

DEFINITIONS

WORKING DRAFT | 09-18-2020

This is a working document that will be revised and updated throughout the City of Amarillo's Zoning Ordinance Revision Project.

This document includes all definitions from the Amarillo Municipal Codes sections listed below (as of 10-23-19). The Annotated Outline indicates these definitions will be consolidated into Article IX of the revised Zoning Ordinance, which will be completed as part of Module 3.

- 4-2-2. – Definitions. (Signs)
- 4-7-1. - Definitions. (MH/RV Parks)
- 4-9-2. - Definitions. (Airport Zoning)
- 4-10-3. - General definitions. (Zoning)
- 4-10-83. - Special definitions and explanations noted in use regulations.
- 4-10-247. - Definitions. (Landscaping)
- 4-11-6. – Definitions. (Landmarks and Historic Preservation)

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General Definitions (Chapter 4-10, Zoning, Sec. 4-10-3)

For the purposes of this chapter, words used in the present tense include the future; words in the singular number include the plural number and words in the plural number include the singular number; the word "shall" is mandatory and not discretionary. Certain words in this chapter not heretofore defined are defined as follows:

(A)

Accessory Building: See *Building, Accessory*.

Accessory Dwelling Unit:

Accessory Use: See *Use, Accessory*.

Adaptive Reuse: The conversion of an existing Building or Structure located within the boundaries of an adopted Neighborhood Plan area from its original or most recent Use to a new Use. Adaptive Reuse may include the rehabilitation, renovation, or expansion of the existing Building or Structure.

Adult Arcade: A business that offers its customers in one (1) or more Viewing Booths motion or still pictures characterized by exposure of Specified Anatomical Areas.

Adult Business: Any business activity which offers the opportunity to view Specified Sexual Activity or view, or touch, for entertainment, Specified Anatomical Areas. Such definition further includes but is not limited to Adult Arcade, Adult Bookstore/Film Store, Adult Cabaret, Adult Lounge, Adult Motel or Hotel, Adult Retail Store, and an Adult Theater.

Adult Bookstore/Film Store: A business in which a substantial portion of its stock in trade consists of books, videos, DVDs, CDs, tapes, cassettes, photographs, slides, magazines, and other periodicals or digital media that are distinguished or characterized by an emphasis on Specific Sexual Activities or Specified Anatomical Areas, or both.

Adult Cabaret: A business that offers to customers live performances characterized by exposure of Specified Anatomical Areas.

Adult Lounge: An Adult Cabaret that serves alcoholic beverages.

Adult Motel or Hotel: A business that offers its customers a sleeping room or sitting room for a period of time less than ten (10) hours and provides motion picture or still picture entertainment characterized by exposure of Specified Anatomical Areas.

Adult Retail Store: A business in which a substantial portion of the stock in trade consists of items or products other than printed matter characterized by an emphasis on Specified Sexual Activities or Specified Anatomical Areas, or both.

Adult Theater: A business with a capacity of more than five (5) persons that offers customers motion or still picture or live entertainment or performances characterized by exposure of Specified Anatomical Areas.

Adult Day Care: A facility that provides care for the elderly and/or functionally impaired adults in a protective setting for a portion of a 24-hour day.

Agricultural District: Any Zoning District listed in *Article II, Zoning Districts, Division 2, Agricultural Districts*.

Agricultural Supply Store: An agriculture-oriented retail shop that primarily sells materials related to agricultural production and farming, such as animal and livestock feed, fertilizers, pesticides, and tools and implements.

Air Navigation, Hazard To: Any Airport Obstruction or Wildlife Hazard that is determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

Aircraft:

Airport: A landing and terminal facility for aircraft, including facilities for fueling, servicing, and maintaining such aircraft.

Airport-Compatible Land Use: The use of land adjacent to an Airport that does not endanger the health, safety or welfare of the owners, occupants or users of the land because of levels of noise or vibrations or because of the risk of personal injury or property damage created by the operations of the Airport, including the taking off and landing of aircraft.

Airport Hazard: Any Structure or Object of Natural Growth that enters the airspace required for the takeoff, landing, and flight of aircraft, or that interferes with visual, radar, radio, or other systems for tracking, data acquisition, monitoring, or control of aircraft.

Airport Hazard Area: Any area of land or water upon which an Airport Hazard might be established if not prevented as provided in this Chapter.

Airport Layout Plan: The FAA approved and City adopted drawing, as may be amended from time to time, which reflects an agreement between the FAA and City depicting the physical layout of an airport and identifying the location and configuration of current and proposed Runways, Taxiways, buildings, roadways, utilities, nav aids, etc.

Airport Master Plan: An assembly of documents and drawings (that have been approved by the FAA and adopted by the City) covering the development of the Airport from a physical, economic, social, and political jurisdictional perspective. The *Airport Layout Plan* is part of the Master Plan.

Airport Obstruction: Any Structure, Object of Natural Growth, or other object, including a mobile object, that protrudes above the airport surfaces described in Section 4-10-70, A-O (Airport Overlay District).

Airport Zoning Board: The Amarillo City Council. In accordance with V.T.C.A., Local Government Code [§ 241.016](#), the City Council shall act as the Airport Zoning Board.

Airport Zoning Board of Adjustment: The Amarillo Zoning Board of Adjustment. In accordance with V.T.C.A., Local Government Code [§ 241.032](#), the City Council shall act as the Airport Zoning Board of Adjustment.

Airport Zoning Commission: The Amarillo Planning and Zoning Commission. In accordance with V.T.C.A., Local Government Code [§ 241.016](#), the Planning and Zoning Commission shall act as the Airport Zoning Commission.

Airstrip: 481, 4881

Alcohol Production Facility 312120, 312130, 312140

Alley: A public space or Thoroughfare for the placement of utilities which affords only secondary means of access to property abutting thereon.

Amarillo Airport: Rick Husband Amarillo International Airport.

Amusement Enterprise: Any indoor or outdoor place that is maintained or operated for the amusement, entertainment, or recreation of the public.

(25) *Amusement, Commercial (Indoors):* Any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge that is wholly located inside a Building. Examples include bowling alleys, billiard parlors, skating rinks, and video arcades.

Amusement, Commercial (Outdoors): Any amusement enterprise offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place outside of a Building. Examples include golf driving ranges, archery ranges, go-cart tracks, and miniature golf courses.

Animal Boarding Facility: An establishment that regularly offers to the public the service of boarding dogs, cats, and/or other household for a fee. The establishment may, in addition to providing shelter, food, and water, offer incidental grooming or other services for the animals.

Animal Feeding Lot 112112

Animal Shelter: A facility used to house or contain animals that is owned, operated, or maintained by a duly incorporated humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals.

Apartment: A Dwelling Unit located in a Multiple-Family Dwelling, in a Live/Work Dwelling, or in a Mixed Use Building.

Applicant: The person responsible for an Application.

Application: Any request for approval required by Article V, *Procedures*, of this Chapter.

Art Gallery: A place or establishment arranged for the display and exhibition of works of art and for their sale by one or more artists, provided that no art supplies, equipment, or accessories are or may be sold or offered for sale other than the works of art. Note: this definition is being rolled into “Cultural Facility” in the use table.

Asphalt or Concrete Batching Plant:

Assisted Living Facilities 623 8051-8059

Attached: A Building that shares a vertical wall, roof, or other structural member in common with or in contact with any other Building.

Attic: The unfinished space between a Building’s highest ceiling and its roof.

Attic, Habitable: A finished or unfinished habitable space within an *Attic*. For the purpose of this definition, “habitable space” has the same meaning specified in the Building Code.

Auto Glass, Muffler, or Seat Cover Shop 811112, 811122, 811121 7533, 7526

Auto Parts and Accessory Sales (Indoors) 4413 5531

Auto Storage or Auto Auction 493190, 423110 4226, 5012

Automobile, Motorcycle, or Scooter Repair Garage, Painting Shop, or Body Rebuilding Shop 8111, 811490 7532

(B)

Bakery, Wholesale 424490 5149

Banks or Financial Institutions 6011-6099, 6111-6163 6020, 6030

Basement: A Building Story that is partly underground.

Bed and Breakfast: An establishment operating in a Detached One-Family Dwelling that provides short-term lodging and meals for compensation.

Block: An area enclosed by Streets and occupied by or intended for Buildings; or, if such word is used as a term of measurement, it shall mean the distance along a side of a Street lying between the nearest two (2) intersecting Streets which intersect the Street on such side.

Board: Zoning Board of Adjustment.

Bounding Property Line: A Performance Standards term interpreted as being at the far side of any Street, Alley, stream or other permanently dedicated Open Space from the noise source when such Open Space exists between the property line of the noise source and adjacent property. When no such Open Space exists, the common line between two (2) Parcels of property shall be interpreted as the Bounding Property Line.

Boutique Hotel 721110 7011

Brick Kiln or Tile Plant 327120 3251, 3253

Building: An enclosed sheltering Structure. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate Building.

Building, Accessory: A detached Building subordinate to the Main Building on the Lot that is used for a purpose customarily incidental to the Main Building.

Building, Farm Accessory Building: A Structure, other than a Housing Unit, on a Farm for the housing, protection or storage of the usual farm equipment, animals and crops.

Examples of Farm Accessory Buildings includes barns, stables, sheds, and Private Garages.

Building, Institutional: A Main Building that contains one or more public or semi-public uses, including: Public, Denominational, or Private Elementary or Secondary Schools; Hospitals;

Building, Main: The Building or Buildings on a Lot that are occupied by the Principal Use.

Building, Mixed Use: A Main Building that contains at least one Dwelling Unit and 1 or more Non-Residential Uses allowed in the Zoning District in which the Mixed Use Building is located. The Dwelling Unit(s) may be located above the ground floor or behind the non-residential Floor Area. The floor space above the ground floor may be occupied by non-residential Floor Area in addition to Dwelling Units.

Building, Non-Residential: A Building that does not contain Dwelling Units.

Building Code: The Building Code(s) adopted with local amendments in Chapter 4-3., *General Building and Construction Standards*, of the Amarillo Municipal Code. *Building Depth:* A measurement of the horizontal distance from the front Building wall to the rear Building wall of a single Building. This distance is typically parallel to the side Lot Lines. *Building Ends:* Those sides of a Building having the least dimension.

Building Footprint: A Structure which is covered by a roof or canopy and is not open to the sky. This definition is not intended to include Carports.

Building Line : See *Setback Line*.

Building, Nonresidential Accessory Building: A detached Building subordinate to the Main Building on a Lot that is used for a purpose customarily incidental to the Main Building. Examples of Non-Residential Accessory Buildings include Private Garages, sheds, workshops, greenhouses, and storage buildings. *Building, Residential:* A Main Building that solely contains one or more Dwelling Units.

Building, Residential Accessory: A Detached Building subordinate to the Main Residential Building on a Lot that is used for a purpose customarily incidental to the Main Residential Building. Examples of Residential Accessory Buildings include a Private Garage, toolhouse or shed, greenhouse, home workshop, or children's playhouse.

Building Official: The official in charge of the Department of Building Safety of the City.

Building Permit: An official permit issued by the City through the Building Official to allow a person to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any Structure in accordance with Chapter 4-3.

Building Setback: See *Setback*.

Building Width: A measurement of the horizontal distance between the side Building walls of a single Building. This distance typically is parallel to the front and rear Lot Lines.

Bus Station or Terminal 485, 488490 4173

Business Service Establishments: Establishments offering specialized support services used in the conduct of commerce. These services may include, but are not limited to, employment services; copying and printing services; advertising and mailing services; building maintenance services; management and consulting services; protective services; equipment rental and leasing; commercial research, development, and testing; and other professional, scientific, or technical services or administrative or support services.

BYOB Event: A Temporary Use where an establishment that is not licensed or permitted by the Texas Alcoholic Beverage Commission allows patrons to bring alcoholic beverages onto the Premises for possession and consumption.

BYOB Venue: An establishment that is not licensed or permitted by the Texas Alcoholic Beverage Commission and allows patrons to bring alcoholic beverages onto the Premises for possession and consumption at more than one event during a calendar year. This definition excludes a private residence; an establishment operated by a governmental entity; a private club, as defined by the Texas Alcoholic Beverage Code; a fraternal or veteran’s organization, as defined by the Texas Alcoholic Beverage Code; an Eating Place; a religious assembly use; a Theater; or a College or University.

(C)

Cabinet and Upholstery Shop 337110, 451130 5712, 5714

Caliche Pit and Storage Area 212312, 212325 1422, 1459

Canopy: A roof-like Structure of a permanent nature which is attached to, supported by or projects from the wall of a Structure.

