Manufacturing / Small Scale**. A manufacturing, processing/innovation facility under twenty thousand (20,000) square feet used for the creation or production of a non-edible item that includes some transformation by way of heating, chilling, adding a liquid, adding a coating, or chemical or biochemical reaction or alteration or some transformation by way of mechanical reshaping. This use may also involve packaging, repackaging, or assembling solid parts. This may include storage, wholesale, and distribution of products manufactured on site and an office incidental to the primary use. This provision excludes bulk storage of materials that are inflammable or explosive or that present hazards.

**Manufacturing / Medium Scale**. A manufacturing, processing/innovation facility between twenty thousand (20,000) and fifty thousand (50,000) square feet used for the creation or production of a non-edible item that includes some transformation by way of heating, chilling, adding a liquid, adding a coating, or chemical or biochemical reaction or alteration or some transformation by way of mechanical reshaping. This use may also involve packaging, repackaging, or assembling solid parts. This may include storage, wholesale, and distribution of products manufactured on site and an office incidental to the primary use. This provision excludes bulk storage of materials that are inflammable or explosive or that present hazards.

**Manufacturing / Large Scale**. A facility over fifty thousand (50,000) square feet used for the creation or production of a non-edible item that includes some transformation by way of heating, chilling, adding a liquid, adding a coating, or chemical or biochemical reaction or alteration or some transformation by way of mechanical reshaping. This use may also involve packaging, repackaging, or assembling solid parts. This may include storage, wholesale, and distribution of products manufactured on site and an office incidental to the primary use. This provision excludes bulk storage of materials that are inflammable or explosive or that present hazards.

**Manufacturing of Food or Beverages**. Manufacturing establishments producing foods and beverages for human consumption and certain related products. Excludes rendering plants, animal slaughterhouses, and breweries and distilleries.

**Map**. A representation of the earth's surface, or any part thereof, in signs and symbols, on a plane surface, at an established scale, with a method or orientation indicated.

**Map Panel Number**. The four (4) digit number followed by a letter suffix assigned by FEMA on a flood map. The first four (4) digits represent the map panel, and the letter suffix represents the number of times the map panel has been revised. (The letter “A” is not used by FEMA, the letter “B” is the first revision.)

**Masonry**. Brick, fiber cement siding, stone, cultured stone, or stucco materials.

**Medical Offices - Neighborhood Scale**. A building six thousand (6,000) square feet or less in size used exclusively by physicians, dentists, and similar personnel for the treatment and examination of patients solely on an outpatient basis, provided that no over- night patients shall be kept on the premises.

**Medical Offices - Corridor Scale**. A building greater than 6,000 square feet in size used exclusively by physicians, dentists, and similar personnel for the treatment and examination of patients solely on an outpatient basis, provided that no over- night patients shall be kept on the premises.

**Micro-Cell**. A low power mobile radio service telecommunications facility used to provide increased capacity in high call-demand areas or to improve coverage in areas of weak coverage.

**Microwave**. Electromagnetic radiation with frequencies higher than one thousand (1,000) MGZ; highly directional signal used to transmit radio frequencies from point-to-point at a relatively low power level.

**Microwave Antenna**. A dish-like antenna manufactured in many sizes and shapes used to link communication sites together by wireless transmission of voice or data.

**Mineral Extraction**. The on-site extraction of surface or sub-surface mineral products or natural resources. Typical extractive uses are quarries, borrow pits, sand and gravel operations, and mining operations.

**Minor Modification**. Any improvements to existing wireless structures that do not qualify as a substantial modification, does not result in an increase to the fall zone to an extent that would result in a violation of the setback requirement and is eligible for administrative review and approval.

**Minor Subdivision**. See Subdivision, Minor.

**Minor Subdivision Plat**. A subdivision that includes five (5) or fewer lots and does not require construction of new public or private public ways or the installation of utility infrastructure. Lots created as part of a minor subdivision cannot be further subdivided without a primary and secondary plat approval.

**Mitigation**. Sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. The purpose of mitigation is twofold: to protect people and structures; and to minimize the cost of disaster response and recovery.

**Mixed-Use Development**. A mixed-use development is any development or project which features more than one (1) primary land use type. Examples of mixed-use developments would be office and retail, office and residential, single-family and multi-family, etc.

**Mixed-Use Multi-Unit Residential with Commercial Uses**. An establishment developed and operated under single or common ownership to include a mix of business activities and multi-unit dwellings.

**Mobile Home Dwelling**. A transportable dwelling unit which is a minimum of eight (8) feet in width and which is built on a permanent foundation or tied down with perimeter skirting when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical system contained therein, and which was manufactured either:

* Prior to June 15, 1976 and bears a seal attached under Indiana Public Law 135, 1971, certifying that it was built in compliance with the standards established by the Indiana Administrative Building Council; or
* Subsequent to or on June 15, 1976 and bears a seal, certifying that it was built in compliance with the Federal Mobile Home Construction and Safety Standards.

**Modifications from Development Standards**. A device which grants a petitioner relief from certain provisions of the Subdivision Control Ordinance when, because of the particular physical surroundings, shape, or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.

**Modular Home**. Any single family unattached manufactured home that is without wheels and chassis but that is designed for transportation on streets after fabrication.

**Monopole**. A single, freestanding pole-type structure supporting one or more Antenna. For purposes of this Ordinance, a Monopole is not a Tower.

**Motor Vehicle**. Any passenger vehicle, truck, tractor, tractor-trailer, truck-trailer, trailer, boat, recreational vehicle, motorcycle, semitrailer, or any other vehicle propelled or drawn by mechanical or electric power.

**Mulch**. Nonliving organic and synthetic materials customarily used in landscape design to retard erosion, conserve moisture, prevent weeds from growing, and aid in establishing plant cover.

**N**

**Nameplate**. A nonelectric, on-premises identification sign giving only the name, address and/or occupation of an occupant or group of occupants.

**National Flood Insurance Program (NFIP).** The federal program that makes flood insurance available to owners of property in participating communities nationwide through the cooperative efforts of the federal government and the private insurance industry.

**National Geodetic Vertical Datum (NGVD).** A vertical control used as a reference for establishing varying elevations within the floodplain.

**New Manufactured Home Park or Subdivision.** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the City’s first floodplain ordinance, which is December 4, 2007.

**Night-time Hours.** 7:00 p.m. to 7:00 a.m., local time.

**Noise Pollution**. A level of noise which subjects those in close proximity to such decibel levels that impair their health, general welfare and enjoyment of their property for its intended use.

**Noncommercial Message**. A sign which carries no message, statement, or expression related to the commercial interests of the sign owner, lessee, author or other person responsible for the sign message.

**Nonconforming Building**. A building, structure, or portion thereof that does not conform to the regulations of the zoning district in which it is located.

**Nonconforming Lot of Record.** A lot which was created such that it does not conform to the regulations of the district in which it is located.

**Nonconforming Sign**. A sign or portion thereof that was designed, erected, or structurally altered such that it does not conform to the regulations of the district in which it is located. See also Sign, Nonconforming.

**Nonconforming Use**. A use which does not conform to the use regulations of the zoning district in which it is located See Also Use, Nonconforming.

**Non-cutoff Fixture**. A luminaire with no control of the horizontal distribution of luminance.

**Normal Pool Elevation**. The mean elevation of a body of water’s surface.

**North American Vertical Datum of 1988** (NAVD 88). A vertical control datum used as a reference for establishing varying elevations within the floodplain.

**Not-for-Profit Corporation**. An organization or activity which provides a public service not intending or intended to earn a profit, such as tax exempt 501(c)3 charitable and/or public benefit organization.

**Notice of Violation**. Notice issued by the Department.

**Nursing Home**. Licensed facilities primarily engaged in providing shelter, food and intermediate or long term nursing and health related care for individuals that may include assisted living facilities, but does not include hospitals, clinics or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured. This definition includes uses such as convalescent care.

**O**

**Obstruction**. Includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, canalization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation, or other material in, along, across or projecting into any watercourse which may alter, impede, retard or change the direction and/or velocity of the flow of water; or due to its location, its propensity to snare or collect debris carried by the flow of water, or its likelihood of being carried downstream.

