

## **DEVELOPMENT REVIEW PERMIT DEFINITIONS**

**Accessory** uses and structures means uses and structures which are clearly incidental and subordinate to principal uses and structures.

**Administrator** means the Planning & Zoning Administrator of the Village.

**Antenna** means equipment designed to transmit or receive electronic signals.

**Build** means to erect, convert, enlarge, reconstruct or structurally alter a structure.

**Building** means any structure built for use or occupancy by persons or property.

**Building height** means the vertical distance of any building and/or structure measured from the average grade of the portion of the lot upon which the building and/or structure is constructed to the highest point of the roof of the building.

**Certificate of occupancy – Site Development** means an official certification that a nonresidential structure and/or site conforms to provisions required by this article and therefore may be used or occupied. Such a certificate is granted for new construction or when a change in use would require alterations or additions to the site or to existing structures.

**Commission** means the Planning & Zoning commission of the Village.

**Detached** means non-connected dwelling units whose exterior walls are not connected.

**Dwelling unit** means any building or part of a building intended for human occupancy and containing one or more connected rooms and a single kitchen, designed for one family for living and sleeping purposes and which is not connected to any other dwelling unit.

**Easement** means a portion of land, which has been granted to a specific person for a specific purpose.

**Family** means one or more persons occupying a single dwelling unit; provided, that unless all members are related by blood, marriage or legal adoption, no such family shall contain over five unrelated persons.

**Floor area** means the combined area of each separate story under the roof as measured from the outer dimensions of the improvements enclosing the area.

**Frontage** means a distance measured along a right-of-way and/or access easement.

**Font setback** means the minimum allowable distance between structure and the boundary line of the lot upon which such structure is located, which borders on the primary access to the lot.

**Grade** means the average of the finished ground level at the center of all walls of a structure.

**Grading and Drainage Plan** means a plan created by a licensed engineer or architect for the purpose of retaining development related storm water on-site, and managing terrain to prevent erosion.

**Height** means the vertical distance from the grade to the highest point of the sign.

**Localized stormwater** means surface water deposited on a particular area of land by direct precipitation and not by an overflow of surface waters from other land areas

**Lot** means a parcel or tract of land platted and recorded with the county clerk in accordance with appropriate laws and ordinances.

**Lot coverage** means the total area covered by all structures including accessory structures divided by the area of the lot or premises.

**Manufactured/Modular housing** means a manufactured home or modular building that is a single-family dwelling with a heated area of at least 36 feet by 24 feet and at least 864 square feet, constructed in a factory to the standards of the United States Department of Housing and Urban Development, the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401 et seq.), and the Housing and Urban Development Code, as amended to the date of the unit's construction, and installed consistent with the Manufactured Housing Act and with the regulations made pursuant thereto pertaining to ground level installation and anchoring.

**Mobile home** means a moveable or portable housing structure larger than 40 feet in body length, eight feet in width or 11 feet in overall height, designed for and occupied by no more than one family for living and sleeping purposes, but does not include structures built to the standards of any village building code and other technical codes.

**Rear setback** means the minimum allowable distance between a structure and the boundary line of the lot upon which the structure is located, which is opposite and most distant from the primary access to the lot and does not intersect with the primary access to the lot.

**Right-of-way** means dedicated and accepted public land deeded to the village or Sandoval County, reserved by plat, or otherwise acquired by the village, county or state.

**Roadway** means that portion of a publicly dedicated right-of-way or private access easement, which is primarily devoted to vehicular use.

**Setback** means the minimum required distance between any building or structure (fence, walls and signs excepted), and a boundary line of the lot upon which it is located.

**Side setback** means the minimum allowable distance between a structure and the boundary line of the lot upon which such a structure is located, which intersects a roadway.

**Sign** means any device attached to, hung from, painted on, or displayed in any manner on the lot intended primarily to attract attention or inform persons not on the premises on which the sign is located. **Or**, any display to public view of letters, words, numerals, figures, devices emblems,

pictures, or any part or combination thereof designed to inform, or advertise or promote merchandise, services or activities, but does not include the following:

- (1) Non-illuminated names of buildings, dates of erection, monuments, etc., when of permanent type of construction and made an integral part of a permitted structure.
- (2) Signs required by law or signs of a duly constituted governmental body, or signs advertising village entertainment or events, sanctioned by a formal resolution of the Governing Body.
- (3) Signs placed by a public utility for the safety, welfare or convenience of the public, such as signs identifying high voltage, public telephone, etc.

**Structure** means anything manmade, which is located or attached to something located on the ground.

**Terrain and Storm Water Management Plan** means a plan created by a licensed engineer or architect for the purpose of retaining development related storm water on-site, and managing terrain to prevent erosion.

**Use by review** means a use permitted in a residential zone only upon the approval of a site development plan and issuance of a development review permit by the planning and zoning commission.

**Variance** means a variation from the strict application of this article. Variances from use shall not be permitted.

**Zone district** means a section of the jurisdiction, delineated on the village zone map.