Car Wash: 811192 7542

Carport: A roofed Structure that is enclosed on not more than three (3) sides and used solely for the parking of vehicles and not for any other purpose, including storage of any type. (second half of sentence is from 4-10-193, Ord. No. 6904, § 1, 2-21-2006)Catering Service:

Cellar: A Building Story with more than one-half its Height below the average level of the adjoining ground. A Cellar shall not be counted as a Story in computing Building Height.

Cement or Hydrated Lime Plant 327310, 327320, 327410 3273, 3274

Cemetery or Mausoleum 812220 6553

Certificate of Appropriateness: A permit issued by the City’s Urban Design and Historic Preservation Commission (UDHPC) that indicates approval with the requirements for which the Applicant has applied.

Certificate of Occupancy and Compliance: An official certificate issued by the Building Official that indicates conformance with the Zoning Ordinance, Building Code, and other City ordinances, and authorizes legal use of the Premises for which it is issued.

Chapter: Chapter 4-10, *Zoning*, of the Amarillo Municipal Code.

City Manager: Chief administrative officer of the City.

Civic Space: A type of Common Open Space that is formally configured, created as a central meeting and gathering space for the community that surrounds the civic space and is either owned by a public entity or privately held, administered and maintained through a joint agreement satisfying the requirements of Article IV, Division 6, *Parks, Open Space, and Civic Space*, of this Chapter. Recreation facilities, swimming pools, sports fields, courts, and amenity centers are not included with the definition of civic space.

Cleaning or Laundry Self Services Shop 812310 7215

Cleaning Shop or Laundry (Limited Area) 7211, 7212, 7217, 7219 7211, 7212

Cleaning, Dyeing or Laundry Plant 7211, 7212, 7213, 7216, 7217, 7218 7218

College or University 611310 8221

Commercial Amusement (Indoor):

Commercial Amusement (Outdoor):

Commercial Day Care Center Facility 624410 8322, 8351

Common Open Space: Open Space within or related to a development, not a part of individually owned Lots or dedicated for general public use, but designed and intended for the common ownership, use, and enjoyment of the residents of the development.

Communication and Broadcast Towers: Structures supporting antennas for transmitting or receiving any portion of the radio spectrum, but excluding noncommercial antenna installations for home use of radio or television.

Community Center: A Building and grounds owned and operated by a governmental body for the social or recreational uses, health, or welfare of the community served.

Community Garden: A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family. Harvest cutting is permitted, but no other cutting, chopping, or processing is permitted.

Comprehensive Plan: A periodically updated series of documents that unify all elements and aspects of City planning. This Plan serves as a policy guide to Zoning and Subdivision decisions reflecting the best judgment of the staff, Planning and Zoning Commission and the City Council.

Comprehensive Plan Amendment: Any change to the text of the Comprehensive Plan or to the Future Land Use and Character Map.

Comprehensive Zoning Ordinance, 1968: Chapter 26 of the 1968 Amarillo Code of Ordinances and its amendments.

Comprehensive Zoning Ordinance of the City of Amarillo, Texas: Chapter 4-10 of the Amarillo Code of Ordinances and its amendments.

Condominium:

Conforming Use: Any use of a Lot that is a Permitted Use or an approved Specific Use in the Zoning District in which the Lot is situated and that conforms to the regulations of that District and all other regulations of this Chapter.

Construction Codes: The Building, Electrical, Fire Mechanical, and Plumbing Codes as a group applicable to the development, construction, use, repair and maintenance of sites, their facilities, and Buildings.

Contractor Storage or Equipment Yard 236, 238 1521, 1799

Contributing Structure: A structure within the HP-O District that is at least 50 years old and retains all or most of its historic integrity thus helping to solidify the historical nature of the District.

Corner Lot: A Lot abutting upon two or more streets at their intersection.

Corner Store: A small retail business, Personal Service business, Art Gallery, or Eating Place located on a Corner Lot at the Street level.

Country Club: An area that contains a Golf Course, a clubhouse, and associated uses available only to private specific membership. Examples of associated uses include swimming pools, tennis courts, and driving ranges. *Crematory:* A facility containing properly installed, certified apparatus intended for use in the act of cremation.

Criminal Justice Halfway House 623990 8361

Cul-de-sac: Same as *Street, Cul-de-sac*.

Cultural Facility: Establishments such as museums, art galleries, botanical and zoological gardens, and other facilities of an historic, educational, or cultural nature.

(D)

Day Camp for Children A facility arranged and conducted for the organized recreation and instruction including outdoor activities on a daytime basis.

Day-Night Average Sound Level (DNL): The 24-hour average sound level, in decibels, for the period from midnight to midnight, obtained after the addition of 10 decibels to sound levels for the periods between midnight and 7 a.m., and between 10 p.m., and midnight, local time. The symbol for DNL is L_{dn} .

Density: A measure of residential land use intensity. Most commonly expressed in number of Dwelling Units per acre. In this Chapter, Density is expressed as the number of Dwelling Units per Lot or the number of Dwelling Units per acre.

Department: Same as *Planning and Development Services Department*.

Detached: A Building that does not have a wall, roof, or other structural member in common with or in contact with any other Building.

Developer: A person engaged in land, site, or building development.

Development: Any man-made change to improved or unimproved real estate including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations. *Development* includes the carrying out of any building activity, the making of any material change in the use or appearance of any Structure or land, or the subdivision of land.

Developer Participation Agreement: An agreement between the City, alone or with other governmental units with jurisdiction, and the owners of property within the City's jurisdiction regarding the development on the property of public improvements not including buildings.

Director of Aviation: The City of Amarillo Director of Aviation for the Rick Husband Amarillo International Airport or the director's designee.

Director of Environmental Health: The head of the City Environmental Health Department or the director's designee.

Director: Same as *Planning and Development Services Department Director*.

District: Same as *Zoning District*.

Downtown: Downtown Amarillo, which has the boundaries specified in Article II, Zoning Districts, Division 7, Overlay Districts, Sec. 4-10-71, Downtown Urban Design Overlay District.

Drag Strip or Commercial Racing 711212 7948

Drinking Place: An establishment licensed by the Texas Alcoholic Beverage Commission that is primarily engaged in preparing and/or serving alcoholic beverages for immediate on-site consumption. This definition includes, but is not limited to, bars, taverns, and nightclubs. These establishments may also provide limited food services.

Drive-In Service: The service of food or other goods, services, or entertainment where patrons remain in their motor vehicles which are parked in spaces provided on the premises for that purpose.

Drive-Thru Service: A service where goods are provided to patrons via a Drive-Thru Service Area.

Drive-Thru Service Area: Location where sales occur or patrons are served through a window or other wall opening, door, or mechanical device while remaining in their

motor vehicles. Any products served to patrons normally are not consumed on the premises.

Dump or Sanitary Fill Area 562212, 562219 4953

Duplex: Same as *Dwelling, Two-Family*.

Dwelling: A Building or portion thereof designed exclusively for residential occupancy, including One-[Family](#), Two-Family, and Multiple-Family, but not including hotels or motels.

Dwelling, Fourplex: A Detached Multiple-Family Dwelling located on one Lot that contains four (4) Dwelling Units.

Dwelling, Live/Work: A principally residential Building that includes an office, studio, or other commercial use, as specified in Sec. 4-10-102, and a single Dwelling Unit occupied by the Building owner. Compare: (1) Home Occupations. A Live/Work Dwelling allows a broader range of commercial Uses and more non-residential Floor Area than a Home Occupation. In addition, a Live/Work Dwelling may be designed as a Townhouse or with a storefront or other commercial design configuration at the ground level, while a Home Occupation occurs in a Building that is designed as a residence. (2) Mixed Use Buildings. A Mixed Use Building allows multiple non-residential Uses and Dwelling Units in the same Building, while a Live/Work Dwelling is generally limited to a single Dwelling Unit and a single business.

Dwelling, Multiple-Family: A Building, or portion thereof, arranged, intended, or designed for three (3) or more Dwelling Units. Triplex Dwellings, Fourplex Dwellings, and Small Apartment Dwellings are types of Multiple-Family Dwellings.

Dwelling, Multiple-Family (Age-Restricted):

Dwelling, One-Family: A residential Building designed and constructed for Occupancy by only one (1) Family and located on a separate building Tract or Platted Lot Detached single-family houses and Townhouses are types of One-Family Dwellings.

Dwelling, Small Apartment: A Multiple-Family Dwelling that contains 5 or more Dwelling Units and is characterized by its low height and small bulk.

Dwelling, Townhouse: A One-Family Dwelling that is Attached to another Building.

Dwelling, Triplex: A Detached Multiple-Family Dwelling located on one Lot that contains three (3) Dwelling Units. *Dwelling, Duplex:* A residential Building located on one Lot that contains two (2) Dwelling Units, either side-by-side or stacked.

Dwelling Unit: Same as *Housing Unit*.

Dwelling Unit, Accessory:

(E)

Easement: A right held by the City or its franchised utility companies to be used for access, drainage or the placement of utilities such as water, sewer, telephone lines, electrical lines or gas lines.

Eating Place: An establishment primarily engaged in providing food and non-alcoholic beverage services. This definition includes full-service restaurants, limited-service restaurants, cafeterias, buffets, coffee shops, ice cream shops, and snack bars. These establishments may also provide incidental sale of alcoholic beverages.

Effective Date: The effective date of this Chapter or any amendment thereto.

Electrical Code: The Electrical Code adopted with local amendments elsewhere in the Amarillo Municipal Code.

Electrical Energy Generating Plant or Wind Generator 221112, 221114, 221115, 221116, 221117 4911

Electrical Substation: An electrical facility consisting of transformers and associated equipment having a primary purpose of reducing the transmission voltage of a bulk electrical power source greater than thirty-three thousand (33,000) volts (33 KV) for distribution to specific areas within the City.

Electrical Transmission Line 22112 4911

Event Venue: A commercial facility rented to individuals, groups, or organizations, and used to host private gatherings that are not open to the general public, such as, but not limited to, weddings, receptions, meetings, and conferences. An Event Venue may be comprised of a permanent structure(s), temporary structure(s), uncovered outdoor gathering area(s), or any combination thereof. An Event Venue may include kitchen facilities for the preparation or catering of food. This definition does not include Eating

Places, Drinking Places, BYOB Venues, civic clubs, community centers, religious facilities, or publicly-owned facilities.

Evergreen Tree: A tree with foliage that persists and remains green year round.

Excess Vegetation: Whether living, dormant, or dead:

- (1) All grasses, weeds, and other plants in excess of eight (8) inches in height that are cultivated and growing in rank profusion; or
- (2) Noxious weeds; or
- (3) Uncultivated brush or weeds in excess of eight (8) inches in height; or
- (4) Shrubs and tree limbs that overhang or obstruct public sidewalks, streets, or alleys in violation of other provisions of this Code of Ordinances.

Provided however, the term "Excess Vegetation" shall not include cultivated flowers, gardens, and lawns.

Extraterritorial Jurisdiction (ETJ):

(F)

FAA: See *Federal Aviation Administration*.

Façade:

Family: Any number of individuals living together as a single housekeeping unit, in which not more than four (4) individuals are unrelated by blood, marriage or adoption, or any number of individuals with disabilities residing in community homes for the disabled and meet the Texas licensing requirements as mandated in the Texas Human Resources Code Ann., Chapter 123.

Fairgrounds or Exhibition Area 711310 7999

Family Day Care Home, Public or Denominational Day Care 624410 8322, 8351

Farm Accessory Building 9999

Farm, Ranch, or Orchard: An area of five (5) acres or more that is used for growing of usual farm products, vegetables, fruits, trees, and grain; and for the raising thereon of the usual farm poultry and farm animals such as horses, cattle and sheep. This definition

includes the necessary Accessory Uses for raising, treating, and storing products raised on the Premises. This definition does not include:

- the commercial feeding of offal and garbage to swine and other animals, or
- any type of agriculture or husbandry specifically prohibited by ordinance or law, or
- commercial riding stables.

Farm Stand:

Federal Aviation Administration (FAA): The Agency within the Department of Transportation of the United States Government that has the responsibility of regulating Aeronautical Activities. It was established by an act of Congress on April 1, 1967.

Field or Construction Office: A Temporary Structure or shelter used in connection with a Development or building project for housing on the site of temporary administrative and supervisory functions and for sheltering employees and equipment.

Fire Code: The Fire Code adopted with local amendments elsewhere in the Amarillo Municipal Code.