**Occupancy**. The portion of a building or premises owned, leased, rented or otherwise

**Official Zoning Map**. A map of the City of Greenfield, Indiana, that legally denotes the boundaries of zoning districts as they apply to the properties within the planning jurisdiction. There is only one Official Zoning Map, and it is kept up to date by the Commission and the Director and is located in City Hall.

**Off-Site**. Any premises not located within the area of the property to be subdivided, whether or not in the same ownership of the applicant for subdivision approval.

**Off-Site Improvement.** Any premises not located within the area of the property to be subdivided, used, or built upon whether or not in the same ownership of the applicant for subdivision approval.

**Off-Street Loading and Unloading Space**. An open hard-surface area of land, other than a street, driveway, or public way, the principal use of which is for standing, loading and unloading of motor trucks, tractors and trailers or other motor vehicles, to avoid undue interference with the public use of streets and alleys.

**Omnidirectional Antenna**. An antenna that is equally effective in all directions and whose size varies with the frequency and gain for which it was designed.

**On Site**. Any premises located within the area of the property that is the subject of an application, under the same ownership for development.

**One Hundred-Year Flood**. The flood that has a one percent (1%) chance of being equaled or exceeded in any given year. Any flood zone that begins with the letter A is subject to the one-percent annual chance flood.

**One-Percent Annual Chance Flood.** The flood that has a one percent (1%) chance of being equaled or exceeded in any given year. Any flood zone that begins with the letter 'A' is subject to the one-percent annual chance flood. See also Regulatory Flood.

**Open Drain**. A natural or artificial open channel that carries surplus water and that was established under or made subject to any drainage statue or ordinance.

**Open Space**. Total horizontal area of all portions of the lot not covered by buildings, structures, streets, or parking areas.

**Open Space, Common .** Not less than fifteen percent (15%) Common Open Space (excluding impervious surfaces) shall be provided. Drainage ponds, play areas, common areas, and the like may apply toward this provision;That portion of a zoning lot which is not covered by building, structures, streets, or paved parking areas. For the purposes of this ordinance, outdoor roof gardens, patios and decks, pools and other recreational facilities not under roof may be included in the usable open space.

**Ordinance**. Any legislative action, however denominated, of a local government which has the force of law.

**Ordinary Maintenance**. Ensuring that communications facilities and wireless support structures are kept in good operating condition. Ordinary maintenance includes inspections, testing and modifications that maintain functional capacity, aesthetic and structural integrity; for example, the strengthening of a wireless support structure’s foundation or of the wireless support structure itself. Ordinary maintenance includes replacing antennas of a similar size, weight, shape and color and accessory equipment within an existing wireless communications facility and relocating the antennas of approved communications facilities to different height levels on an existing monopole or tower upon which they are currently located. Ordinary maintenance does not include minor and substantial modifications.

**Original Parent Parcel.** The land area prior to subdividing.

**Ornamental Tree**. A deciduous tree planted primarily for its ornamental value or for screening purposes; tends to be smaller at maturity than a shade tree.

**Outdoor Sales**. The use of an area near a business for storage and sales of merchandise related to a holiday, season of the year, or otherwise not offered annually.

**Outdoor Storage:** The outdoor accumulation of any goods, materials, merchandise, equipment, products, vehicles or junk for permanent or temporary holding for twenty four (24) or more hours.

**Outfall.** The point or location at which storm water runoff discharges from a sewer or drain. The term also applies to the outfall sewer of channel which carries the storm runoff to the point of outfall.

**Owner**. Any person or other legal entity having legal title to or significant proprietary interest in the land subject to a land use determination under these regulations.

**Owners Association.** See Condominium Association or Homeowners Association.

**P**

**Painted Wall Sign**. Any sign containing a commercial message which is applied with paint or similar substance on the face of a wall.

**Parapet**. A low solid protective wall along the edge of a roof or balcony.

**Parcel**. A part or portion of land having a legal description formally set forth in a conveyance instrument (e.g., a deed) together with the boundaries thereof, in order to make possible its easy identification.

**Parking Area**. An open hard-surfaced area of land, other than a street, driveway, or public way, the principal use of which is for the storage (parking) of passenger automobiles or commercial vehicles under a two (2) ton capacity by the public, whether for compensation or not, or as an accommodation to clients or customers.

**Parking Lot**. An impervious structure designed and designated specifically for temporary storage of motor vehicles in parking spaces, and for the movement into and out of those parking spaces not from a street.

**Parking Lot or Parking Garage, Commercial**. A parking lot or parking garage that is a primary use of land.

**Parking Lot Peninsula**. A planting area within a parking lot that is bounded on two (2) opposite sides by parking spaces, on one (1) side by a parking aisle, and on one (1) side by a parking lot perimeter planting area.

**Parking Space**. A space other than on a street or alley permanently reserved and designed for use or used for the temporary parking of a motor vehicle.

**Parking Space, Accessible**. A space with dimensions and location that satisfy the Americans With Disabilities Act.

**Parking, Shared**. Two (2) or more land uses or a multi-tenant building which merge parking needs to gain a higher efficiency in vehicular and pedestrian circulation, economize space and reduce impervious surface.

**Participating Community**. Any community that voluntarily elects to participate in the NFIP by adopting and enforcing floodplain management regulations that are consistent with the standards of the NFIP.

**Party Wall**. A wall which is common to but divides contiguous buildings.

**Paved**. A durable surface for parking, driving, riding or similar activities that utilizes asphalt, concrete, brick, paving blocks or similar material. Crushed gravel, stone, rock, or dirt, sand or grass are not permitted as a paved surface.

**Pavement Width**. The actual width of a street surface that includes only the area that is drivable by vehicles, excluding curbs.

**Peak Flow**. The maximum rate of flow of water at a given point in a channel or conduit resulting from a particular storm or flood.

**Pedestrian Scale**. The inclusion of building design elements at the ground or street level and the relationship between building height and streetscape. Building design elements exclusive to the first and second building story (when greater than two (2)), or inclusion of streetscape elements such as trees, decorative lighting, and benches can help to create pedestrian scale.

**Pediment**. A crowning element used over doors, windows or niches.

**Pennant**. Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, string, designed to move in the wind.

**Performance Bond.** An amount of money or other negotiable security paid by the subdivider, developer, or property owner or his/her surety to the City which guarantees that the subdivider will perform all actions required by the City regarding an approved plat or in other situations as stated forth in the UDO and/or as deemed by the Director that provides that if the subdivider, developer, or property owner defaults and fails to comply with the provisions of his/her approval, the subdivider, developer, or property owner or his/her surety will pay damages up to the limit of the bond, or the surety will itself complete the requirements of the approval.

**Performance Guarantee**. Any guarantee which may be accepted in lieu of a requirement that certain improvements be made before the Commission approves the Record Plat, including by way of illustration, but not limited to, subdivision bonds, irrevocable letter of credit, escrow agreements, deposit agreements, and other similar collateral or surety arrangements approved as valid and enforceable by the Commission.

**Performance Standard.** A criterion or limit established to control noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, and glare or heat generated by, or inherent in uses of land or buildings.

**Permanent Foundation**. A structural system for transposing loads from a structure to the earth at a depth below the established frost line without exceeding the safe bearing capacity of the supporting soil.

**Permanent Perimeter Wall**. An approved non-load-bearing perimeter structural system composed of a continuous solid or mortared masonry wall having the appearance of a permanent load-bearing foundation characteristic of site constructed homes, designed to support the loads imposed and extending below the established frost line.

**Permanent Sign**. A sign permanently affixed to a building or the ground.

**Permit Authority**. The City board, commission, or employee that, or who, makes legislative, quasi-judicial, or administrative decisions concerning the construction, installation, modification, or siting of wireless facilities or wireless support structures.

**Person**. An individual, firm, limited Liability Company, corporation, association, fiduciary or governmental entity.

**Personal Care and Beauty, and Spa Services.** Establishments providing nonmedical related services, including beauty and barber shops; clothing rental; dry cleaning pick-up stores; Laundromats (self-service laundries); psychic readers; shoe repair shops; tanning salons. These uses may also include accessory retail sales of products related to the services provided.

**Personal Communications Services or PCS.** Digital wireless telephone technology such as portable phones, pagers, faxes and computers. Such mobile technology promises to allow each consumer the same telephone number wherever he or she goes. Also known as Personal Communication Network (PCN).

