

ARTICLE 15. DEFINITIONS

15.01. PURPOSE

- A. For the purposes of the Zoning Regulations, certain terms are herein defined. When not inconsistent with the context, words used in the present tense include the future, words in the singular number include the plural, words in the plural number include the singular;
- B. Person includes association, firm, partnership, trust, government body, corporation, organization, as well as an individual;
- C. Structure includes building;
- D. Occupied includes arranged, designed or intended to be occupied;
- E. Used includes arranged, designed or intended to be used;
- F. Shall is always mandatory and not merely directive;
- G. May is permissive;
- H. Lot includes plot or parcel.
- I. Other words and terms shall be defined as listed in [Section 15.02. Defined Words](#).
- J. For the purpose of this chapter, one word shall be deemed to be any of the following:
 - 1. Any word in any language found in any standard unabridged dictionary or dictionary of slang;
 - 2. Any proper noun or any initial;
 - 3. Any separate symbol or abbreviation, such as "%" and "Inc.";
 - 4. Any telephone number, street number or commonly used combination of numerals and/or symbols such as "\$5.00" or "50%";
 - 5. Any symbol or logo that is a trademark, but which, in and of itself, contains no word or character; and
 - 6. Otherwise, each separate character is considered to be a word. (Ord. 8, passed 10-23-1987, § 11.04)

15.02. DEFINED WORDS

A

ACCESSORY USE OR STRUCTURE

A use or a structure subordinate to the principal use or building on a lot and serving a purpose customarily incidental thereto.

ADDRESS.

The numeric reference of a use or building to a street name.

ADULT ENTERTAINMENT BUSINESSES

Definition

ADMINISTRATOR

The officer or other designated authority, or their duly authorized representative charged with the administration and enforcement of these regulations.

AGRIBUSINESS

A commercial enterprise that operates in conjunction with or in support of agricultural operations. This may include, but is not limited to, food processing, packaging, equipment sales and repair, agricultural research, farm supply sales, and value-added production such as creameries

AGRICULTURE

The use of land for farming, dairying, pasturage, animal and poultry husbandry and other similar uses; and the necessary accessory uses for packaging or storing the produce, but not the commercial feeding of garbage or offal to swine or other animals.

AGRITOURISM

An activity conducted on a working farm or agricultural property that is related to agriculture and allows members of the general public to observe, participate in, or experience aspects of farming, ranching, heritage, or rural culture for recreational, educational, or entertainment purposes. Agritourism includes, but is not limited to, "pick-your-own" operations, corn mazes, hayrides, petting zoos, farm tours, on-farm markets, agricultural festivals, and farm stays.

AGRIVOLTAIC PROJECT

The simultaneous use of an area of land for both a Ground Mounted SES and agricultural purposes compatible with Ground Mounted SESs, including the keeping or grazing of livestock such as cattle, chicken or sheep ,beekeeping, and crop or vegetable production.

ALLEY

A permanent public or private service way providing a secondary means of access to abutting lands.

ALTERATION.

The change of a previously approved plat or development plan and includes any change in lot boundary lines and street layout.

ALTERNATIVE CELLULAR ANTENNA TOWER

Any facility, such as a clock or bell tower; steeple; light pole; or other similar alternative-design mounting structure that accommodates, minimizes, camouflages or conceals the presence of a cellular antenna or cellular antenna tower and that is constructed (or reconstructed) primarily for the purpose of accommodating a cellular antenna or cellular antenna tower.

ANIMAL, KENNEL, DAYCARE, AND TRAINING FACILITY

An establishment, structure or premises providing overnight accommodations of more than four (4) household pets of farm animals, with or without compensation; or a structure or premises used for the schooling, exercising, socializing attending to the care of household pets, with or without compensation, during the day and without overnight stays

ANIMAL HOSPITAL, VETERINARIAN OFFICE AND CLINIC

An establishment where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. This use does not include 'animal board/kennel,' and overnight boarding of animals shall only be permitted when incidental to such medical treatment and limited to short periods of time. This use shall not include any outdoor animal runs, play areas, or other similar outdoor activities.