Fire Station 922160 9224

Fitness Studio or Gym:

Fixture: The assembly housing the lamp(s), which may include some or all of the following components: housing, mounting bracket, pole socket, lamp holder, ballast, reflector, mirror, refractor, or lens.

Flea Market: A collection or group of outdoor stalls, booths, tables or other similar arrangement, used by individual vendors, for the display and sale of various items of new or used personal property.

Floor Area: The total square feet of floor space within the outside dimensions of a Building including each floor level, but excluding Cellars, Carports, and Garages. Also referred to as *Gross Floor Area*.

Foot-candle: The unit of measure expressing the quantity of light received on a surface. One foot-candle is the illuminance produced by a candle on a surface one foot square from a distance of one foot.

Fourplex: Same as *Dwelling, Fourplex*.

Front Yard: See *Yard, Front*.

Fully-Shielded Luminaire: A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part.

(G)

Garage, Private: An Accessory Building housing vehicles owned and used by occupants of the Main Building; if occupied by vehicles of others, it is a storage space.

Garden Shop and Plant Sales 444220 5261

Gas Line and Regulating Station 221210 4923

Gasoline or Fuel Service Station 4471 5541?

Glare: Lighting entering the eye directly from Luminaires or indirectly from reflective surfaces that causes visual discomfort or reduced visibility.

Golf Course: A tract of land laid out with a least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A Golf Course may include a clubhouse, restrooms, driving range, and shelters as accessory uses.

Grade: Average finished ground elevation of the Lot at the base of the existing or proposed Structure.

Greenhouse or Plant Nursery, Retail:

Greenhouse or Plant Nursery, Wholesale:

Gross Floor Area: See *Floor Area*.

Groundcover: Living landscape materials or low-growing plants, other than turf grasses, installed in such a manner so as to provide a continuous cover of the ground surface, and which upon maturity normally reach the average maximum height of twenty-four (24) inches.

Group Living Quarters: A housing facility that provides residence to five (5) or more individuals unrelated by blood, marriage, or adoption. Group living quarters include such land uses as boarding or rooming house, dormitory, convent or monastery (without a Church on-site), a nursing home, hospice, or residence for the aged, residential facilities for Fraternities, Sororities or Membership Associations, and any other residential facility where the number of occupants per housing unit exceeds the Amarillo zoning ordinance definition of Family.

(H)

Habitable Attic: See *Attic, Habitable*.

Halfway House 623220 8361

Hardscape: Hard landscape materials including but not limited to building foundations, concrete, asphalt, pavers, and stones set with mortar that are incorporated into a landscape.

Hatchery, Poultry 112340 0254

Hauling or Storage Company 484 4214

Hazard to Air Navigation: See *Air Navigation, Hazard to*.

Hazardous Waste:

Hazardous Waste Collection, Processing, or Disposal: An indoor facility or operation to collect, process, or dispose of Hazardous Waste materials.

Heavy Manufacturing or Industrial Uses as Defined By Section 4-10-293, Performance Standards For Heavy Industrial Uses

Height: The vertical distance from the highest point of a Building or Structure to grade, measured in accordance with [Sec. 4-10-135](#) of this Chapter.

Heliport: A landing and terminal facility for rotary wing aircraft, including facilities for fueling, servicing, and maintaining such craft.

Helistop: A landing pad for small and medium rotary wing aircraft not exceeding a maximum takeoff weight of 12,500 pounds subject to regularly scheduled use; but not including fueling or servicing facilities for such craft.

Helistop, Small: A landing pad for occasional and infrequent use by small rotary wing aircraft not exceeding a maximum takeoff weight of 7,000 pounds and not for regularly scheduled stops.

Highway:

Historic District: An area (excluding public right-of-way) that has a definable geographic boundary and consists of a minimum of seven (7) acres, having historical, cultural, or archaeological significance, and which may have within its boundaries other Objects, Sites, and Structures, including Accessory Buildings, fences and other appurtenances, that, while not of such historical, cultural, architectural or archaeological significance, to be designated a Landmark, nevertheless contributes to the overall visual setting of or character of the Landmark(s) located within the District.

Historic Site: The location of a significant event, a prehistoric or historic occupation or activity, or an Object or Structure, whether standing, ruined, or vanished, where the location itself maintains historical or archaeological value regardless of the value of any existing Object or Structure.

Home Occupation: An Accessory Use by the occupant(s) of a Dwelling Unit in which goods are produced or traded or services are rendered as an economic enterprise.

Horse Lot (Commercial): An area used exclusively for quartering horses (the term "horses" shall include all equine animals) for the purposes of boarding or rental to the public.

Horse Lot (Private): An enclosed area unobstructed by any cross fences used exclusively for quartering horses (the term "horses" shall include all equine animals).

Hospital: A medical facility or institution that diagnoses, treats, and cares for persons; or that provides medical and surgical treatment to persons, including acute medical care, chronic medical care on a prolonged or permanent basis, mental health care, and resident or outpatient treatment to alcoholic, narcotic, or psychiatric patients.

Hotel or Motel: A Building or group of Buildings designed and occupied as a temporary habitation for individuals. To be classified as a Hotel or Motel, an establishment shall contain a minimum of 25 individual guest-rooms or units and shall furnish customary Hotel services such as linen, maid service, telephone, use and upkeep of furniture.

Hotel or Motel with Associated Uses: A Hotel or Motel that includes a Drinking Place, dance hall, nightclub, tavern, lounge and/or private club as associated uses on the same Premises.

Hotel, Boutique: A building or group of attached or detached buildings containing less than 25 lodging units intended primarily for rental or lease to transients by the day, week, or month. A Boutique Hotel may provide additional services such as daily maid service, restaurants, meeting rooms, and/or recreation facilities.

Housing Unit: A Building or portion of a Building that is arranged, occupied, or intended to be used as living quarters for one Family and includes facilities for food preparation and sleeping.

HUD-Code Manufactured Home : A Structure that:

- was constructed on or after June 15, 1976;
- is built on a permanent chassis;
- is designed to be used as a dwelling with or without a permanent foundation when the Structure is connected to the required utilities;
- is transportable in one (1) or more sections;
- in the traveling mode, is at least eight (8) body feet in width, or at least forty (40) body feet in length, or, when erected on site, is at least three hundred twenty (320) square feet; and
- includes the plumbing, heating, air-conditioning, and electrical systems of the home; and

is not a Recreational Vehicle.

(I)

Illuminance: The amount of light falling on a surface, measured in foot candles or lux.

Impervious Surface: Any material that prevents or substantially impedes the infiltration of stormwater into the ground. Impervious Surfaces include, but are not limited to, Building roofs (excluding eaves), parking lots, driveways, walkways, swimming pools, and concrete, asphalt, and brick surfaces.

Industrialized Housing: A residential Building that is:

- Designed for the occupancy of one (1) or more Families;
- Constructed in one (1) or more modules or constructed using one (1) or more modular components built at a location other than the permanent site; and
- Designed to be used as a permanent residential Building when the module or the modular component is transported to the permanent site and erected or installed on a permanent foundation system.

Industrialized housing includes the Building's plumbing, heating, air conditioning, and electrical systems. Industrialized Housing does not include:

- Housing constructed of a sectional or panelized system that does not use a modular component; or
- A ready-built home constructed in a manner in which the entire living area is contained in a single unit or section at a temporary location for the purpose of selling and moving the home to another location.

Infill Lot: A Lot that is bordered on two or more sides by developed Lots and is either:

- An Undeveloped Lot; or
- A Lot that contains a Dangerous Structure, as defined in Chapter 4-3, Sec. 4-3-3. *Abatement of substandard structures;* or
- A Lot that contains a vacant Building or Structure that has not been occupied for more than 3 years.

Institution of Religious, Charitable or Philanthropic Nature 8132, 8133, 8134, 8139
8641

(J)

***Junk or Salvage Yard:* Any land or Building where metals, plumbing materials, appliances, vehicles, vehicle parts, rags or paper, machinery or similar items or material are kept, salvaged, stored, dismantled and/or offered for sale as whole units, as salvaged parts or as processed materials.(K)**

Kelvin: A unit of measurement for light's "warmness" or "coolness."

Kennel: An establishment licensed to operate a facility housing dogs or other household pets and where breeding, boarding, or selling of animals is conducted as a business. This definition specifically excludes veterinary clinics, offices, and animal hospitals.

Kennel (Private): Any Accessory Building designed or arranged for the care of dogs, cats, or other animals belonging to the owner of the Main Building, kept for purposes of show, hunting, or as pets.

(L)

Laboratory, Manufacturing: Operations involving the compounding of products such as perfumes, pharmaceutical and the development and assembly of instruments and similar items.

Laboratory, Medical or Dental 6215, 339116 8071, 8072

Laboratory, Scientific or Research 5417 8731-8734

Lamp: A generic term for the component of a Luminaire that produces the actual light, often called a “bulb” or “tube.”

Landfill (Nonputrescible Material): A designated Tract of land upon which material and man-made inert solid material is disposed of in accordance with the standards established by the Texas Board of Health. The material which may be disposed of shall be limited to soil, rock, dirt, sand, gravel, concrete, brush, lumber and construction or demolition wastes. Any other non-putrescible material not listed above must be approved by the City Director of Public Works prior to dumping. No putrescible solid waste shall be disposed of in the landfill. The landfill site must be approved by the City Director of Public Works.

Landfill, Sanitary: A designated area of land upon which solid waste and other material are disposed of in accordance with standards established by the Texas Board of Health. Sanitary landfill site must be approved by the City Director of Public Works.

Landing Area: The surface area of an Airport used for the landing and taking off of Aircraft.

Landing Field: Same as *Airstrip*.

Landmark: An Object, Site, or Structure of importance whose Demolition or destruction would constitute an irreplaceable loss to the quality and character of the nation, state, or City.

Landscaping and Irrigation Plan: A plan that demonstrates compliance with the provisions of Article IV, Division 3, *Landscaping & Screening*.

Large Tree: A tree 30 feet or more in height at maturity regardless of whether the tree is evergreen or ornamental.

L_{dn}: See *Yearly Day-Night Average Sound Level*.

Legal Height: The maximum Height of a Building permitted by any Airport Zoning Ordinance or other ordinance restricting the Height of Structures.

Library (Public) 519120 8231

Light Fabrication and Assembly Processes: Including the manufacture of clothing, jewelry, trimming decorations, and any similar item that does not generate noise, odor, vibration, dust, or other hazards.

Light Manufacturing or Industrial Uses as Defined By Section 4-10-292, Performance Standards for Light Industrial Uses

Light Trespass: Light that falls beyond the Lot it is intended to illuminate.

Lighting: “Electric” or “man-made” or “artificial” lighting. See *Lighting Equipment*.

Lighting Equipment: Equipment specifically intended to provide gas or electric illumination, including but not limited to, lamps, luminaires, ballasts, poles, posts, lenses, and related structures, electrical wiring, and other necessary or auxiliary components.

Limited Self-Service Gasoline or Fuel Service Station: An establishment for the retail sale of petroleum products only (not including automobile accessories, service or repair) on a customer self-service basis that has no more than 4 individual dispensing outlets at any separate station or on any Lot.

Livestock Auction: Barns, pens, and sheds for the temporary holding and sale of livestock.

Living Landscape Materials: Living flowers, Groundcover, ornamental grasses, turf, shrubs, vines, and trees.

Living Unit: Same as *Housing Unit*.

Local Utility Line: The facilities provided by a municipality or a franchised utility company for the distribution or collection of gas, water, surface drainage water, sewage, electric power or telephone service.

Lot: Land occupied or to be occupied by a Building and its Accessory Building, and including such Open Spaces as are required under this Chapter and having its principal Frontage upon a public Street or officially approved place.

Lot Area: The contiguous area within Lot Lines, measured in accordance with **Sec. 4-10-136** of this Chapter.

Lot Coverage: The percent of Lot Area that is covered by an Impervious Surface.

Lot Depth: The mean distance between the front and rear Lot Lines. (See Appendix Illustration 2.)

Lot Lines: The lines bounding a Lot.

Lot of Record: A Lot which is part of a Subdivision, the Plat of which has been duly recorded in the office of the County Clerk of Potter or Randall Counties.

Lot Width: The width of a Lot at the front Building Line. See *Article IV, Division 2, Area and Bulk Regulations*.

Lumen: The unit of measure used to quantify the amount of light produced by a Lamp or emitted from a Luminaire (as distinct from “watt,” a measure of power consumption).

Luminaire: A complete lighting unit (Fixture), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

(M)

Manufactured Home: Same as *HUD-Code Manufactured Home*. Also referred to as *Manufactured Housing*. This definition does not include *Mobile Homes*.