**Pesticide**. A chemical substance used to kill a plant or animal that is a nuisance or harmful to humans.

**Petitioner**. The property owner or a person legally empowered in writing by the property owner to act on the property owner's behalf and who thereby has the property owner's authority to make representations and decisions before City officials regarding the use and/or development of the subject real property. The term includes the petitioner's representative.

**Petitioner's Representative**. A person legally empowered in writing by the petitioner to act on the petitioner's behalf and who thereby has the petitioner's authority to make representations and decisions before City officials regarding the use and/or development of the subject real property.

**Pharmacy.** An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, and related supplies.

**Physical Map Revision (PMR).** Is an official republication of a community's FEMA map to effect changes to base one percent (1%) flood elevations, floodplain boundary delineations, regulatory floodways, and planimetric features. These changes typically occur because of structural works or improvements, annexations resulting in additional flood hazard areas, or correction to BFEs or SFHAs.

**Plan Commission**. See Commission.

**Plan Commission Staff**. The Zoning Administrator and other persons the Plan Commission has employed to advise them on matters pertaining to planning and zoning.

**Planned Unit Development**. A means of land regulation which permits large scale, unified land development in a configuration and possibly a mix of uses not otherwise permitted "as of right" under the UDO but requiring under that ordinance a special review and approval process. A Planned Unit Development may be established for predominantly residential, commercial or industrial purposes.

**Plant Community**. A natural association of plants that are dominated by one or more prominent species, or a characteristic physical attribute.

**Plant Material.** Trees, shrubs, perennials, vegetative ground cover, and the like.

**Plat**. A series of drawings, certificates and covenants indicating the subdivision or resubdivision of land filed or intended to be filed for record with the County Recorder.

**Porch**. A roofed-over structure projecting out from the wall or walls of a main structure and commonly open to the weather in part.

**Portable Sign**. Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A- or T-frames; menu or sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in normal day-to-day operations of the business.

**Power Substation Facility.** An assemblage of equipment for purposes other than generation or utilization, through which electric energy in bulk is passed for the purposes of switching or modifying its characteristics to meet the needs of the general public, provided that in residence districts an electric substation shall not include rotating equipment, storage of materials, trucks or repair facilities, housing of repair crews, or office or place of business.

**Practical Difficulties**. For variance purposes, means a significant development limitation that:

* arises from conditions on the property that do not generally exist in the area (i.e., the property conditions create a relatively unique development problem);
* precludes the development or use of the property in a manner, or to an extent, enjoyed by other conforming properties in the area;
* cannot be reasonably addressed through the redesign or relocation of the development/building/structure (existing or proposed); and,
* may not be reasonably overcome because of a uniquely excessive cost of complying with the standard.

**Practical Difficulty.** A difficulty with regard to one’s ability to improve land stemming from regulations of this UDO. A practical difficulty is not a “hardship,” rather it is a situation where the owner could comply with the regulations within this UDO but would like a variance from the Development Standards to improve his site in a practical manner. For instance, a person may request a variance from a side yard setback due to a large tree which is blocking the only location that would meet the Development Standards for a new garage location.

**Pre-Existing Towers and Antennas**. Any tower or antenna for which a permit has been issued prior to the effective date of these regulations and is exempt from the requirements of these regulations so long as the tower or antennas are not modified or changed.

**Preliminary Approval**. An approval (or approval with conditions imposed) granted to a subdivision by the Commission after having determined in a public hearing that the subdivision complies with the standards prescribed in this ordinance.

**Primary Conservation Areas**. Unbuildable land, including but not limited to, wetlands and land that is generally inundated (land under ponds, lakes, creeks, etc.); all of the floodway and floodway fringe within the 100-year floodplain; steep slopes; karst areas; and soils subject to slumping, expansion, or erosion.

**Primary Plat**. The primary plat, pursuant to IC 36-7-4-700, is the plat and plans upon which the approval of a proposed subdivision is based. The primary plat and plans shall be subject to public notice and public hearing according to law and according to Commission rules.

**Principal Building.** A building or structure or, where the context so indicates, a group of buildings or structures, in which the principal use of a lot or parcel is conducted. See also Building, Principal.

**Principal Use.** The main use of land or structures as distinguished from a subordinate or accessory use.

**Printing, Publication, and Similar Uses.** An establishment in which the principal business consists of duplicating and printing services using photocopy, blueprint, or offset printing equipment, including publishing, binding, and engraving.

**Private Recreation Club**. An establishment operated for social, educational or recreational purposes that is open only to members and not to the general public.

**Private Street**. A right-of-way which has the characteristics of a street, as defined herein, except that it is not dedicated to the public use. A driveway which is located on a lot and which serves only the use on that lot is not considered as a private street.

**Private through Street.** A paved surface consisting of a roadway, driveway, parking lot or the like which carries vehicular traffic from a dedicated public street to a dedicated public street.

**Professional Offices - Neighborhood Scale (6,000 Square Feet or Under).** Professional or government offices including: accounting, auditing and bookkeeping services; advertising agencies; architectural, engineering, planning, and surveying services; attorneys; counseling services; court reporting services; data processing and computer services; detective agencies and similar services; educational, scientific, and research organizations; employment, stenographic, secretarial, and word processing services; government offices including agency and administrative office facilities; management, public relations, and consulting services; photography and commercial art studios; writers and artists offices outside the home. Does not include: medical offices or offices that are incidental and accessory to another business or sales activity that is the principal use. Incidental offices that are customarily accessory to another use are allowed as part of an approved principal use.

**Professional** **Offices - Corridor Scale (Larger than 6,000 Square Feet).** Professional or government offices including: accounting, auditing and bookkeeping services; advertising agencies; architectural, engineering, planning, and surveying services; attorneys; counseling services; court reporting services; data processing and computer services; detective agencies and similar services; educational, scientific, and research organizations; employment, stenographic, secretarial, and word processing services; government offices including agency and administrative office facilities; management, public relations, and consulting services; photography and commercial art studios; writers and artists offices outside the home. Does not include: medical offices or offices that are incidental and accessory to another business or sales activity that is the principal use. Incidental offices that are customarily accessory to another use are allowed as part of an approved principal use.

**Projecting Sign**. Any sign other than a wall sign affixed to any building or wall whose leading edge extends beyond such building or wall.

**Property, Improved.** A lot or plat including man-made structures thereon.

**Psychiatric Facility.** A facility providing psychiatric service exclusively on an outpatient basis, including emergency treatment, diagnostic services, training, administration, and services to outpatients, employees, or visitors.

**Public and Mass Transit Stations and Accompanying Uses**. Any structure or transit facility that is primarily used, as part of a transit system, for the purpose of loading, unloading, or transferring passengers or accommodating the movement of passengers from one mode of transportation to another.

**Public Improvement.** Any storm drainage facility, street, highway, parkway, sidewalk, pedestrian-way, tree, lawn, off-street parking area, lot improvement, utility, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

**Public Health and Safety Services.** Facilities operated by public agencies including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities, and including any public animal shelter.

**Public or Private Indoor Recreation**. Theaters, bowling alleys, health clubs and other similar recreation uses owned and operated by a private entity, which the principal use is located within a building, but excluding any sexually oriented business.

**Public Space**. Facilities such as public roads, parks, pathways, and open space corridors. May also be facilities owned privately but open to the public, such as HOA pathways connected to larger networks. Common areas serving as an amenity for commercial and multi-family developments are also considered to be public space.

**Public Utilities.** A closely regulated enterprise with a license and/or permit for providing to the public a utility service deemed necessary for the public health, safety, and welfare, such as electric, gas, telephone, water, sewer, solid waste disposal, schools, and public transit.

**Public Utility**. Any person, firm, or corporation duly authorized to furnish under public regulation to the public, electricity, gas, steam, telephone, fiber optics, transportation, water, or sewage systems.

**Public Utility Installation**. The erection, construction, alteration, or maintenance by public utilities, municipal department commissions or common carriers of underground, surface or overhead gas, oil, electrical, steam, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, towers and other similar equipment and accessories in connection therewith, by public utility or municipal departments, commissions, or common carriers, for the public health or safety or general welfare.