ANTENNAS OR RELATED EQUIPMENT – SMALL CELL AND WIRELESS COMMUNICATION FACILITIES

Transmitting, receiving, or other equipment used in conjunction with a wireless communications facility to support cellular telecommunications services or personal communications services. The term includes utility or transmission equipment, antennas, radios, power supplies, generators, batteries, cables, equipment buildings, cabinets, storage sheds, shelters, or similar equipment, but does not include cellular antenna towers.

APARTMENT

A suite or set of rooms with necessary appurtenances in a house, apartment building, hotel or motel occupied or suitable to be occupied as a dwelling unit.

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APPLICANT.

A person or entity who is authorized by the provisions of these regulations to file for approval under these regulations.

APPLICATION.

The completed form or forms and all accompanying documents, exhibits, and fees required of an applicant by staff or the Planning Commission part of a submission for review.

ARBORETA, BOTANICAL GARDEN, AND ZOOLOGICAL GARDEN

The following definitions pertain to Arboreta, Botanical Gardens, and Zoological Gardens. Such use can one, or any combination of the following:

- Arboreta – A place where trees and plants are grown for scientific and educational purposes;
- Botanical Garden – A public or private facility for demonstration and observation of the cultivation of flowers, fruits, vegetables, or ornamental plants;
- Zoological Garden – A facility in which animals are

ARBORIST, CERTIFIED

An individual trained in the art and science of planting, caring for, and maintaining trees that has been certified by the International Society of Arboriculture.

ARCHITECTURAL FEATURE

Ornamentation or decorative features attached to or protruding from an exterior wall.

AUTOMOTIVE FUELING / CHARGING

An establishment where liquids used as motor fuels or alternative fuel, power or energy is sold at retail to the public and deliveries are made directly into or onto automobiles. The sale of fuel, power, or energy shall be the primary use of the property. Retail grocery or convenience store sales are permitted.

AUTOMOTIVE RENTAL

Any building or land used for the display and rental of motor vehicles, including but not limited to motorcycles, recreational vehicles, and trucks in operable condition. The act of renting a motor vehicle is the use of a motor vehicle for a temporary period of time at an agreed amount of money for the rental. There shall be no sales of automobiles allowed on premise without appropriate approval.

AUTOMOTIVE SALES / LEASING

The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, or lease of new and/or used commercial or recreational vehicles, in operable condition. This use includes the storage, maintenance, and servicing of commercial and recreational vehicles as a principally permitted or accessory use.

AUTOMOTIVE SALES / REPAIR, COMMERCIAL & RECREATIONAL VEHICLE

The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, or lease of new and/or used commercial or recreational vehicles, in operable condition. This use includes the storage, maintenance, and servicing of commercial and recreational vehicles as a principally permitted or accessory use.

AUTOMOTIVE SERIVE / REPAIR, MAJOR

An establishment where repair of construction equipment, commercial trucks, automobiles, and similar heavy equipment, including major exterior, engine, and transmission repairs are conducted.

AUTOMOTIVE SERIVE / REPAIR, MINOR

An establishment engaged in the minor repairs to any vehicle including repairs and replacement oil, coolant system, air conditioning system, audio, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel alignments and balancing, and repair and replacement of shock absorbers for vehicles and other motorized equipment owned by the general public.

AUTOMOTIVE WASH / DETAILING

A building or enclosed area that provides facilities for washing and cleaning motor vehicles, which may use production line methods with a conveyor, blower, or other mechanical devices and/or which may employ hand labor.

AWNING

A shelter projecting from and supported by the exterior wall of a building.