Manufactured Home (Type A): A *Manufactured Home* that was manufactured more than six (6) years prior to the year of installation.

Manufactured Home (Type B): A *Manufactured Home* that was manufactured 6 years or less prior to the year of installation.

Manufactured Home (Type C): A new *Manufactured Home*. A new *Manufactured Home* is defined as having never been occupied for any reason including as a sales office, temporary Residence, or for commercial use; having never been involved in an accident, having never received weather-related damage that at any time has affected its structural integrity; and having no visible signs of damage.

Manufactured Home Park: A unified development of at least 4 *Manufactured Home* spaces arranged on a tract of land under private ownership.

Manufactured Home Subdivision: A unified Development of Manufactured Home sites or Platted Lots that have been divided for the purpose of individual ownership, and that is governed by the provisions of the Subdivision regulations of the City.

Market Garden: An establishment where food or ornamental crops are grown on the ground, on a rooftop, or inside a building, to be sold or donated. *Milk Depot, Dairy or Ice Cream Plant* 424430, 3115 2020, 5143,

Mining and Storage of Mining Waste 21 1000-1499

Mixed Use Building: See *Building, Mixed Use*. *Mobile Food Unit:* A vehicle mounted, self or otherwise propelled, designed as a food establishment to be readily moveable and equipped for on-site food preparation. This includes vehicles in which food is prepared on site. Said vehicles must meet all applicable regulations for fixed food establishments. Mobile Food Unit includes *Mobile Food Trucks, Mobile Ice-Cream/Frozen Dessert Vehicle* and *Non-Motorized Food Vending Carts*. Mobile Food Units do not include restaurant delivery and catering vehicles.

Mobile Food Truck: A mobile kitchen that serves food or beverages from an enclosed, self-contained, motorized vehicle.

Mobile Home: A Structure that:

- was constructed before June 15, 1976;
- is built on a permanent chassis;
- is designed to be used as a Dwelling with or without a permanent foundation when the Structure is connected to the required utilities;
- is transportable in one or more sections;
- in the traveling mode, is at least 8 body feet in width, or at least 40 body feet in length, or when erected on site, is at least 320 square feet; and
- includes the plumbing, heating, air conditioning, and electrical systems.

Mobile Ice Cream/Frozen Dessert Vehicle: A motorized vehicle or truck that normally contains a commercial freezer in which all products for sale are prepackaged and frozen.

Mobile Home Sales or Rental 453930, 531190 5271

Mobile Ice Cream/Frozen Dessert Vehicles 722330

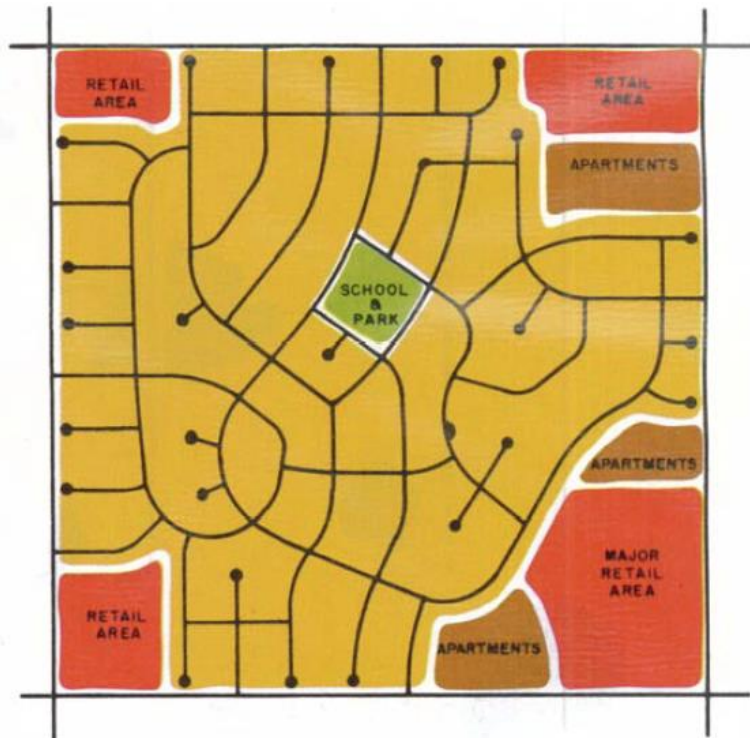
Morgue, Mortuary, or Ambulance Service 621910, 812210 4119, 7261

Motor Freight Terminal 488490 4231

(N)

Neighborhood Plan: A plan adopted by the Amarillo City Council that guides future neighborhood planning and development efforts. Examples include the North Heights Neighborhood Plan, Barrio Neighborhood Plan, and San Jacinto Neighborhood Plan.

Neighborhood Planning Unit: A planning concept where the core principle is to centralize a school and park within a neighborhood. Low and moderate density residential uses surround this civic space, with higher density housing and neighborhood retail and service uses along the neighborhood edges.



New Building Materials Sales and/or Storage (Unscreened): The sale and/or storage of Building materials where a minimum of 60% of the Building materials are new products which have not previously been used in the construction of, or as a part of, any Structure.

New or Used Automobile or Motor Vehicle Sales & Rental, In Structure 4411, 4412
5511, 5521

New or Used Automobile or Motor Vehicle Sales & Rental, Outdoor Lot 4411, 4412
5511, 5521

New or Used Heavy Machinery Sales, Rental, with Associated Storage or Repair 532412,
811310 5080

Noise Level Reduction (NLR): The reduction of outside noise transmitted inside a Structure achieved through the incorporation of noise attenuation into the design and construction of the Structure.

Nonconforming Lot: A platted Lot existing on the Effective Date of this Ordinance that does not meet present Lot Area, Width, Depth, or other dimensional requirements. †

Nonconforming Site Improvement: Any improvement required by Article II, II, or IV of this Chapter approved, in accordance with applicable City requirements, prior to the Effective Date that does not conform to present regulations in Articles II, III, and IV of this Chapter.

Nonconforming Structure: A Structure approved, in accordance with applicable City requirements, prior to the Effective Date, but which does not conform to present requirements.

Nonconforming Use: A land Use or activity that was lawful prior to the Effective Date, but which fails to conform to present requirements.

Nonconformity: A Nonconforming Lot, Nonconforming Site Improvement, Nonconforming Structure, or Nonconforming Use.

Noncontributing Structure: A structure within the Historic Preservation Overlay (HP-O) District that does not possess the qualifications or characteristics of a contributing structure, but has been included within the HP-O District because of its geographic location.

Non-Living Landscape Materials: Natural or man-made material free of uncultivated vegetation that is intended to reduce or eliminate watering, growth of Excess Vegetation, and inhibit water runoff while maintaining a pleasant aesthetic appearance.

Non-Motorized Vending Cart: A non-motorized vehicle that is normally propelled by the operator, contains products for sale that are prepackaged and/or frozen, and operates independent of any fixed food establishment.

Non-Residential Building: A Building that does not contain any Dwelling Units.

Non-Residential District: Any Zoning District listed in *Article II, Zoning Districts, Division 4, Office, Retail, and Business Districts; or Division 5, Industrial Districts.*

North American Industry Classification System (NAICS) Code: The group definition of the most current North American Industry Classification System prepared by the United States Office of Management and Budget. The NAICS Manual may be viewed and download online at <https://www.census.gov/eos/www/naics/>. An interactive version of the NAICS is available at <https://www.naics.com/search/>.

(O)

Object: A material thing of functional, aesthetic, cultural, historical, archaeological or scientific value that may be, by nature or design, movable, yet be related to a specific setting or environment.

Object of Natural Growth: Any object of natural growth. A tree, shrub, groundcover, or other vegetation.

Occupancy: The apparent use of land as defined by this chapter or by generally accepted definitions.

Off-Premise Alcoholic Beverage Sales: Sales of alcoholic beverages in lawful containers for off-premise consumption.

Off-Premises Sale: An outdoor retail event that does not occur on the same Lot as the sponsoring retail business.

Off-Street Parking Space: An enclosed or unenclosed area, not on a public Street or Alley, established for or used for the parking of a motor vehicle.

Office & Business District: Any Zoning District listed in Article II, Zoning Districts, Division 4, Office & Business Districts.

Offices and Clinics, Medical or Dental 8011-8049, 8092-8099

Offices, General Business or Professional 4724, 4725, 5411-5418, 6211-6289, 6311-6399, 6411, 6512-6553, 6712-6799, 8111, 8611-8699, 8711-8748 6500, 8700

On-Premise Primary Use Sales and Service: Sales of alcoholic beverages, and establishments holding permits under the Texas Alcoholic Beverage Code, as a primary use for consumption on the premises where sold or served. The term "primary use" being defined as having alcohol sales that are in excess of 50% of the gross sales receipts of the establishment.

On-Premise Incidental Use Sales and Service by Restaurant: Sales of alcoholic beverages, and service of alcoholic beverages in restaurants holding permits under the Texas Alcoholic Beverage Code, as an incidental use for consumption on the premises where sold or served. The term "incidental use" being defined as having alcohol sales that are no more than 50% of the gross sales receipts of the establishment.

On-Premise Incidental Use Sales and Service by Non-Restaurant: Sales of alcoholic beverages, and service of alcoholic beverages in establishments other than restaurants holding permits under the Texas Alcoholic Beverage Code, as an incidental use for consumption on the premises where sold or served. The term "incidental use" being defined as having alcohol sales that are no more than 50% of the gross sales receipts of the establishment.

On-Street Parking Space: An unenclosed area within the right-of-way of a public Street or Alley established for or used for the parking of a motor vehicle.

Orchard: Same as *Farm, Ranch, or Orchard*.

Ornamental Lighting: Lighting that does not impact the function and safety of an area but is purely decorative, or used to illuminate architecture and/or landscaping, and installed for aesthetic effect.

Ornamental Tree: A deciduous tree 30 feet or less in height at maturity, planted primarily for its ornamental value such as flowers, leaf color, size, or shape.

Outdoor Lighting: Lighting equipment installed within the property line and outside the building envelopes, whether attached to poles, Buildings, Structures, the earth, or any other location; and any associated lighting control equipment.

Outdoor Promotional Event: An occurrence outside of a permanent Building or Structure designed to draw attention to a particular business or group of businesses and located on the same site as the promoting business(es). Examples include, but are not limited to, sidewalk sales, open houses, and grand openings.

Outdoor Retail Display: The incidental outdoor display of commodities for retail sale

Outdoor Storage: The storage of any equipment or commodity outside of a Building for more than 24 hours.

This definition does not include:

- the storage of vehicles or equipment for the principal activity of an auto storage, auto auction, new or used auto sales (outdoor lot);
- new or used heavy machinery sales with associated storage and repair;
- motorcycle or scooter sales and repair;
- tool and light vehicle rental and sales;
- petroleum products, storage and wholesale;
- milk depot dairy or ice cream plant;
- maintenance and repair service for Buildings; Mobile Home/Manufactured Home sales or rental;
- bus station or terminal;
- hauling or storage company or similar transportation use;
- new building material sales and storage;
- contractors' storage or equipment yard;
- wholesale office, storage, and sales facility;
- parking lots for personal, commercial, or government vehicles;
- Outdoor Retail Display; or
- any establishment having facilities for processing iron, steel, or nonferrous scrap and whose principal product is scrap iron and steel or nonferrous scrap for sale for remelting purposes, and that is located in the A, GR, LC, CB, HC, I-1 or PD Zoning District.

Overlay District: Any Zoning District listed in Article II, Zoning Districts, Division 7, Overlay Districts. Overlay Districts establish additional standards that supplement the base Zoning District or Planned District regulations.

(P)

Parcel: Same as Lot.

Park or Playground (Public): A recreation facility or park owned or operated by a public agency such as the Municipal Park Department or school board and available to the general public; or the temporary or seasonal use of open land as a play area or recreation area which is authorized or approved by the City.

Park: A public or private area of land, with or without Structures, intended for outdoor active or passive recreational uses.

Parking Lot Island: An area, protected by standard curb, and typically surrounded on at least two (2) sides by parking spaces or drive aisle.

Parking Lot, Truck: Facility for parking or storage of currently licensed trucks.

Parking Lot or Structure: Pawn Shop 522298 5932

Peak Hour: The period during which traffic volume is at its highest.

Performance Standards: The standards specified for the operating characteristics of industrial uses related to noise, smoke, particulate matter, odorous matter, fire and explosion hazard, toxic and noxious matter, glare, vibration and storage.

Permitted Use: A Use permitted in a Zoning District without the need for legislative review and approval, upon satisfaction of the standards and requirements of this Chapter.