**Q**

None.

**R**

**Radius of Curvature**. The length of radius of a circle used to define a curve.

**Rainfall Intensity**. The cumulative depth of rainfall occurring over a given duration, normally expressed in inches per hour.

**Reach**. Any length of watercourse, channel or storm sewer.

**Rear Access Drive.** A drive which accesses the street or right-of-way through the rear of the property.

**Rear Lot Line**. See Lot Line, Rear.

**Rear Yard.** See Yard, Rear.

**Reception Window.** The area within the direct line between a satellite antenna and those orbiting communications satellites carrying available programming.

**Recreational Area**. A place designed and equipped for the conduct of sports and leisure time activities.

**Recreational and Entertainment, Indoor (Public or Private)**  The offering of entertainment or games of skill to the general public within a fully enclosed building. This definition includes uses such as amusement arcade; bowling alleys; billiard parlor; ballroom; bathhouse; bingo establishment; dancing; movie theater, firing (gun) range; gymnasium; instruction in baseball, basketball, gymnastics; miniature golf; ice or roller skating rink; or other similar indoor commercial amusement/recreation establishment.

This definition shall not include off-track mutuel wagering facilities or adult entertainment business.

**Recreational and Entertainment, Outdoor (Public or Private)**  An open area offering entertainment or sports, athletics or games of skill to the general public. This definition includes facilities such as golf courses, swimming pools, baseball/softball fields; live entertainment or performances; boat and canoe rentals (as accessory use to a fishing lake operation); fishing lake operations (commercial or private); go cart raceways; scenic railroads; and drive-in theaters. This definition does not include Sports Stadium.

**Recreational Vehicle**. A vehicular-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. For purposes of this UDO, recreational vehicle means a vehicle which is 1.) built on a single chassis; 2.) four hundred (400) square feet or less when measured at the largest horizontal projections; 3.) designed to be self-propelled or permanently towable by a light duty truck (less than two (2) tons gross vehicle weight); and 4.) designed primarily not for use as a permanent dwelling, but as quarters for recreational camping, travel, or seasonal use

**Recreational Vehicle and Boat Sales/Rental.** The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new boats or watercraft, or used boats or watercraft as an ancillary use of a lot, and any warranty repair work and other repair service conducted as an accessory use; the use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new recreational vehicles or campers, or used recreational vehicles or campers as an ancillary use of a lot, and any warranty repair work and other repair service conducted as an accessory use.

**Recreational Vehicle Park**. Any commercially zoned site, lot, field, or tract of land designed with facilities for short term occupancy for recreational vehicles, tents or similar for camping or travel purposes.

**Recreational Vehicle Storage**. The keeping of recreational vehicles on property while they are not be used or are inactive. This does not include the keeping of junk or inoperable recreational vehicles.

**Recreational Vehicle, Boat, or Automotive Storage, Enclosed**. The storage of motor vehicles, boats, recreational vehicles, permanent or temporary holding, but not junk vehicles or boats, conducted within enclosed structures.

**Registered Land Surveyor**. A land surveyor properly licensed and registered or, through reciprocity, permitted to practice in the State of Indiana.

**Registered Professional Engineer.** An engineer properly licensed and registered in the State of Indiana or, through reciprocity, permitted to practice in the State of Indiana.

**Regulated Drain.** A natural or artificial ditch or channel that carries surplus water and has been established for regulation under any Indiana Drainage Statute.

**Regulatory Flood.** The flood having a one percent (1%) chance of being equaled or exceeded in any given year, as calculated by a method and procedure that is acceptable to and approved by the Indiana Department of Natural Resources and the Federal Emergency Management Agency. The regulatory flood elevation at any location is as defined in this ordinance. The "Regulatory Flood" is also known by the term "Base Flood”, “One-Percent Annual Chance Flood”, and “100-Year Flood”.

**Regulatory Flood Elevation.** The maximum elevation, as established by the Indiana Department of Natural Resources, reached by the Regulatory Flood at the locations in question relevant to approval of a given subdivision.

**Regulatory Floodway**. The channel of a river or stream and those portions of the Flood Plains adjoining the channel which are reasonably required to efficiently carry and discharge the peak flow of the Regulatory Flood of any river or stream as shown on the Flood Insurance Rate Map, Maps of Greenfield, Indiana, as prepared by the Federal Emergency Management Agency.

**Release Rate.** The amount of storm water released from a storm water control facility per unit of time.

**Religious Assembly & Other**. A building or structure for the gathering together of persons for purposes of civic, social or religious functions**.**

**Replacement**. Removing the pre-existing wireless support structure and constructing a new wireless support structure of proportions and of equal height or such other height that would not constitute a substantial modification to a pre-existing wireless support structure in order to support a wireless communications facility or to accommodate collocation.

**Replat**. A subdivision or plat, the site of which has heretofore been platted or subdivided with lots or parcels of land. It may include all or any part of a previous subdivision or plat.

**Residence**. A structure in which a person lives.

**Resort**. An establishment complete with buildings, structures, grounds, and/or sanitary facilities providing lodging with or with-out meals or other services for the enjoyment of its guests.

**Responsible Party.** Any person, firm or corporation that uses property in violation of this UDO or permits another person, firm or corporation to do so.

**Research and Development Center.** Facilities for research including laboratories, experimental equipment and operations involving compounding or testing of materials or equipment. Any facility that is determined by a health, fire, or building official to be a hazard or nuisance to adjacent property or the community at large, due to the possible emission of excessive smoke, noise, gas, fumes, dust, odor, or vibration, or the danger of fire, explosion, or radiation is not to be included in this category.

**Restaurants with Drive-Thru**. An establishment where food and drink are prepared, served and consumed by customers who are given the option of dining within the indoor dining area, the outdoor seating area or via a service window and drive-thru lane to customers in motor vehicles who will be consuming the food off-premises.

**Restaurants without Drive-Thru**. An establishment where food and drink are prepared, served and consumed by the general public within an indoor dining area and may include an outdoor seating area.

**Retail, Grocery, or Food Markets, Corridor Scale.** Establishments that primarily focus on general or specialized retail, food, groceries, and/or alcohol/beverage salesten thousand (10,000) square feet or larger.

**Retail, Grocery, or Food Markets, Neighborhood Scale.** Establishments that primarily focus on general or specialized retail, food, groceries, and/or alcohol/beverage sales Under ten thousand (10,000) square feet.

**Reverse Channel Letters.** Individually mounted opaque, internally backlit letters which illuminate the wall or surface to which they are attached.

**Right-of-Way.** A strip of land occupied or intended to be occupied by a street, pedestrian way, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, special landscaping, or for other special uses. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, screening or special landscaping, or any other use involving maintenance by a public agency shall be dedicated to public use by the subdivider on whose plat such right-of-way is established.

**Riparian Area.** Wooded or vegetated areas along creeks, streams, rivers or designated regulated drains. The area on each bank designated as a riparian area shall be no wider than the average width of the creek, stream or river at normal flow elevation, but be no less than ten (10) feet in width from the top of banks.

**Riparian Conservancy Areas (RCA).** An area of Low-lying lands along watercourses subject to flooding or overflowing during storm periods, whether or not included in areas for dedication, shall be preserved and retained in their natural state as drainage ways unless modifications are deemed necessary by the Drainage Board to improve drainage.

**Rise Pit**. A spring characterized by an upwelling of water, which may be permanently flowing or intermittent.

**Road(s).** See Street(s).

**Roadway Width**. The paved area of a street measured from back of curb to back of curb.

**Roof/Building Mount Facility.** A low power mobile radio service telecommunications facility on which antennas are mounted to an existing structure on the roof (including rooftop appurtenances) or building face.

**Roof Line**. In the case of a flat roof, the uppermost line of the roof of a building; in the case of a pitched roof, the midpoint of between the roof eave and the ridge of the roof exclusive of cupola, pylon, chimney or other minor projections.

**Roof Ridge**. The roof ridge is the top horizontal edge of a pitched roof.  
  
**Root Protection Zone**. Generally, eighteen (18) to twenty four (24) inches deep and a distance from the trunk of a tree equal to one- half (½) its height or its drip line, whichever is greater.