B

BANKS AND FINANCIAL INSTITUTIONS

A facility, building feature, or equipment of which the principal use or purpose of which is the provision of financial services including, but not limited to banks, credit unions, savings and loan institutions, and mortgage companies. Such uses do not include check cashing or short term loan establishments. The use may or may not include a drive-through window. Automated Teller Machines (ATMs) shall not be considered a financial institution. See definition for "Automated Teller Machine."

BAR / TAVERN

An establishment serving alcoholic beverages in which the principal business is the sale of such beverages at retail for consumption on the premises. Food may also be available for consumption on the premises.

BASE FLOOD or 100-YEAR FLOOD

A flood having a one percent (1%) chance of being equaled or exceeded in any given year.

BASE STATION.

A structure or equipment at a fixed location that enables Federal Communications Commission-licensed or authorized wireless communication between user equipment and a communication network. The term does not include a cellular antenna tower as defined in this section or any equipment associated with a tower. The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including small cell systems).

The term includes any structure, other than a cellular antenna tower, that, at the time the required application is filed with the Planning Commission under this subchapter, supports or houses equipment described in division (1) of this definition that has been reviewed and approved under the applicable zoning or siting process even if the structure was not built for the sole or primary purpose of providing such support.

The term does not include any structure that, at the time the required application is filed with the Planning Commission under this definition, does not support or house equipment described in this definition.

BED AND BREAKFAST

A private owner-occupied residence with one to three guest rooms contained within that structure and operated so that guests reside at the home for a finite and temporary basis that does not exceed 28 days, and wherein the owner of the property remains on site for the duration of the guests stay. No kitchen facilities may be provided for use by guests.

BREWERY, DISTILLERY, WINERY, CIDERY (MAJOR)

Brewery, distillery, winery, or cidery that produces more than 15,000 barrels per year and may distribute outside the region. Such uses may include accessory uses including tap/tasting rooms, food service, retail sales of merchandise and alcohol, entertainment space for live music, and other similar uses.

BREWERY, DISTILLERY, WINERY, CIDERY (MINOR)

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A limited production brewery, distillery, winery, or cidery that produces less than 15,000 barrels per year and that typically produces specialty beers, spirits, wines, or ciders that are generally sold locally. Such uses may include accessory uses including tap/tasting rooms, food service, retail sales of merchandise and alcohol, entertainment space for live music, and other similar uses.

BREW PUB

An establishment primarily engaged in the retail sale of prepared food for consumption on site, which includes the brewing of beer as an accessory use, for consumption on site. The brewing processes the ingredients to make beer and ale by mashing, cooking, and fermenting. The brewing operation does not include the production of any other alcoholic beverage

BUFFER

A physical and visual separation between different land use / zoning districts. In addition to defining physical spaces, buffers typically contain plants, walls, fences, water features, or other landscape elements that help screen views, maintain privacy, and preserve community character.

BUILDING

Any structure having a roof supported by column, walls or air pressure for the housing or enclosure of persons, animals, or personal possessions. When any portion thereof is completely separated from every other person therein by a division wall without openings, then each portion therein shall be deemed to be a separate building.

BUILDING, ATTACHED

A building of independent occupancy unit having more than one party wall common with an adjacent building, or an end unit having one party wall with an adjacent building which has more than one party wall.

BUILDING, DETACHED

A building having no wall in common with another building.

BUILDING, HEIGHT OF

The vertical distance measured from the adjoining curb grade at point opposite the center of the principal frontage of the primary building to the highest point of ceiling of the top story; in the case of a flat roof, to the deck line of a mansard roof; and to the mean height level between the eaves and ridge of a gable, hip or gambrel roof where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished lot grade at the front of the building.

BUILDING, SEMI-DETACHED

A building having one party wall common with an adjacent building.

BUILDING LINE SETBACK

The linear distance between any property line and the closest portion of any building or structure to that line. Front building setbacks are measured from the public right-of-way where known or 25 feet from the centerline of a street in a residential zone or 30 feet from the centerline of a street in a non-residential zone where exact right-of-way is unknown, unless otherwise provided.