Person: An individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

Personal Service Establishment: A business that provides personal services directly to customers at the site of the business, or that receives goods from or returns goods to the customer that have been treated or processed at another location. Personal Service Establishment includes, but is not limited to: travel agencies; dry-cleaning and laundry drop-off and pick-up stations; tailors; hair stylists and cosmetologists; toning or tanning salons; branch offices of financial institutions; photocopying services; postal substations; package delivery drop-off and pick-up stations; shoe repair shops; photography studios; interior design studios; and art, music, dance, and martial arts schools.

Pest Control Service 561710 7342

Pet Care Service: An establishment primarily engaged in providing services for household pets, such as grooming, daycare, and training. This definition excludes Veterinary Services and Kennels.

Petroleum Collecting and Storage Facilities 211, 213 1381-1389

Petroleum or Gas Well 211, 213 1300-1381

Petroleum Products Storage and Wholesale 4247, 454310, 5171, 5172

Planned District: Any Zoning District listed in Article II, Zoning Districts, Division 6, Planned Districts. Development in Planned Districts is subject to a Proposed Development Plan approved as part of a Rezoning Application.

Planning Department: Same as *Planning and Development Services Department*.

Planning Director: Same as *Planning and Development Services Department Director*.

Planning and Development Services Department: The City of Amarillo Planning and Development Services Department.

Planning and Development Services Department Director: The director of the City of Amarillo Planning and Development Services Department, or the Director's designee.

Planning and Zoning Commission: The agency appointed by the City Council as an advisory body to it and which is authorized to recommend changes in the Zoning.

Platted Lot: Same as *Lot*.

Playfield or Stadium (Public): An athletic field or Stadium owned or operated by a public agency for the general public, including a baseball field, golf course, football field or Stadium.

Playground: An area developed with play apparatus for active play and recreation, which may contain courts for such games as basketball or tennis.

Plumbing Code: The Plumbing Code adopted with local amendments elsewhere in the Amarillo Municipal Code.

Portable Building Sales 444190 5211

Portable Storage Container: Any container designed for the temporary storage of personal or business property and that is delivered and removed by truck.

Premises: A Lot and all Buildings, vehicles, and appurtenances pertaining to the Lot, including any adjacent Premises if they are directly or indirectly under the control of the same person.

Preservation: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

Property Line

(R)

Radio or Television Transmitting Station 5151 4832, 4833

Radio, Television or Microwave Station 5151 4832, 4833

Railroad Freight Terminal 488210 4013

Railroad Passenger Station 482, 488210 4013

Railroad Team Track 482 4010

Railroad Track or Right of Way 482 4010

Railroad Yard or Roundhouse 482, 488210 4013

Ranch: Same as *Farm, Ranch, or Orchard*.

Rear Yard: See *Yard, Rear*.

Receiving Center for Recyclable Items: An enclosed facility designed to receive recyclable items for transport to a Recycling Collection Facility.

Recommended Plant List: A list of perennials, Groundcover, ornamental grasses, turf, shrubs, vines, and trees adopted in the Article XXI, Sec. 4-10-1003. The Planning Director may amend this list from time to time. The Plant List is not set out in the Code, but is on file and available for inspection in the office of the Planning Director.

Recreational Vehicle:

A vehicle or vehicular structure not certified as a Manufactured Home that is designed primarily for recreational use and not as a primary residence or for permanent occupancy, and is either:

- Built and certified in accordance with either NFPA 1192 or ANSI A119.5, or
- Any vehicle that is self-propelled.

Reconstruction: The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Recreational Vehicle Park: A unified development under private ownership designed primarily for transient service on which Recreational Vehicles are parked, situated or used for the purpose of supplying to the public a temporary parking space for such vehicles meeting all the requirements of Article III, *Use Regulations*.

Recycling Collection Facility: A facility designed to collect, sort, and package, by manual or mechanical processes, recyclable items for transport to a reprocessing plant. The term "recyclable item" shall mean a waste product which can be reprocessed and used again as raw material in the manufacturing of same or similar products and is not attached or combined with products containing other materials. The term "mechanical processes" shall mean sorting and packaging by machinery in which the composition of the item remains constant but the shape of the product is altered.

Rehabilitation: The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Religious Institution 813110 8661

Repair Services: Establishments primarily engaged in the provision of repair services to individuals and households, rather than businesses, but excluding automotive and equipment repair use types. Typical uses include appliance repair shops, shoe repair, watch or jewelry repair shops, or repair of musical instruments.

Residence: Same as *Housing Unit*; also when used with District, an area of Residential regulations.

Residential Zoning District: Any Zoning District listed in *Article II, Zoning Districts, Division 3, Residential Districts*.

Residential Child Care Facility:

Residentially-Developed: A Lot that contains one or more habitable Dwelling Units.

Residentially-Zoned: Same as *Residential Zoning District*.

Resource: A source or collection of Objects, Sites, Structures, or areas that exemplify the cultural, social, economic, political, archaeological, or architectural history of the nation, state, or City.

Restoration: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Retail Trade Establishment: Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services

incidental to the sale of such goods. Characteristics of Retail Trade Establishments are: (1) the establishment is usually a place of business and is engaged in activity to attract the general public to buy; (2) the establishment buys and receives as well as sells merchandise; (3) the establishment may process some of the products, but such processing is incidental or subordinate to the selling activities; and (4) Retail Trade Establishments sell to customers for their own personal or household use.

Review and Decision-Making Bodies: The officials or agencies with authority to review and make recommendations concerning Applications; or to review and approve, approve with conditions, or disapprove an Application.

Rezoning: Any change to the official Zoning Map.

Riding Club 115210,713990 7997

Rodeo Grounds 711310 7999

Rowhouse: Same as *Dwelling, Townhouse*.

Runway: An area for taxiing, landing, and taking off of Aircraft.

Rural: A sparsely developed area where the land is primarily used for farming, forestry, resource extraction, very low-density residential uses, or open space uses.

(S)

Sanitary Landfill 562212, 562219 4953

Schedule of Uses: Section 4-10-80 of this Chapter which refers to the Use of land and Buildings permitted in specified Zoning Districts.

School, Business: A business organized to operate for a profit and offering instruction and training in a service or art such as accounting, administrative services, cosmetology, or art, but not including Commercial Trade Schools.

School, Commercial Trade: A business organized to operate for a profit and offering instruction and training in a trade such as welding, brick laying, machinery operation, and similar trades.

School, Private Elementary or Secondary: A school having a curriculum generally equivalent to public elementary or secondary schools, but not including r Commercial Trade Schools.

School, Public or Denominational: A school under the sponsorship of a public or religious agency having a curriculum generally equivalent to public elementary or secondary schools, but not including Commercial Trade Schools.

Seasonal Lighting: Temporary lighting installed and operated in connection with holidays or traditions.

Seasonal Sale: A Temporary Use where produce, agricultural products, and/or products associated with a traditionally accepted civic, patriotic, or religious holiday are sold.

Security Lighting: The minimum amount of Outdoor Lighting necessary to illuminate Building entrances, exits, and other possible points of entry; exterior walkways; and/or Outdoor Storage areas.

Self-Storage Facility: A Building or group of Buildings divided into separate units that are leased to individuals, organizations, or businesses for self-service storage of personal property.

Service Side: The side of a non-residential building where a delivery truck would pull into.

Service Station or Auto Tune-up Shop 4471, 811118 5541, 7549

Setback: The area between a Lot Line and the respective Setback Line which must remain unobstructed by Buildings or Structures from the ground to the sky, except as may be specifically permitted by other provisions of the Zoning Ordinance. Also referred to as *Building Setback*.

Setback Line: A line parallel to the respective Lot Line designating the minimum distance from the Lot Line that defines the required Building Setback as specified in the Zoning District regulations.

Sewage Pumping Station 221320 4952

Sewage Treatment Plant 221320 4952

Shade Tree: A deciduous tree exceeding 30 feet in height at maturity, planted for its high crown of foliage or overhead canopy.

Shelter: An organization providing temporary (3 days or less) boarding or lodging or both on its premises primarily to indigent, needy, homeless, or transient persons.

Shooting Ranges (Indoor): An enclosed area in which a handgun, rifle, or other firearm is discharged at a target, designed to prevent a projectile fired from a firearm at a target from going beyond the boundaries of the area, by use of a backstop or other barrier that is designed to completely stop the projectile or prevent a potentially dangerous ricochet.

Shooting Range (Outdoor): An area outside of a Building in which a handgun, rifle, or other firearm is discharged at a target.

Short-Term Rental:

Side Yard: See Yard, Side.

Sidewalk: The Portland cement concrete, asphaltic concrete, or other permanent hard-surfaced material approved by the City Engineer that is located in the Street Right-of-Way and intended for pedestrian use.

Sign: An outdoor advertising device that is a Structure or that is attached to or painted on a Building or that is leaned against a Structure or display on Premises.

Sign, Advertising (Billboard): Billboard or other sign having space that is of the type typically available for lease, rent, or hire, separate and apart from any business activity on the premises where the sign is located and/or that directs persons to any location not on the premises.

Sign, Agricultural: A permanent on-site Sign identifying the farm or ranch on which it is placed and advertising the produce, crops, animals or poultry raised or quartered thereon and/or displaying the occupant of the Premises' own ideological expression.

Sign, Animated: A Sign employing visible moving parts or the changing of colors.

Sign, Apartment, Manufactured Home Park or Manufactured Home Subdivision: A permanent on-site Sign for the identification of an apartment Building, Manufactured Home Park or Manufactured Home Subdivision on which the Sign is placed and/or displaying the occupant of the Premises' own ideological expression.

Sign, Attached (Wall Sign): A Sign which is affixed to or supported by or painted on an exterior wall of any Building. Such Sign shall project not more than six (6) inches from the Building wall or parts thereof.

Sign, Back-to-Back: A Structure with two (2) parallel and directly opposite Signs with their faces oriented in opposite directions and spaced not more than ten (10) feet apart.

Sign, Construction: A temporary on-site Sign identifying the property owner, architect, contractor, Engineer, landscape architect, decorator or mortgagee engaged in the design, construction or improvement of the Premises on which the Sign is located.

Sign, Detached (Freestanding Sign): A Sign which is supported by Structures, supports or foundations in or upon the ground and independent of support from any Building.

Sign, Development: A temporary on-site Sign related to the promotion of new Developments and located on the Premises of the Development.

Sign, Electronic: A sign that utilizes a screen for the display of an electronically generated image or message via either internal illumination of the screen or external projection onto the screen, such as but not limited to Light Emitting Diodes (LED) or other digital or electronic technology, that allows intermittent change of the message or display by electronic signal.

Sign, Existing: A legally existing Sign, including a Nonconforming Sign, that has been completely erected or is under construction on the date that this section becomes effective.

Sign, General Business: A permanent on-site Sign designated as an Accessory Use for the main Structure specifically for the location where placed which advertises only commodities or services offered on the Premises where such Signs are located and/or displaying the occupant of the Premises' own ideological expression.

Sign, Illegal: A Sign that was erected in violation of any regulation applicable at the time of the erection of such Sign. Any Sign which does not comply with the provisions of Chapter 4-10, Zoning Ordinance or Chapter 4-2, Advertising Ordinance of the City, or other applicable ordinances,

or which is not deemed a Nonconforming Sign by the Building Official or his designee, shall be considered an Illegal Sign.

Sign, Illuminated: Any Sign illuminated in any manner by an artificial light source.

Sign, Institutional: A permanent on-site Sign for the identity of a school, church, hospital or similar public or quasi-public institution and/or displaying the occupant of the Premises' own ideological expression.

Sign Manufacturing Shop 339950 3993

Sign, Nameplate: A permanent on-site Sign indicating only the name, address and/or occupation of the occupant of the Premises and/or displaying the occupant of the Premises' own ideological expression and which is not illuminated by intermittent or flashing lights.

Sign, New: A Sign that is erected in accordance with this section, for which construction does not begin until after the effective date of this section.

Sign, Nonconforming: A lawfully Existing Advertising Sign that met all code requirements at the time it was constructed except for Advertising Signs allowed by section 4-10-228.

Sign, Off-premise: Same as Advertising Sign and Billboard.

Sign, On-premise: Same as General Business Sign.

Sign, Political: A Sign that contains primarily a political message and that is located on private real property with the consent of the owner. This does not include a Sign, including a billboard, that contains primarily a political message on a temporary basis, but is generally available for rent or purchase to carry commercial advertising or other messages that are not primarily political.

Sign, Real Estate: A temporary on-site Sign pertaining to the sale or rental of property on which the Sign is placed.