**Rural Area.** An area that may not be classified as an urban area.

**S**

**Sale or Lease**. Any immediate or future transfer of ownership, or any possessory interest in land, including contract of sale, lease, devise, intestate succession, or transfer, of an interest in a subdivision or part thereof, whether by metes and bounds, deed, contract, plat, map, lease, devise, intestate succession, court order, or other written instrument.

**Sales Office**. A trailer, model home, or the like used as a showroom or office for the sale of homes.

**Same Ownership.** Ownership by the same person, corporation, firm, entity, partnership, or unincorporated association; or ownership by different corporations, firms, partnerships, entities, or unincorporated associations, in which a stockholder, partner, or associate, or a member of his family owns an interest in each corporation, firm, partnership, entity, or unincorporated association.

**Satellite Dish/Antenna**. An apparatus capable of receiving communications from and/or sending to a relay located in a planetary orbit or broadcasted signals from transmitting towers.

**Sawmill.** An establishment in which timber is sawed into planks, boards, or other wood products.

**Scenic View.** A scenic view is a view that may be framed, side angle, or panoramic and may include natural and/or man-made structures and activities. A scenic view may be from a stationary viewpoint or be seen as one travels along a roadway, waterway, or path. A view may be to a far-away object, such as a mountain, or of a nearby object.

**School**. An institution which offers instruction in any of the branches of learning and study, including pre-kindergarten, kindergarten, elementary school, and junior and senior high schools, but excluding trade, business, or commercial schools.

**School - College/University**. An institution other than a trade school that provides full-time or part-time education beyond high school.

**School – Primary**. A public, private, or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in schools within the state.

**School – Secondary**. A public, private, or parochial school offering instruction at the junior high or high school level in the branches of learning and study required to be taught in the schools of the state.

**School – Trade**. A school established to provide for the teaching of industrial, clerical, managerial, or artistic skills. This definition applies to schools that are owned and operated privately for profit and that do not offer a complete educational curriculum.

**Screen.** A method of reducing the impact of noise and unsightly visual intrusions with less offensive or more harmonious elements, such as plants, berms, fences, walls, or any appropriate combination thereof.

**Screening**. Landscaping or a fence, wall or similar structure, or combination thereof, designed and established to shelter, protect or hide one use or property from another, possibly incompatible, use or property.

**Seasonal Sales**. Temporary display and sale of items customarily associated with a particular season, such as Christmas trees, holiday decorations, firewood; pumpkins, or any other similar product for sale during a recognized holiday.

**Secondary Approval.** An approval that may be granted by the Plan Commission and signed and certified by the President of the Plan Commission on a plat of the subdivision which the Plan Commission has already given its primary approval before it can be filed with the County Auditor and recorded by the County Recorder, and the improvements and installations have been completed as required by this code or, if the improvements and installations have not been completed as required, the applicant therefore has provided a bond or other proof of financial responsibility in accordance with the requirements of this subdivision code.

**Secondary Plat**. The secondary plat, pursuant to IC 36-7-4-700, is the final plat document in recordable form. A secondary plat shall substantially conform to the preceding primary plat, or section thereof.

**Secretary.** The secretary of the Commission, who shall be the Director unless the Commission takes official action to designate another person to act as secretary.

**Sectionalizing or Phasing**. A process whereby an Applicant seeks final approval on only a portion of a plat which has been granted preliminary approval.

**Self-Storage / Mini-Warehouses**: A building or group of buildings containing one or more individual compartmentalized storage units for the inside storage of customers' goods or wares, where no unit exceeds 600 square feet in area.

**Self-Support Tower**. A communication tower that is constructed without guy wires and ground anchors.

**Semitrailer**. A semitrailer is a vehicle without motive power, designed for carrying property and for being drawn by a motor vehicle, and so constructed that some part of the weight of the semitrailer and that of the semitrailer’s load rests upon or is carried by another vehicle.

**Services Involving Specified Sexual Activity or Display of Specified Anatomical Areas**. Any combination of two or more of the following activities: 1.) the sale or display of books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, tapes, records or other forms of visual or audio representation which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; 2.) the presentation of films, motion pictures, video cassettes, slides, or similar photographic reproductions which are distinguished or characterized by an emphasis upon the depiction of description of specified sexual activities or specified anatomical areas for observation by patrons; 3.) the operation of coin- or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors, or other image-producing devices per machine at any one (1) time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas; 4.) live performances by topless or bottomless dances, go-go dances, exotic dancers, strippers, or similar entertainers, where such performances are distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas; 5.) the operation of a massage school, massage parlor, massage therapy clinic; 6.) body painting/tattoo studio or nude modeling studio.

**Setback**. A line parallel to and equidistant from the relevant lot line (front, back, side) between which no buildings or structures (some exceptions) may be erected as prescribed in the UDO.

**Setback, Aggregate Side**. The sum of the least two (2) side setbacks of a structure, one (1) on either side.

**Sewage**. The water-carried waste derived from ordinary living processes, including, but not limited to, human excreta and waste water derived from water closets, urinals, laundries, sinks, utensil washing, washing machines, bathing facilities, or similar facilities or appliances.

**Sewage Disposal System, Private**. Any sewage disposal system not constructed, installed, maintained and operated and owned by a municipality, a taxing district or a corporation or organization possessing a “Certificate of Territorial Authority” issued by the Indiana Utilities Regulatory Commission and established for that purpose. A private sewage disposal system is typically an individual sewage disposal system that may be either a subsurface septic system or mound septic system that is surface constructed of material brought to the site.

**Sewage Disposal System, Public**. Any conduit for sewage constructed, installed, maintained, operated, owned or defined as a public sewage disposal system by a municipality, taxing district or a corporation or organization possessing a "Certificate of Territorial Authority" issued by the Indiana Utilities Regulatory Commission and established for that purpose.

**Shade Tree**. A tree, usually deciduous, planted primarily for its high crown of foliage or overhead canopy.

**Sheet Flow**. Drainage of water over plane surfaces at a very shallow depth, usually under one inch.

**Short-Term Lodging Agreement**. An agreement under which rooms are provided for a fee, rate, or rental, and are occupied for overnight lodging or habitation purposes for a period of less than thirty (30) days.

**Shrub**. A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground; may be deciduous or evergreen.

**Side Lot Lines**. **See Lot line, Side**.

**Sign**. Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public. The definitions of various types of signs that are set forth in this Section may not be interpreted as a limitation on the scope of the foregoing definition of "sign."

**Sign, Abandoned**. A sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product or activity, and/or for which no legal owner can be found.

**Sign, Animated**. Any sign that uses movement or change of lighting to depict action or create a special effect or scene.

**Sign Area**. The entire area within a regular geometric form or combination of such forms comprising all the display area of the sign or any object which attracts attention to be drawn towards the sign. Signs which are made of individual letters shall be calculated by measuring the total vertical distance by total horizontal distance of such letters. Structural supports shall not be included in the sign area calculation provided that the structural support is not an integral portion of the sign.

**Sign, Awning**. A sign that is painted, stamped, perforated, stitched or otherwise applied on the surface of an awning.

**Sign, Building**. Any sign attached to any part of a building, as contrasted to a freestanding sign.

**Sign, Building Marker**. Any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.

**Sign, Canopy**. Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

**Sign, Changeable Copy**. A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this ordinance. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this ordinance.

**Sign Clearance**. The smallest vertical distance between the grade, grade of the adjacent street or street curb, and the lowest point of any sign, including framework and embellishments, extending over that grade.

**Sign, Directional**. A sign containing information limited to the name of the business, the nature of the business, the business logo, if any, and the distance and direction to the use being advertised.

**Sign, Externally Illuminated**. A sign that is illuminated by an external source of light intentionally directed upon the sign face.

**Sign Face**. The area of a sign on which the copy is placed or that draws attention to the sign.

**Sign, Freestanding**. Any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

**Sign, Governmental.** Traffic or other civic signs, signs required by law or emergency, railroad crossing signs, legal notices, and any temporary, or non-commercial signs as are authorized under policy approved by the County, State, or Federal government.

**Sign, Ground**. Any sign other than a pole sign in which the entire bottom is in contact with the ground and is independent of any other structure.

**Sign Height.** The vertical distance measured from the highest point of the sign face to the grade of the adjacent street or the surface beneath the sign.