C

CALIPER

The diameter of a tree that is measured at six inches (15 cm) above ground level for trees up to four-inch caliper and 12 inches above ground level for larger sizes. This measurement is commonly used in the nursery industry to measure tree planting stock.

CAMPGROUND

A lot or parcel on which two or more tents, cabins, lean-tos, recreational vehicles, or other similar object is established or maintained as temporary living quarters for recreation, education, or vacation purposes.

CANNABIS BUSINESS

Any entity licensed under KRS 218B as a cultivator, dispensary, processor, producer, or safety compliance facility.

CANOPY, BUILDING.

A rigid multi-sided structure, which has a roof covering of fabric, metal or other material and supported by a building at one or more points and by columns or posts at the other points, may be illuminated by means of internal and/or external sources.

CANOPY, FREE-STANDING.

A rigid multi-sided structure, which has a roof covering of fabric, metal or other material supported by columns or posts, may be illuminated by means of internal or external sources.

CARDHOLDER

A registered qualified patient, designated caregiver, or visiting qualified patient who has applied for, obtained, and possesses a valid registry identification card issued by the Kentucky Cabinet for Health and Family Services for medicinal cannabis in compliance with KRS 218B; or a visiting qualified patient who has obtained and possesses:

1. A valid out-of-state registry identification card; and
2. Documentation of having been diagnosed with a qualifying medical condition.

CARPORT

A permanent roofed structure with not more than two (2) enclosed sides used or intended to be used for automobiles.

CATERING SERVICE

An establishment where food and beverages are prepared for consumption off-premises, and are delivered or transported to a different location for service. This use may include the storage of equipment used in the preparation, transport, and service of food.

CELLULAR ANTENNA HEIGHT

The distance from the highest point of the antenna structure to the point at which the antenna or any structure the antenna is mounted upon meets the grade.

CELLULAR ANTENNA TOWER.

A tower constructed for, or an existing facility that has been adapted for, the location of transmission or related equipment to be used in the provision of cellular telecommunications services or personal communication services.

CELLULAR EQUIPMENT CABINET

A cabinet designed to house radio equipment, similar in size to a traffic signal cabinet, not designed for human occupancy. Any maintenance to radio equipment can only be done from outside the cabinet, as opposed to an alternative larger sized equipment shelter that can be totally accessed by service personnel.

CELLULAR TELECOMMUNICATIONS FACILITY

The lot, tract or parcel of land that contains the cellular antenna tower, its supporting structure, any accessory building, parking and any other uses or structures that are associated with the transmission facility.

CELLULAR TELECOMMUNICATIONS SERVICE

A retail telecommunications service that uses radio signals transmitted through cell sites and mobile switching stations.

CEMETERY

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Land used for burial of the dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.

CERTIFIED LOCAL GOVERNMENT

A government meeting the requirements of the National Historic Preservation Amendment Act of 1980 (P.L. 96-515) and the implementing regulations of the U.S. Department of the Interior and the Kentucky Heritage Council.

CHANGE IN USE

A new use in which is designated on a different horizontal line in the use table than the present use.

CHARACTER

Any letter of the alphabet, any numeral or Greek letter.

CITY

The City of Frankfort, Kentucky

CLUB, LOUNGE, OR MEETING HALL

Building or facilities for a social, educational or recreational purpose, generally open only to members, but not primarily for profit or to render a service which is customarily carried on as a business.

CO-LOCATION.

Locating two or more transmission antennas or related equipment on the same cellular antenna tower.

COMMISSION

City/County Planning Commission of the City of Frankfort and Franklin County, Kentucky.

CONTRIBUTING BUILDING OR RESOURCE

A building or feature on a property in one of the Special Historic Zoning Districts (S-HD, S-CBD, or S-CD) that was constructed during district's period of significance and makes a contribution to the historic and/or architectural importance of the district as a whole. The evaluation of whether a building or resource is contributing is done by a professional architectural historian. Also see "Noncontributing."