Sign, Recreational Vehicle Park: A permanent on-site Sign for the identification of a Recreational Vehicle Park on which it is placed and/or displaying the occupant of the Premises' own ideological expression.

Sign Structure: The supports, uprights, braces and framework, including Structural Trim of a Sign.

Sign, Temporary: Any Sign, including banners, pennants, valances or any other advertising display of paper, cloth, canvas, vinyl, light fabrics, cardboard, wallboard or other lightweight materials of a nondurable character, with or without frames, intended to be displayed for a limited period of time, which announces any event or performance, or promotes or advertises any person, place or thing for any purpose, but not including a Temporary Accessory Sign.

Sign, Temporary Accessory: Sign which shall be displayed for no longer than thirty (30) calendar days after the completion and consummation of the purpose or objective for which such Sign is displayed.

Sign, V-type: A Structure comprised of two (2) Signs in the shape of the letter "V" when viewed from above and with their faces oriented in opposite directions.

Sign, Wall: Same as Attached Sign.

Site Improvement: Any improvement required by Article II, II, or IV of this Chapter.

Plot Site Plan: A graphic representation, drawn to scale, in a horizontal plane, delineating the outlines of the land subject to an Application and all proposed Use locations, accurately dimensioned, and indicating the relationship of each Use. A Site Plan demonstrates that a Development project is in compliance with all applicable City ordinances and guidelines prior to commencement of construction.

Skirt, Skirting: Skirting shall be installed around the exterior perimeter of a Manufactured Home to enclose the under floor area from the bottom of the unit to the ground. Skirting shall be of materials approved for exterior exposure and shall be installed and fastened to withstand damage from winds and exposure to the elements. The Skirting material shall be a material intended for use as a finished exterior surface and shall be painted if required for protection of the material.

Panel type Skirting material shall be securely attached to wood stud or metal stud frame Structures that are anchored to the ground and to the bottom of the Manufactured Home at not more than six (6) feet on center with approved anchors. Wood stud frames, and panel materials made of wood products that are within six (6) inches of the ground shall be preservative treated for ground contact in accordance with the Building Code. Wood or metal stud frames shall consist of a bottom plate, a top plate, and studs at no more than twenty-four (24) inches on center. Panel materials shall be attached to stud frames with fasteners appropriate for and compatible with the material used, and the fasteners shall be approved for exterior exposure both in accordance with the Building Code. Fasteners in panel materials shall be spaced around the perimeter of each panel at not more than six (6) inches on center and in the field of the panel at not more than twelve (12) inches on center. Panel materials shall also be installed in accordance with the manufacturer's instructions.

If used in place of panel Skirting materials, perimeter footings shall be of concrete, and perimeter stem walls above the ground shall be of either concrete or masonry, both in accordance with the foundation details for a pier and beam Structure as adopted in the Building Code. Perimeter footings and stem walls shall

fully enclose the underside of the Manufactured Home. Any Skirting method shall provide for under floor access and ventilation as required by the Building Code.

Skyglow: The brightening of the nighttime sky that results from scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.

Slaughter House or Meat Packing Plant 311611 2011

Smelter or Refinery 324110, 3313, 3314 2911, 3330

Special Event: An educational, recreational, cultural, or social occurrence designed to attract more than ten (10) attendees or participants. Examples include, but are not limited to, festivals, fairs, carnivals, 5K run/walks, parades, art shows, and concerts.

Special Exception: The modification of certain zoning standards, limited to Nonconforming Uses and Structures, Off-Street Parking Space requirements, and Downtown Amarillo Urban Design Standards, in the manner described in [Sec. 4-10-257](#), *Special Exceptions*.

Specialty Trade Contractor:

Specific Use: A Use that, because of its characteristics, cannot be classified as a Permitted Use in a particular District or Districts.

Specific Use Permit: A permit that allows a particular Use on a Lot only after approval by the City Council. A Rezoning and a Specific Use Permit have the same process (see Article V, *Procedures*). However, a Rezoning approves a Zoning District while a Specific Use Permit approves an individual Use within a Zoning District.

Specified Anatomical Areas: Less than completely and opaquely covered human genitals, pubic region, buttock; human genitals in a discernibly erect state, even if completely and opaquely covered; or any combination of the aforementioned.

Specified Sexual Activities: Depiction of male genitals in a state of sexual stimulation or arousal; female genitals; acts of masturbation, sexual intercourse, oral copulation, sodomy, bestiality; touching of human genitals, pubic region, buttock, anus; or any combination of the aforementioned.

Sporting and Recreational Camps:

Sports Club Other Than Listed 713990 7997

Stable (Private): Any Structure located within a Horse Lot (private) that is used for the sheltering, quartering, and feeding of animals. Steam Cleaning of Vehicles or Machinery
811192 7542

Storage Warehouse 493110 4225

Storm Water Management Criteria Manual:

Story: That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

Street: Any Thoroughfare or public Driveway, other than an Alley, and more than thirty (30) feet in width, which has been accepted for public use.

Street, Collector:

Street, Cul-de-sac: A Dead-end Street providing a turnaround area for vehicles.

Street, Dead-end:

Street Frontage: The length of a Lot Line that abuts right-of-way, excluding Alleys.

Street, Local:

Street, Major Arterial: A principal traffic artery, more or less continuous across the City, that connects remote parts of the City or areas adjacent thereto and acts as a principal connecting Street with State and federal highways.

Street, Minor Arterial:

Street Line: A dividing line between a Lot, Tract or Parcel of land and a contiguous Street, the Right-of-way line.

Structural Alterations: Any change in the supporting member of a Building, such as a bearing wall, column, beams or girders.

Structural Trim: The mountings, battens, cappings, palings, nailing strips, latticing, cutouts, or letters, platforms and walkways, which are attached to the Sign Structure.

Structure: Anything constructed or erected with a fixed location on the ground or attached or resting on something having a fixed location on the ground.

Structure, Temporary: A Structure without any footing or foundation, and that is removed when the Temporary Use for which the structure was erected has ceased.

Suburban: The low- to medium-intensity development patterns that surround the urban areas of the city. Suburban areas are often residential in character with single-family detached houses as the primary use of land. Increasingly, the suburbs contain employment and service centers as well as residential areas.

SUP: A Specific Use Permit.

Surface Display Area/Display Face: That area made available on either side of the Sign Structure, the purpose of which is for the displaying of the advertising message.

Swim or Tennis Club 713940 7997

Swimming Pool (Commercial) 713940 7999

Swimming Pool (Private): A swimming pool constructed for the exclusive private use of the residents of a One-Family, Duplex or Multiple-Family Dwelling Unit.

(T)

Temporary:

Text Amendment: Any change to the text of this Zoning Ordinance.

Theater (Drive-In) 512132 7833

Theater or Playhouse in Building 512131, 711110 7832, 7922

Thoroughfare: Same as *Street*.

Tiny Home: A Detached Dwelling that is 400 square feet or less in Floor Area, excluding lofts. A “loft” is a floor level located more than 30 inches above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches, and used as a living or sleeping space.

Tiny Home Court: A Development that contains 3 or more Tiny Homes located on a single Lot.

Tiny Home on Wheels (THOW): A THOW is a Recreational Vehicle that:

- is 400 square feet or less in area;
- includes basic functional areas that support normal daily routines, such as a bathroom, a kitchen, and a sleeping area;
- is mounted on a wheeled trailer chassis; and

- is titled, licensed, and insured to tow legally under the Texas Department of Motor Vehicles regulations.

Tire Retreading or Capping 326212 7534

Tool and Light Vehicle Retail and Sales (Rental - See Comments) (Not Heavy Machinery)
532310, 532111 7359, 7514

Topless Establishment: Any business activity that offers the opportunity (whether as a single activity or in conjunction with any other business activity) to view male or female naked breasts or breasts that are partially clothed in a manner that leaves uncovered or visible through less than opaque clothing any portion of the breast below the areola, and where the genital areas and anus are covered by a g-string or other opaque covering.

Topsoil, Earth, or Stone Storage: The Outdoor Storage of topsoil, earth, masonry, or stone.

Townhouse: Same as *Dwelling, Townhouse*.

Tract: Same as *Lot*.

Trash: Something in a crumbled or broken condition or mass.

Triplex: Same as *Dwelling, Triplex*.

Turf Grass: Cultivated grass typically used for lawns that requires regular watering and mowing to maintain a desired height, color, and aesthetic appearance.

(U)

Undeveloped Lot: A Lot that does not have any Structures upon it that were constructed for a principal use permitted in the zoning district at the time of construction.

Urban: Of, relating to, characteristic of, or constituting a city. Urban areas are generally characterized by moderate and higher density residential development, commercial development, and industrial development, as well as the availability of public services required for that development, specifically water and sewer, an extensive road network, public transit, safety and emergency response, and other similar services.

Urban Agriculture:

Urban Farm: An establishment where food or ornamental crops are grown or processed to be sold or donated that includes, but is not limited to, outdoor growing operations,

indoor growing operations, vertical farms, aquaponics, aquaculture, hydroponics, and rooftop farms.

Use: The purpose or activity for which the land, or Building thereon, is designed, arranged, or intended; or for which it is occupied or maintained.

Use, Accessory: A Use subordinate to and incidental to the primary Use of the Main Building or to the Principal Use of the premises.

Use, Permitted: A Use permitted by-right without the need for special administrative review and approval.

Use, Principal: The main Use of land or Buildings, as distinguished from a subordinate or Accessory Use. The Principal Use may be either a Permitted Use or a Specific Use. Also referred to as Primary Use.

Use, Specific: A Use designated as a Specific Use in Sec. 4-10-75. - Schedule of use, and that requires discretionary review by the Amarillo City Council.

Use, Temporary: A Use of land limited in both duration and the number of annual occurrences, excluding uses and events customarily associated with the Principal Use (e.g., weddings at a church, sporting events at a stadium).

Utility Shops or Storage Yards or Buildings (Private) 517, 221122, 221210 4900

(V)

Variance: An adjustment in the application of the specific regulations of the Zoning Ordinance to a particular Parcel of property which, because of special conditions or circumstances peculiar to the particular Parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other Parcels in the same vicinity and Zoning District. (See sections 4-10-37 and 4-10-39(c)and (d)).

Vertical Illuminance: Illuminance measured or calculated in a plane perpendicular to the Lot Line.

Veterinarian Office Only (Not excluding Hospitals), without outdoor areas 514940, 812910 0742

Veterinary Services: Establishments of licensed veterinary practitioners primarily engaged in the practice of veterinary medicine, dentistry, or surgery for animals.

Viewing Booth: An enclosure or partial enclosure which contains any electrical or mechanical device, which displays or projects any film, videotape or photographic reproduction into the viewing area of motion or still pictures characterized by exposure of Specified Anatomical Areas, and which enclosure or partial enclosure is authorized for occupancy by Uniform Building Code standards by no more than five (5) persons.

(W)

Water Reservoir, Well, or Pumping Station 221310 4941

Water Standpipe or Elevated Water Storage 221310 4941

Water Treatment Plant 221310 4941

Welding or Machine Shop 332710, 811310 3599, 7692

Wholesale Office, Storage, or Sales Facilities 42, 441, 442, 443, 444, 445, 446, 448, 451, 453 5000-5199

Wildlife Attractant: A human-made Structure or land use practice or activity that can attract or sustain hazardous wildlife. Hazardous wildlife is any species of animal (vertebrate or invertebrate), including feral animals and domesticated animals not under control of their owner, that are associated with Aircraft strike problems, are capable of causing structural damage to Airport facilities, or act as attractants to other wildlife that pose an aircraft strike hazard.

Wildlife Hazard: A human-made Structure or land use practice or activity that creates a potential for a damaging aircraft collision with wildlife on or near an airport (see Code of Federal Regulations Title 14, Part 139).

(Y)

Yard: An Open Space between a Building and the adjoining Lot Lines. See **Section 4-10-149**.

Yard, Front: An open, unoccupied space on a Lot facing a Street extending across the front of a Lot between the side Lot Lines and from the Main Building to the front or Street Line with the minimum horizontal distance between the Street Line and the Main Building line as specified for the District in which it is located.

Yard, Interior Side: A type of Side Yard that faces a Side Yard of another lot.

Yard, Rear: An open, unoccupied space, except for Accessory Buildings as herein permitted, extending across the rear of a lot from one side Lot Line to the other side Lot Line and having a depth between the Building and the rear lot line as specified in the District in which the Lot is situated.

Yard, Side: An open, unoccupied space or spaces on one side or two sides of a Main Building and on the same Lot with the Building, situated between the Building and a side line of the Lot and extending through from the Front Yard to the Rear Yard.