**Sign, Incidental**. A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

**Sign, Identification**. A monument or sign identifying a multi-family dwelling complex, a single-family subdivision or a mobile home park by name and/or address.

**Illegal Sign**. A sign which does not meet the requirements of this UDO and which has not received legal nonconforming status.

**Sign, Inflatable**. An inflated object tethered or otherwise attached to the ground, structure or other object, but excluding hot air balloons that are temporarily tethered in connection with their imminent flight. This definition includes, but is not limited to inflated representations of blimps, products, cartoon characters, animals and the like.

**Sign, Integral Roof.** Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches.

**Sign, Internally Illuminated.** A sign whose light source is either located in the interior of the sign so that the light goes through the face of the sign, or which is attached to the face of the sign and is perceived as a design element of the sign.

**Sign, Marquee.** Any sign on the face of a canopy attached to, in any manner, or made a part of and projecting over the entrance to a theater, hotel, or other building.

**Sign, Nonconforming.** A sign or portion thereof that was designed, erected, or structurally altered such that it does not conform to the regulations of the district in which it is located.

**Sign, On-Premises**. A sign which advertises or directs attention to a business, commodity, or service conducted, offered, or sold on the premises, or directs attention to the business or activity conducted on the premises.

**Sign Permit**. A document signed by the Department stating that a proposed sign has met with the general provisions of this UDO.

**Sign, Pole**. A sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is nine (9) feet or more above grade.

**Sign, Portable**. Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A- or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

**Sign, Projecting**. Any sign affixed to a building or wall in such a manner that its leading edge extends beyond the surface of such building or wall.

**Sign, Residential**. Any sign located in a district zoned for residential uses that contains no commercial message except advertising for goods or services legally offered on the premises or provided to the premises where the sign is located, if offering such service at such location conforms to all requirements of the zoning ordinance.

**Sign, Roof**. Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

**Sign, Snipe.** An illegal temporary sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or other objects.

**Sign, Special Event**. A sign upon which information about events or activities conducted by religious, civic, educational, community, governmental, or similar organizations is displayed.

**Sign Structure**. The structure to which a sign is affixed including the structural base or supports.

**Sign, Suspended**. A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

**Sign, Temporary**. Any sign that is intended to be displayed for a limited period of time of thirty (30) days, renewable four (4) times a year, and is not permanently anchored or secured to a building or not having supports or braces permanently secured to the ground, including but not limited to: banners, pennants, or advertising displays including portable signs.

**Sign, Wall**. Any sign attached parallel to, but within six inches of, a wall, painted on the wall surface of, or erected and confined with the limits of an outside wall or any building or structure, which is supported by such wall or building, and which displays only one sign surface.

**Sign, Window.** Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

**Single Housekeeping Unit.** A single housekeeping unit may exist where the occupants of the unit enjoy common use and access to all living and eating areas, bathrooms, and food preparation and serving areas.

**Site**. A site is any lot or group of contiguous lots owned or functionally controlled by the same person or entity, assembled for development

**Site Triangle**. The imaginary triangular area formed at a street corner by projecting the curb lines of the two intersecting streets to where the two projected lines would cross. From that intersecting point, one measures twenty-five (25) feet back along both curbs and then the two (2) end points are then connected. Within this imaginary triangle, no visual obstructions taller than three (3) feet are allowed. We have current regulations with measurements based on the type of street classification

**Small Cell Facility.** 1.) A personal wireless service facility (as defined by the Federal Telecommunications Act of 1996, as in effect on July 1, 2015); or, 2.) a wireless service facility that satisfies the following requirements: (A) each antenna, including exposed elements, has a volume of three (3) cubic feet or less; (B) all antennas, including exposed elements, have a total volume of six (6) cubic feet or less; (C) the primary equipment enclosure located with the facility has a volume of seventeen (17) cubic feet or less. For purposes of part (2)(C) of this definition, the volume of the primary equipment enclosure does not include the following equipment that is located outside the primary equipment enclosure: electric meters; concealment equipment; telecommunications demarcation boxes; ground-based enclosures; back-up power systems; grounding equipment; power transfer switches; and cut-off switches.

**Small Cell Network**. A collection of interrelated small cell facilities designed to deliver wireless service.

**Smoke**. Small gas borne particles resulting from incomplete combustion, consisting predominantly but not exclusively of carbon, ash, and other combustible material, that form a visible plume in the air.

**Soil**. All unconsolidated mineral and organic material of any origin.

**Solar Farm**. A commercial facility that converts sunlight into electricity, whether by photovoltaic (PV) or other conversion technology, for the primary purpose of wholesale sales of generated electricity.

**Sound**. An oscillation in pressure in air.

**Special Flood Hazard Area (SFHA).** Those lands within the jurisdictions (including extraterritorial jurisdictions) of the City subject to inundation by the regulatory flood. The SFHAs of the City are generally defined as such on the Hamilton County, Indiana and Incorporated Areas Flood Insurance Rate Map prepared by the FEMA, dated February 19, 2003, as well as any future updates, amendments, or revisions, prepared by the FEMA with the most recent date. The SFHAs of those parts of unincorporated Hamilton County, Indiana that are within the extraterritorial jurisdiction of the City or that may be annexed into the City are generally identified as such on the Hamilton County, Indiana and Incorporated Areas FIRM prepared by the FEMA and dated February 19, 2003 as well as any future updates, amendments, or revisions, prepared by the FEMA with the most recent date. (These areas are shown on a FHBM or FIRM as Zone A, AE, A1-A30, AH, AR, A99, or AO).

**Special Handling**. Retail businesses that sell products that require special handling due to risks to public safety.

**Spectrum**. Relating to any transmissions or reception of electromagnetic waves.

**Spillway**. A waterway in or about a hydraulic structure, used for the release of excess water.

**Spring**. An outflow of subterranean water.

**Stable**. A structure and/or land use in or on which horses are kept primarily for breeding, boarding, training and/or giving lessons.

**State Acts.** Such legislative acts of the State of Indiana as they affect these regulations.

**State Plane Coordinates System**. A system of plane coordinates, based on the Transverse Mercator Projection for the Western Zone of Indiana, established by the United States Coast and Geodetic Survey for the State of Indiana.

**Steady State Vibration**. A vibration which is continuous, as from a fan, compressor, or motor.

**Stealth Facility**. A stealth facility shall include those design and construction techniques used to disguise WCF and Support Structures and/or conceal an Antenna Array. Examples include, but are not limited to, rooftops, flagpoles, light poles, bell and clock towers, signs, water towers, silos, steeples, and chimneys.

**Storage, Contractor**. An area used or intended for the storage of contractor materials, or vehicles and equipment not in service.

**Storage Duration**. The length of time that water may be stored in a storm water control facility, computed from the time water first begins to be stored.

**Storage of Commercial Gases**. The type of storage where flammable or combustible liquids or gases are received by tank vessel, pipelines, tank car, or tank vehicle, and are stored and blended in bulk for the purpose of distributing such liquids by tank vessel, pipeline, tank car, tank vehicle, portable tank, or container. Also including any storage of explosives or blasting agents.

**Storage, Wholesaling and Distribution, Enclosed**

Establishments or places of business primarily engaged in handling freight (with or without maintenance); selling merchandise to retailers, to industrial, commercial, institutional, or professional business users, or to other wholesalers, or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies; or the intake of goods and merchandise, individually or in bulk, the short-term holding or storage of such goods or merchandise, or the breaking up into lots or parcels and subsequent shipment off-site of such goods and merchandise. This definition includes facilities such as distribution operation; storage and transfer establishments; and distribution from truck yards.

**Storm Sewer**. A closed conduit for conveying collected storm water.

**Storm Water Drainage System.** All methods, natural or man-made, used for conveying storm water to, through or from a drainage area to any of the following: conduits and appurtenant features; canals; channels; ditches; streams; culverts; streets; or pumping stations.

**Storm Water Runoff.** The water derived from rains falling within a tributary basin, flowing over the surface of the ground or collected in channels or conduits.

**Story**. That portion of a building included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, then the space between such floor and the ceiling next above it shall be the story.

**Stream/vegetation Interface Line**. The line where the non-vegetated streambed meets streamside vegetation. Where plants are widely dispersed, this line shall begin where vegetation covers seventy five percent (75%) of the ground plane.

**Street**. A public right-of-way that provides the principal means of access to abutting property. Rights-of-way for utility, pedestrian, or bicycle easements are not considered streets.

**Street, Arterial**. A street designated for large volumes of traffic movement. Certain arterial streets may be classed as limited access highways to which entrances and exits are provided only at controlled intersections and access is denied to abutting properties. Arterial streets are divided into two categories: primary and secondary in accordance with Section 153 of the Code of Ordinances.

**Street, Classification**. For the purpose of providing for the development of the streets, highways, and rights-of-way in the City, and for their future improvement, reconstruction, realignment, and necessary widening, including provision for curbs and sidewalks, each existing street, highway, and right-of-way, and those located on approved and filed plats, have been designated on the Official Map of the City or Thoroughfare Plan and classified therein. The classification of each street, highway, and right-of-way, is based upon its location in the respective zoning districts of the City and its present and estimated future traffic volume and its relative importance and function as specified in the Comprehensive Plan and/or its Thoroughfare Plan component.

**Street, Collector**. A street planned to facilitate the collection of traffic from residential streets and to provide circulation within neighborhood areas and convenient ways for traffic to reach arterial streets.

**Street, Dead-End**. A street or a portion of a street with only one (1) vehicular-traffic outlet and no turnaround. See also Dead-End Street

**Street Frontage**. The distance for which a lot line adjoins a public street, from one lot line intersecting said street to the furthest distant lot line intersecting the same street.

**Street, Local**. A street designated primarily to provide access to abutting properties, usually residential. Certain residential streets may be marginal access streets parallel to arterial streets, which provide access to abutting property and ways for traffic to reach access points on arterial streets.

**Street Right-of-Way Width**. The distance between property lines measured at right angles to the center line of the street.

**Stripping**. Any activity which significantly disturbs vegetated or likewise stabilized soil surface, including clearing and grubbing operations.

**Structural Alteration**. Any change, other than incidental repairs, which would prolong the life of the supporting members of a building, such as the addition, removal, or alteration of bearing walls, columns, beams, girders, or foundations.

**Structure**. Anything constructed or erected which requires location on the ground or attachment to something having a location on the ground, including but not limited to buildings, sheds, detached garages, mobile homes, manufactured homes, above-ground storage tanks, freestanding signs and other similar items.

**Subdivider**. Any person or persons, firm or corporation engaged in developing or improving a tract of land which complies with the definition of a subdivision as defined in the UDO.

**Subdivision**. The division of any parcel / lot of record on the last preceding transfer of ownership, into two (2) or more parcels / lots, for the purpose, whether immediate or future, of transfer of ownership; provided, however, the creation of lot(s) leaves no remainder of less than three (3) acres

**Subdivision Agent.** Any person who represents or acts for or on behalf of a subdivider or developer in selling, leasing, or developing, or offering to sell, lease, or develop any interest, lot, parcel, unit, site, or plat in a subdivision, except an attorney-at-law whose representation of another person consists solely of rendering legal services, and who is not involved in developing, marketing or selling real property in the subdivision.

**Subdivision Control Ordinance**. An ordinance relating to subdivision control regulations codified in the UDO.

**Subdivision, Major.** Any division of land including but not limited to subdivisions of five (5) or more lots, or any size subdivision requiring any new street or extension of the local governmental facilities, or the creation of any public improvements.

**Subdivision, Minor**. Any subdivision containing not more than four (4) lots in which all lots have at least fifty (50) feet of frontage on an existing street that is an improved right-of-way maintained by the City (or other local government) or by a fifty (50) foot wide access easement, and not involving any improvement to a public road, the construction of any new street or road, nor the imposition of any adverse effect upon the use of the remainder of the land or adjoining property as determined by the Commission.

**Subdivision, Nonresidential**. A subdivision intended for nonresidential use.

**Subject Property.** The land, building or structure concerning which an application for a permit, certificate, review or other determination authorized by the Zoning Ordinance or the Subdivision Control Ordinance, has been filed.

**Substantial Damage**. Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

**Substantial Improvement.** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred “repetitive loss” or “substantial damage" regardless of the actual repair work performed. The term does not include improvements of structures to correct existing violations of state or local health, sanitary, building or safety code requirements or any alteration of a "historic structure", provided that the alteration will not preclude the structures continued designation as a "historic structure".

**Substantial Modification of a wireless support structure.** The replacement of a wireless support structure and/or the mounting of a wireless facility on a wireless support structure in a manner that: 1.) increases the height of the wireless support structure by the greater of: (A) ten percent (10%) of the original height of the wireless support structure; or, (B) twenty (20) feet; 2.) adds an appurtenance to the wireless support structure that protrudes horizontally from the wireless support structure more than the greater of:(A) twenty (20) feet; or, (B) the width of the wireless support structure at the location of the appurtenance; 3.) increases the square footage of the equipment compound in which the wireless facility is located by more than two thousand five hundred (2,500) square feet; or, 4.) any improvement that results in a structure which fails to meet the General Standards and Design Requirements for Wireless Communication Facilities set forth in this UDO. The term does not include the following: 1.) Increasing the height of a wireless support structure to avoid interfering with an existing antenna; 2.) Increasing the diameter or area of a wireless support structure to: (A) shelter an antenna from inclement weather; or, (B) connect antenna to the wireless support structure by cable.

**Subsurface Drainage**. A system of pipes, tiles, conduits, or tubing installed beneath the ground surface used to collect groundwater from individual parcels, lots or building footings.

**Support Structure.** Any structure designed and constructed specifically to support an Antenna Array, and may include a monopole, self-supporting (lattice) tower, guy-wire support tower and other similar structures. Any device used to attach an Attached WCF to an existing building or structure shall be excluded from this definition.

**Surface Drainage.** A system by which storm water runoff is conducted to an outlet. The term encompasses the proper grading of parking lots, streets, driveways, yards, etc., so that storm water runoff is removed without ponding and flows to a drainage swale, open ditch or storm sewer.

**Suspension**. The removal of a participating community from the NFIP because the community has not enacted and/or enforced the proper floodplain management regulations required for participation in the NFIP.

**Swimming Pool**. A self-contained body of water at least twenty four (24) inches deep and eight (8) feet in diameter or width and used for recreational purposes. It may be above or below ground level and shall be considered an accessory structure/use.

**T**

**Technical Review Committee**. The Technical Advisory Committee of the Greenfield Advisory Plan Commission is a committee composed of the following members: Two (2) Plan Commission members, City Engineer, Zoning Administrator/City Planner, Public Utility Representatives, Greenfield Street Commissioner, Hancock County Soil and Water Conservation District staff member, Fire Chief - Local Fire Department, and Traffic Safety Officer -Greenfield Police Department; whose purpose is to make recommendations to the Greenfield Advisory Plan Commission concerning standards, design and impact upon streets, utilities, and other facilities for planned unit development proposals, subdivision plans, and development plans; The Board of Zoning Appeals may also request the committee to review variance requests or conditional uses.

**Telecommunications**. The transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.

**Telecommunications Act**. The Communications Act of 1934, as it has been amended from time to time, including the Telecommunications Act of 1996, and shall include future amendments to the Communications Act of 1934.

**Telecommunication Facility**. A land-based facility, consisting of towers, antennas, accessory buildings and structures or other structures intended for use in connection with the commercial transmission or receipt of radio or television signals, or any other spectrum-based transmissions/receptions.

**Temporary Activity**. A use established for a fixed period of time, with the intent to discontinue such use upon the expiration of such time that does not involve the construction or alteration of any permanent structure.

**Temporary Improvement**. Improvements built and maintained by a subdivider during construction of the subdivision and intended to be replaced by a permanent improvement prior to release of the performance bond, or turnaround improvements at the ends of stub streets intended to be replaced when the adjoining area is developed and the through street connection made.

**Temporary Structure**. A tent, awning, or the like used as a temporary shelter, cover, or device.

**Temporary Wireless Communication Facility**. Any tower, pole, antenna, etc., designed for use while a permanent wireless facility is under construction, or for a special event or conference where a majority of people attending are wireless users.

**Tenant Frontage Width**. The length of the outside building wall occupied by the tenant or merchant on a dedicated public or private street.