Yard, Street Side: A type of Side Yard that only occurs on corner lots and is on the side of the house where the front door is not oriented.

Yard Sale: The sale of miscellaneous used household items from a residential parcel.

Yearly Day-Night Average Sound Level (YDNL): The 365-day average, in decibels, Day-Night Average Sound Level. The symbol for YDNL is also L_{dn} .

(Z)

Zero Lot Line Development: A Development of Detached One-Family Dwellings where the Dwelling Units are positioned on one side Lot Line without any setback from that Lot Line with Yards on the other three sides of the Dwelling Unit, including a wider side Yard on one side. See Section 4-10-141.

Zoning District: An area of the City for which the regulations governing the area, Height or use of the land and Buildings are uniform.

Zoning District Map: The official certified map upon which the boundaries of the various Zoning Districts are drawn and which is an integral part of this chapter.

Zoo (Private or Public) 712130 8422

(Code 1960, § 26-29; Ord. No. 5862, § 1, 6-12-90; Ord. No. 6214, § 1, 2-6-96; Ord. No. 6268, § 1(A), 12-24-96; Ord. No. 6350, § 1, 6-23-98; Ord. No. 6514, § 4, 2-6-2001; Ord. No. 6568, § 1, 11-27-2001; Ord. No. 6600, § 3, 6-11-2002; Ord. No. 6699, § 1, 11-25-2003; Ord. No. 6904, § 1, 2-21-2006; Ord. No. 7099, § 3, 5-20-2008; Ord. No. 7658, § 2, 3-14-2017)

Use Definitions (Chapter 4-10, Zoning, Sec. 4-10-83)

(a) The following definitions and explanatory notes supplement, restrict and define the meaning and intent of the use regulations as set forth in the Schedule of Uses in the preceding section:

(23a) *On-Premise Primary Use Sales and Service:* Sales of alcoholic beverages, and establishments holding permits under the Texas Alcoholic Beverage Code, as a primary use for consumption on the premises where sold or served. The term "primary use" being defined as having alcohol sales that are in excess of fifty (50) percent of the gross sales receipts of the establishment.

(23b) *On-Premise Incidental Use Sales and Service by Restaurant:* Sales of alcoholic beverages, and service of alcoholic beverages in restaurants holding permits under the Texas Alcoholic Beverage Code, as an incidental use for consumption on the premises where sold or served. The term "incidental use" being defined as having alcohol sales that are no more than fifty (50) percent of the gross sales receipts of the establishment.

(23c) *On-Premise Incidental Use Sales and Service by Non-Restaurant:* Sales of alcoholic beverages, and service of alcoholic beverages in establishments other than restaurants holding permits under the Texas Alcoholic Beverage Code, as an incidental use for consumption on the premises where sold or served. The term "incidental use" being defined as having alcohol sales that are no more than fifty (50) percent of the gross sales receipts of the establishment.

(23d) *Off-Premise Alcoholic Beverage Sales*: Sales of alcoholic beverages in lawful containers for off-premise consumption.

(23e) *Temporary Sales of Alcoholic Beverages*: Sales of alcoholic beverages not exceeding seventeen (17) percent alcohol by volume for consumption on or off the premises, subject to all applicable Texas Alcoholic Beverage Code regulations. License may be issued for a period of not more than four (4) days as approved by the City Secretary and Chief of Police, and must comply with the Amarillo Municipal Code of Ordinances, Chapter 10-3, Article IV and Chapter 16-3, Article VI, if applicable.

(33) *Riding Club*: A paddock, clubhouse and stable for quartering, training and riding horses; the facilities of which are restricted to a specific membership and not available to the general public.

(34) *Swimming Pool (Commercial)*: A swimming pool with accessory facilities, not part of the municipal or public recreational system and not a private swim club, but where the facilities are available to the general public for a fee.

(35) *Zoo (Private)*: A facility housing and displaying live animals, reptiles or birds, privately owned and operated for a fee or for the promotion of some other enterprises.

(36) *Zoo (Public)*: A zoo or similar facility owned and operated by a governmental unit or a nonprofit zoological society where live animals, birds and reptiles are housed and displayed.

(38) *Church or Rectory*: A place of worship and religious training of recognized religions including the on-site housing of ministers, rabbis, priests, nuns and similar staff personnel.

(39) *College or University*: An academic institution of higher learning, accredited or recognized by the State and offering a program or series of programs of academic study.

(40a) *Criminal Justice Halfway House*: A Residential facility operated to house individuals who have been in confinement for a criminal conviction or are placed in a regulated living environment as part of the disposition of a criminal allegation on the condition that the individuals must live within such facility for a specified period of time as a requirement of parole or probation from a county, State or federal judicial system.

(41) *Day Care Center*: An establishment where more than six (6) people are housed for care or training during the day or portion thereof.

(42) *Family Day Care Home*: A Housing Unit operated by a person (caregiver), where such caregiver houses people not to exceed six (6) in number, excluding the caregiver's own dependents, for care or training or both during ten (10) hours or less per day. The caregiver may house up to three (3) additional people for not more than three (3) hours per day.

(43) *Public or Denominational Day Care Center*: A nonprofit public or religious agency, including but not limited to churches, schools and colleges, where people are housed for care or training during the day or a portion thereof.

(44) *Family Care Facility for Children*: A facility which provides room, board, care and supervision to four (4) through six (6) children, exclusive of a Family unit of individuals related by blood, marriage or adoption, on a twenty-four-hour-a-day basis. Such Family Care Facility for Children must be licensed or supervised by the State of Texas and shall be limited to foster homes and homes for the temporary placement of children for evaluation.

(45) *Group Care Facility for Children*: A facility which provides room, board, care and supervision to seven (7) or more children, exclusive of a Family unit of individuals related by blood, marriage or adoption, on a twenty-four-hour-a-day basis. Such Group Care Facility for Children must be licensed or supervised by the State of Texas and shall be limited to foster homes and homes for the temporary placement of children for evaluation.

(46) *Fraternity, Sorority or Membership Association*: Meeting places for social organizations or associations to which entrance is permitted to members only and their

invited guests and specifically excluding private clubs licensed by the Texas Alcohol Beverage Commission.

(48) *Halfway House*: A residential facility for persons who are receiving therapy and counseling from support staff who are present at all times the residents are present, for one (1) or more of the following purposes:

- a. To help residents recuperate from the effects of drugs or alcohol addiction;
- b. To help homeless persons or families achieve independence and obtain permanent housing;
- c. To help persons with family or school adjustment problems that require specialized attention and care in order to achieve personal independence; or
- d. To provide temporary shelter for persons who are victims of domestic abuse.

(53) *School, Business*: A business organized to operate for a profit and offering instruction and training in a service or art such as secretarial school, barber college, beauty school or commercial art school, but not including manual trade schools.

(54) *School, Commercial Trade*: A business organized to operate for a profit and offering instruction and training in a trade such as welding, brick laying, machinery operation and similar trades.

(55) *School, Private Elementary or Secondary*: A school having a curriculum generally equivalent to public elementary or secondary schools, but not including trade or commercial schools.

(56) *School, Public or Denominational*: A school under the sponsorship of a public or religious agency having a curriculum generally equivalent to public elementary or secondary schools, but not including trade or commercial schools.

(56a) *Shelter*: An organization providing temporary (three (3) days or less) boarding or lodging or both on its premises primarily to indigent, needy, homeless or transient persons.

(61) *Railroad Track and Right-of-Way*: Not including railroad stations, sidings, team tracks, loading facilities, docks, yards or maintenance areas.

(62) *Railroad Team Track*: A spur for sporting and unloading or loading box cars or other railroad cars.

(63) *Parking Lot or Structure, Commercial (Auto)*: An area or Structure devoted to the parking or storage of automobiles for a fee. Such definition may include, in the case of a Parking Structure only, a facility for servicing of automobiles provided such facility is primarily an internal function for use only by automobiles occupying the Structure and creates no special problems of ingress and egress.

(65) *Service Station or Automobile Tune-Up Shop*: An establishment for the retail sale of petroleum products, automobile accessories and/or minor automobile tune-up, muffler installation incidental to the primary use, oil change or other lubricative services in which all services provided and all storage, supplies, parts, equipment and accessories are indoors. This definition shall not include any major automotive repairs or service (engine and transmission exchange or overhauls, etc.) or other uses designated in section 4-10-82(H), Automobile Service Uses, of this chapter.

(69) *Cleaning or Laundry Self-Service Shop*: To be of the customer self-service type and not a commercial laundry or cleaning plant.

(74) *Tavern, Lounge or Private Club*: A Tavern or Lounge shall mean an establishment, the primary activity of which is the sale and consumption on the Premises of beer, wine or other liquors and where food service, if any, is secondary to the sale of beer, wine and other liquors. Private Club shall mean any organization or association of persons including fraternal and veteran organizations and all organizations required to be licensed by the Texas Alcohol Beverage Commission.

(81) *Veterinarian's Office Only (no hospital)*: A facility for the prevention, treatment, minor surgery, cure or alleviation of disease and/or injury in Animals, specifically

Domestic Animals, with all care provided on an outpatient treatment basis only. No overnight boarding of Animals shall be allowed.

(Code 1960, § 26-9; Ord. No. 5723, § 2, 11-24-87; Ord. No. 5828, § 2, 9-26-89; Ord. No. 5862, § 1, 6-12-90; Ord. No. 5986, § 1, 12-1-92; Ord. No. 6101, § 1(A), 9-27-94; Ord. No. 6214, § 1, 2-6-96; Ord. No. 6268, § 1(K), 12-24-96; Ord. No. 6350, § 1, 6-23-98; Ord. No. 6405, § 1, 3-23-99; Ord. No. 6514, § 1, 2-6-2001; Ord. No. 6568, § 4, 11-27-2001; Ord. No. 6681, § 1, 9-30-2003; Ord. No. 6699, § 4, 11-25-2003; Ord. No. 6708, § 2, 1-27-2004; Ord. No. 6904, § 1, 2-21-2006; Ord. No. 7724, § 3, 3-27-2018)

Landscaping Definitions (Chapter 4-10, Zoning, Sec. 4-10-247)

(B)

(E)

(G)

(H)

(L)

(M)

(N)

(O)

(P)

(R)

(S)

(T)

(Z)

(Ord. No. 7469, § 2, 8-12-2014)

Chapter 4-2, Signs, Sec. 4-2-2

Except where the context clearly indicates to the contrary, the following words and phrase shall have the indicated meaning when used in this Chapter:

(A)

A-Frame Sign: A temporary sSign which has two sides, and the frame or support structure of which is hinged or connected at the top of the Sign in such a manner that the Sign is easily moved or erected.

Abandoned Sign: A sign that no longer identifies an active, lawful business or activity or for which no legal owner can be located.

Animation: The presentation of pictorials or graphics in a progression of frames which gives the illusion of motion, including moving objects, moving patterns, or expanding or contracting shapes.

Apartment or Manufactured Home Park Identification Sign: A permanent on-premises Sign for the identification of an apartment Building, housing complex, or Manufactured Home Park.

(B)

Banner: A Temporary Sign composed of lightweight, flexible material on which letters, symbols or pictures are painted or printed.

Building Identification Sign: A Building Identification Sign identifies the name of the Building, but displays no goods or services for sale or other advertising.

Brightness: The maximum luminous intensity of a Sign, which shall not exceed 5,000 nits (candelas per square meter) during daylight hours or 500 nits between dusk and dawn, as measured from the Sign's face.

Building Frontage: The length of a Building wall which faces a Street.

(C)

Candelas: A unit of luminous intensity, defined as the amount of luminous flux (total luminous power emitted from a source and expressed as lumens) per unit solid angle in a given direction.

Canopy: A permanent roof-like shelter extending from part or all of a Building or independent of a Building, including any rigid material or cloth or fabric supported by a structural frame.

Canopy Sign: A Sign that is permanently affixed to a Canopy by paint, glue, sewing, or any other type of non-structural type of attachment.

Construction Sign: An on-premises Sign, which may be erected for a limited time as defined under **Section 4-2-7**, identifying any or all of the property owners, engineers, architects, mortgagees or other participants in the construction or improvement of the premises, but which displays no goods or services for sale or other advertising.

(D)

Development Sign: An on-premises Sign, which may be erected for a limited time as defined under **Section 4-2-9**, identifying and promoting one (1) or more developments, projects or Buildings proposed or currently under construction, but which displays no goods or services for sale or other advertising.