**Thoroughfare Plan**. The part of the comprehensive plan for the city, now or hereafter adopted, which includes a major street and highway plan and sets forth the location, alignment, dimensions, identification, and classification of existing and proposed streets, highways, and other thoroughfares for the city within its environs.

**Through Lot**. See Lot, Through.

**Tiled Drain**. A tiled channel that carries surplus water and that was established under or made subject to any drainage statute or ordinance.

**Tower**. A lattice-type structure guyed or freestanding, that supports one or more Antennas.

**Tower Setback**. The horizontal distance from the base of the tower to an abutting property line and/or apparent or proposed right-of-way.

**Townhouse**. One of several individual housing units constructed with a common roof, front wall and rear wall.

**Toxic Substance**. Any gas, liquid, solid, semisolid substance of mixture of substances, which if discharged into the environment could, alone or in combination with other substances likely to be present in the environment, cause or threaten to cause bodily injury, illness, or death to members of the general public through ingestion, inhalation, or absorption through anybody surface. In addition, substances which are corrosives, irritants, strong sensitizers, or radioactive substances shall be considered toxic substances for the purpose of this regulation.

**Tractor (semi-tractor).** A tractor is a motor vehicle designed and used primarily for drawing or propelling trailers, semitrailers, or vehicles of any kind and are registered with a semi-tractor license plate.

**Trade, Artisan, and Vocational Schools or Fabrication Shops, Enclosed**. An establishment, not exceeding three thousand (3,000) square feet of floor area, for the preparation, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leather craft, hand-woven articles, and related items. **Traffic Management Plan**. A study and analysis of how a given use, plan or development will affect traffic in the surrounding area (circulation patterns, amount of vehicle trips generated, amount of vehicles, etc.).

**Tree Protection.** Measures taken, such as temporary fencing and the use of tree wells, to protect existing trees from damage or loss during and after project construction.

**Tree**. A large, woody plant having one or several self-supporting stems or trunks and numerous branches; may be classified as deciduous or evergreen.

**Tributary**. Contributing storm water from upstream land areas.

**U**

**Understory**. Assemblages of natural low-level woody, herbaceous, and ground cover species that exist in the area below the canopy of the trees.

**Use**. Any purpose for which a structure or a tract of land may be designated, arranged, intended, maintained, or occupied; also, any activity, occupation, business or operation carried on, or intended to be carried on, in a structure or on a tract of land.

**Use, Accessory**. See Accessory Use (or wherever it is)

**Use, Nonconforming**. Any use of land, building or structure which use is not permitted in the zone in which the use is located. (See also: Legal non-conforming use.)

**Use, Permitted.** Any use of land, building or structure which use is permitted in the zone in which the use is located.

**Use, Principal.** The main use of land, building or structure as distinguished for a subordinate or accessory use.

**Use Variance**. The approval of a use other than that prescribed by the UDO, an act granted by IC 36-7-4- 918.3.

**Utility Facility**. support facilities that is any privately, publicly, or cooperatively owned lines, facilities, or systems for producing, transmitting, or distributing communication, electricity, light, heat, gas, oil, crude products, water, steam, waste, storm water, including any fire or police signal system or street lighting system, which directly or indirectly serves the public.

**V**

**Variance**. A deviation from any term or standard contained in the UDO as authorized by the Board of Zoning Appeals.

**Vegetation, Native**. Any plant species with a geographic distribution indigenous to all or part of Hancock County. Plant species that have been introduced by man are not native vegetation.

**Vehicle Sales Area**. An open area, other than a street, used for the display, sale or rental of new or used vehicles, including, but not limited to, trucks, recreational vehicles, boats, motorcycles, automobiles or trailers, and where no repair work is done except minor incidental repair of vehicles to be displayed, sold or rented on the premises.

**Vehicle Sales, Services, and Repairs** The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new motor vehicles, or used motor vehicles as an ancillary use of a lot, and any warranty repair work and other repair service conducted as an accessory use.

**Veterinary With Kennel.** A place where animals are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-time boarding and shall be only incidental to such hospital and/or clinical use.

**Veterinary Without Kennel**. A place where animals are given medical or surgical treatment and are cared for during the time of such treatment. No kennels shall be allowed.

**Viable**. When referring to a tree, shrub, or other type of plant, is a plant that, in the judgment of the zoning inspector, is capable of sustaining its own life processes, unaided by man, for a reasonable period of time.

**Vibration**. A reciprocating motion transferred through the earth, both in horizontal and vertical planes.

**Vision Clearance on Corner Lots**. A triangular space at the street corner of a corner lot, free from any kind of obstruction to vision.

**W**

**Water Surface Elevation**. The height, in relation to the North American Vertical Datum of 1988 (NAVD 88) or National Geodetic Vertical Datum (NGVD) of 1929, (or other datum where specified) of floods of various magnitudes and frequencies in the floodplains of riverine areas.

**Watercourse**. A lake, river, creek, stream, wash, channel or other topographic feature, on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

**Watershed.** See Drainage Area.

**Wet Bottom Detention Basin (retention basin).** A detention basin that is designated to retain a permanent pool of water after it has performed its planned detention function during or immediately following a storm event.

**Wet Weather Spring or Rise**. An intermittent spring that discharges storm waters.

**Wetlands**. Those areas inundated or saturated by surface or groundwater at a frequency or duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation specifically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. This term does not include lands having the following general diagnostic environmental characteristics:

* Vegetation: the prevalent vegetation consists of plant species that are typically adapted for life only in aerobic soils. These mesophytic and/or xerophytic macrophytes cannot persist in predominantly anaerobic soil conditions.
* Soils: soils, when present, are not classified as hydric, and possess characteristics associated with aerobic conditions.

**Wireless Communications Facilities.** Any unstaffed facility for the transmission and/or reception of wireless communications services, usually consisting of an antenna array, transmission cables, equipment facilities, and a support structure.

**Wireless Communications Facility, Abandoned**. To intentionally, permanently, and completely, cease all business activity associated with a wireless support structure.

**Wireless Communication Facility, Alternative Tower Structure**. Man-made trees, clock towers, bell steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers. See also Stealth Facility.

**Wireless Communications Facility, Attached** (Attached WCF). An Antenna Array that is attached or affixed to an existing building or structure (including but not limited to a utility pole, sign or water tower), along with any transmission cables and accompanying pole or device that attaches or affixes the Antenna Array to the existing building or structure.

**Whip Antenna**. An antenna that transmits signals in three hundred sixty (360) degrees. Whip antennas are typically cylindrical in shape and are less than six (6) inches in diameter and measure up to eighteen (18) inches in height. Also called omnidirectional, stick or pipe antennas.

**Wireless Support Structure**. A freestanding structure designed to support wireless facilities. The term does not include a utility pole or an electrical transmission tower.

**Wood**. The wood of trees cut and prepared for use as an exterior building material.

**Woodlands, Existing.** Existing trees and shrubs of a number, size, and species that accomplish the same general function as new plantings.

**X**

None

**Y**

**Yard**. A space on the same lot with a principal building, such space being open, unoccupied and unobstructed by buildings or structures from ground to sky except where encroachments and accessory buildings are expressly permitted.

**Yard Factor**. The length in feet of a given yard (measured at the yard's mid-point, for a yard with varying width and depth) divided by one hundred (100), for the purpose of determining landscaping requirements.

**Yard, Front**. A yard as defined herein, encompassing the horizontal space between the building setback line to the right-of-way line and extending to the side lines of the lot.

**Yard, Rear.** A yard, as defined herein, encompassing the horizontal space between the nearest foundation of a building to a rear lot line and that rear lot line, extending to the side lines of the lot, and measured as the shortest distance from that foundation to the rear lot line. See also Rear Yard.

**Yard, Side.** The area of a lot extending from the front yard to the rear yard and measured between the building and the side lot line.

**Yard, Street**. See Yard, Front.

**Z**

**Zone Lot**. A parcel of land in single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage, and use, and that can provide such yards and other open spaces as required by the regulations of the UDO.

**Zoning Map**. See Official Zoning Map.

**Zoning Ordinance**. Those sections of the UDO now or hereafter adopted, that include the Official Zoning Map, regulations, requirements and procedures for the establishment of land use controls.