Dilapidated Sign: Any Sign where:

- (1) The structural support or frame members are visibly bent, broken, dented, or torn; or
- (2) The Sign Face is visibly torn, cracked, or, in the case of wood and similar products, splintered in such a way as to constitute a potential harmful condition; or
- (3) The Sign or its elements are twisted or leaning or at angles other than those at which it was originally erected (such as may result from being blown or the failure of a structural support); or
- (4) The Sign or its elements are not in compliance with the requirements of the current electrical code and/or the Building Code of the City.

Directional Sign: A Sign which contains only information designed to direct pedestrian or vehicular traffic to the location of a facility on the property on which the Sign is located. Such signs may include, but are not limited to, arrows, words, or logos. No goods or services for sale may be listed on a Directional Sign.

Directory Sign: A Directory Sign lists tenants in the Building and may list the name of the Building, but displays no goods or services for sale or other advertising.

Dissolve/Fade: A mode of message Transition on an electronic Sign accomplished by varying the light intensity or pattern, where the first message gradually reduces intensity or appears to dissipate to the point of not being legible and the subsequent message gradually appears or increases intensity to the point of legibility.

Double-Faced Sign: Any two adjacent Signs on a single structure or separate structures with both faces oriented in the same direction and not more than 10 feet apart at the nearest point between two faces. May be referred to as a side-by-side or stacked Sign.

(E)

Electronic Message Center (EMC): An on-premises Sign on which the message or copy can be electronically changed by remote or automatic means.

Electric Sign: Any Sign that uses electrical means or devices either to illuminate the Sign Area, letters, designs, or decorations thereon.

(F)

Flag: A Sign made of cloth, bunting or similar material, often attached to a pole, with specific colors, patterns, or symbolic devices, used as a national, state or local symbol, or to indicate membership in an organization. The term "flag" shall also include any such display placed for decorative purposes only, with no commercial logo or advertising message.

Flashing: A Sign containing an intermittent, sequential, or blinking light source, or which gives the illusion of intermittent or blinking light by means of animation, or an externally-mounted intermittent light source.

Frame: A complete, static display screen on the entire face of an electronic Sign.

Frame Effect: A visual effect accomplished by varying the light intensity or pattern on the display surface of an electronic sign to attract the attention of viewers.

Freestanding Sign: A Sign which is attached to or a part of a completely self-supporting structure such as a frame or one (1) or more poles which is not attached to any Building or any other Structure and which is permanently affixed to the ground.

(G)

Gasoline Price Sign: An on-premises Sign with changeable copy letters and numbers or an electronic display without movement affixed to a gasoline pump canopy or its supports or a freestanding Sign with the intent to display the current price of motor fuels.

General Business Sign: An on-premises Sign which identifies a business or which advertises or promotes a commodity or service offered on the premises where such sign is located.

Glare: An effect created when an illumination sources shines with sufficient brightness to cause discomfort, distract attention, or lead to the reduction or loss of visibility or visual function of the public.

Government Sign: A Sign indicating public works projects, public services or other programs or activities conducted by any governmental agency.

(I)

Incidental Sign: A Sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking", "towing enforced", "entrance", "loading only", "telephone", an address, and other such directives or guidance, or to provide public safety information, but which displays no goods or services for sale or other advertising.

Institutional Identification Sign: A permanent, on-premises Sign for the identification of a public or private school, university, church, or hospital or other similar use.

(L)

Logo: An identifying symbol used for advertising purposes, which may or may not be a registered trademark or service mark of the entity identified.

Lumens: The luminous flux emitted per unit solid angle from a uniform point source whose luminous intensity is one (1) candela.

(M)

Menu Board: A Sign displaying the menu for drive-up window service.

Monument Sign: A permanent Freestanding Sign in which a majority of the structure's width is in contact with the ground.

(N)

Nameplate Sign: An on-premises Sign showing only the name and/or address of the occupant.

Nits: A photometric unit defined as cd/m² (2) (candelas per square meter).

Non-Combustible Material: This definition shall be the same as defined in the Building Code adopted by the City. *Non-Commercial Message Sign:* A Sign conveying a civic, political, or religious, or personal message, or a regulatory message or warning, but which displays no goods or services for sale or other advertising.

(O)

Office Identification Sign: An on-premise sign which identifies an office building or any or all the owners, occupants or tenants of an office building and the services related thereto, but which displays no goods or services for sale or other advertising.

Off-Premises Sign: A sign which advertises or directs attention to a business, product, service, or activity which is not usually available on the premises where the sign is located.

(P)

Pennant: A Temporary Sign made of lightweight material which tapers to a point, hung individually or in a series, with or without a logo or an advertising message printed or painted on it.

Plastic Material: This definition shall be the same as defined in the Building Code adopted by the City.

Pole Sign: A permanent Freestanding Sign which is supported by one or more poles in or upon the ground.

Political Sign: A Temporary Sign announcing or supporting political candidates or issues in connection with any national, state, or local election.

Portable Sign: A temporary sign which is designed to permit removal and reuse, and which includes but is not limited to A-frame and other such signs, and Signs mounted on a trailer, wheeled carrier, vehicle, or other portable structure.

Projecting Sign: A sign which is attached or affixed to a Building, wall, or Structure other than a pole, and which extends more than 15 inches from such Building, wall, or Structure.

Pylon Sign: A permanent Freestanding Sign which has at least 25 percent of the Sign structure width in contact with the ground and in which the Sign face is separated from ground level by means of one or more supports such as poles, pole covers or columns.

(R)

Reader Board: An on-premises Sign consisting of alphanumeric characters that can be changed periodically through manual means.

Real Estate Sign: A Temporary Sign pertaining to the sale or lease of the premises, or a portion of the premises, on which the Sign is located. *Roof Sign:* A Sign that is painted on or erected upon or above the roof of a Building.

(S)

Sign Setback: The distance measured from a Lot Line to the closest point of the Sign or its supporting structure.

Searchlight: An apparatus on a swivel base that projects a strong, far-reaching beam of light.

Scroll/Travel: A mode of message transition on an electronic sign where the message moves vertically or horizontally across the display surface.

Shopping and/or Office Center: A group of four (4) or more retail and office establishments which is planned and developed as a business center with common access and parking.

Sign: Any structure, object, device, display or advertising artwork, situated outdoors or in a window, visible from a public or private street or alley, which is used entirely or in part to advertise, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, logos, fixtures, colors, illumination or projected images.

Sign Area: The actual message or display area of a Sign and shall include the border and trim when calculating regular shapes (square, rectangle, triangle, circle). In the case of an irregular-shaped sign, the gross area shall be calculated by enclosing the message area by using applicable geometric shapes.

Sign Face: That portion of the sign that is or can be used to identify, display, advertise, or communicate information, or for a visual representation which attracts or intends to attract the attention of the public for any purpose.

Sign Height: The vertical distance between the highest point of the Sign or its supporting structure and the natural grade directly below the Sign.

Sign Structure: Any structure which is designed specifically for the purpose of supporting a Sign, has supported or is capable of supporting a Sign. This definition shall include any decorative covers, braces, wires, supports, or components attached to or placed around the Sign structure. Where any goods or services for sale or other advertisement is displayed on the structure, then said structure shall be counted as part of the sign area.

Snipe or Bandit Sign: A Sign which is tacked, nailed, posted, pasted, glued or otherwise attached to trees, stakes, fences, or other like objects, the advertising matter of which is not applicable to the present use of the premises on which the sign is located.

Spectacular Sign: Any sign that physically rotates, oscillates, contains any moving parts, or contains lights which produce a pulsating strobe-like effect.

Sponsor Panel: A portion of a Sign displaying the name of a product, service or company offering goods or services on-site or having a promotional relationship for events occurring on the premises.

Streamers: A temporary display made of lightweight, flexible materials, consisting of long, narrow, wavy strips hung individually or in a series, with or without a logo or advertising message printed or painted on them.

Structural Trim: The mountings, battens, cappings, palings, nailing strips, latticing, cutouts, or letters, platforms, and walkways, which are attached to the Sign structure.

Subdivision Identification Sign: An identification sign at the main entrance or entrances to a residential subdivision or planned development project.

(T)

Temporary Sign: A Sign not permanently affixed to the ground or to a Building or other Structure. *Transition:* A visual effect used on an electronic sign to change from one message to another.

(V)

Vehicular Sign: Any Sign on a vehicle moving along the ground or on any vehicle parked temporarily, incidental to its principal use for transportation. This definition shall not include signs being transported to a site for permanent erection.

Video Display Sign: An electronic Sign that displays motion or pictorial imagery, including a display from a "live" source. Video Display Signs include images or messages with these characteristics projected onto Buildings or other objects.

Visibility Clearance Areas: Visibility Clearance Areas are triangular-shaped areas as defined in Chapter 16, Article III, of the Amarillo Municipal Code.

V-Type Sign: Sign Structure composed of two signs with the faces oriented in opposite directions and in the general shape of the letter "V," provided, however, that only one face can be viewed from any one direction from any public street, and with a maximum angle between the faces of 60 degrees.

(W)

Wall decoration: A mural or display designed and intended as a decorative or ornamental feature which is painted or placed directly onto a wall or fence and which contains no copy, advertising symbols, lettering, trademarks or other references to products, services, goods or anything sold on- or off-premises.

Wall Sign: A permanent Sign which is painted on or attached directly to a fence or a Building surface, including window areas (translucent areas which are visible from a Street or Alley), that extends not more than 15 inches from the face of the fence or wall.

Window Sign: A Temporary Sign placed on, affixed to, painted on, or located within the frame of a transparent opening in the wall of a Building.

(Ord. No. 7201, § 3, 12-15-2009)

Chapter 4-7, Manufactured Homes & RV Parks, Sec. 4-7-1

(A)

(B)

(C)

(D)

(E)

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(M)

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(Z)

Chapter 4-9, Airport Zoning, Sec. 4-9-2

For the purposes of this Chapter, the following terms, phrases, words and their derivatives shall have the meaning ascribed to them in this section:

(A)

(B)

(C)

(E)

(H)

(L)

(N)

(O)

(P)

(R)

(S)

(T)

(Y)

(Z)

Chapter 4-11, Landmarks and Historic Preservation, Sec. 4-11-6.

For the purposes of this Chapter, the following terms, phrases, words, and their derivatives shall have the meaning ascribed to them in this section.

(A)

Alteration: Any Construction, Reconstruction, or change of an Object, Site, or Structure. Alteration includes but is not limited to changing of roofing or siding materials; changing, eliminating, or adding doors, door frames, windows, window frames, shutters, fences, railings, porches, balconies, signs, landscaping, sidewalks, driveways, or other ornamentation. For any Structure designated as a Landmark, this definition may include exterior paint.

(B)

Board of Review: The Board of Review for Landmarks and Historic Districts established in Chapter 2 as a part of this Chapter.

Building: An enclosed sheltering Structure.

(C)

Certificate of Appropriateness: A certificate issued by the Board of Review confirming that the Board of Review has approved an application to make changes in a Landmark or Historic District.

Construction: The act of adding an addition to an existing Structure or the erection of a new principal or accessory Structure on a lot or property.

(D)

Demolition: Any act or process that destroys, razes, or permanently impairs the exterior structural integrity in whole or in part of an Object, Site, or Structure.

(E)

Effect: A change in the quality of the historical, architectural, archaeological, or cultural significance of a Resource, or in the characteristics that qualify the Resource as historically important or significant.

Effect, Adverse: A negative change in the quality of the historical, architectural, archaeological, or cultural significance of a Resource, or in the characteristics that qualify the Resource as historically important or significant.

(H)

(L)

(M)

Maintenance and Repair, Routine: The process of cleaning (including stripping, but not including sand or water blasting), painting, replacing with like materials, duplicating original materials or stabilizing deteriorated or damaged architectural features (including roofing, windows, and columns) in order to maintain the Structure in compliance with the guidelines for the specific Landmark or Historic District.

(O)

(P)

Property, Contributing. Based on an approved survey, a Resource in an Historic District that contributes to the District's design, setting, materials, workmanship, feeling and association, and which shall be afforded the same considerations as Landmarks.

(R)

Reconstruction. The act or process of reassembling, reproducing, or replacing by new Construction, the form, detail, and appearance of a property and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or by reuse of original materials.

Rehabilitation. The act or process of returning an Object, Site, or Structure to a state of utility through repair, Reconstruction, or Alteration that makes possible an efficient contemporary use while preserving those portions or features of the Object, Site, or

Structure that are significant to its historical, architectural, archaeological, or cultural values.

Relocation. A change in the location of an Object or Structure from its original setting.

Restoration. The act or process of accurately recovering the form and details of an Object, Site or Structure and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

(S)