COUNTY

The County of Franklin, Kentucky.

CRITICAL ROOT ZONE (CRZ)

The area of soil extending from the tree trunk in which roots required for future tree health and survival are located. This area is defined as a circle with a minimum radius of 1.5 feet for every 1 inch in Diameter at Standard Height (DSH).

D

DAMAGE, LANDSCAPING & BUFFERING

The impact or loss to any tree including, but not limited to, removal, root cutting, root removal, girdling, soil compaction, soil contamination, topping, pruning more than 20% of the tree's canopy, bark removal, poisoning and/or actions contributing to the decline or death of a tree.

DAY CARE CENTER, NURSERY, KINDERGARTEN

Any facility, including a home or dwelling unit, which regularly provides care for four (4) or more children away from the child's own home. The operator's own children shall be included in the total number of children permitted.

DEMOLITION

Any act that destroys in whole or in part a landmark or a building in a historic district or a landmark site.

DEVELOPMENT

Any man-made change to structure(s) or land including but not limited to erection, reconstruction, alteration, filling, grading, mining, drilling, excavation, paving, dumping or dredging operations.

DEVELOPMENT IDENTIFICATION.

A sign, which indicates the name of the development or shopping center, which is located within the planned mixed, planned residential or planned commercial zone districts.

DIAMETER AT BREAST HEIGHT (DBH)

A standard measurement in forestry and arboriculture that refers to the diameter of a tree trunk measured at 4.5 feet above the ground.

DISTRICT

A portion of the territory within the City of Frankfort or Franklin County to which certain regulations and requirement apply under the provisions of this Zoning Regulation in addition to other regulations and requirements for the property imposed by the zone in which said property is located.

DRIPLINE

The area on the ground directly below the outermost edge of the tree's canopy, where water drips from the leaves when it rains.

DWELLING:

A building or portion thereof occupied exclusively for residential purposes, not including a mobile home or trailer.

DWELLING, MULTIPLE FAMILY

A building or portion thereof occupied by more than two (2) families or more than two (2) housekeeping units.

DWELLING, MULTI-FAMILY, 3 – 5 UNITS

A building or portion thereof designed for or used exclusively for three (3) to five (5) families or housekeeping units.

DWELLING, MULTI-FAMILY, 6 – 15 UNITS

A building or portion thereof designed for or used exclusively for six (6) to 15 families or housekeeping units.

DWELLING, MULTI-FAMILY, 16 – 30 UNITS

A building or portion thereof designed for or used exclusively for 16 to 30 families or housekeeping units.

DWELLING, MULTI-FAMILY, 30+ UNITS

A building or portion thereof designed for or used exclusively for 30 or more families or housekeeping units.

DWELLING, SHARED FAMILY

Any building occupied by not more than four (4) residents, unrelated by blood or marriage, to which the common areas and facilities are shared. This does not include limited care/ treatment centers of halfway houses. (see KRS 100.984)

DWELLING, SINGLE-FAMILY.

A building occupied exclusively for residential purposes by one family or one housekeeping unit, including manufactured/mobile homes or modular homes.

DWELLING, SINGLE FAMILY, ATTACHED

Dwelling units that are structurally attached to one another, side by side, and erected as a single building, with a limit of three (3) units per building, each dwelling unit being separated from the adjoining unit or units by a party wall without openings extending from the basement floor to the roof with each unit including separate ground floor entrances, services, and attached garages.

DWELLING, SINGLE FAMILY, DETACHED

A building designed for, or used exclusively for, residence purposes by one family or housekeeping unit, situated on a parcel having a front, side, and rear yard.

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DWELLING, TWO FAMILY

A residential structure containing exactly two dwelling units that, when arranged side-by-side, are separated from each other by an unpierced common wall extending from ground to roof. The units may either be attached and consist of one or more stories or stacked vertically with one dwelling unit located on top of the other.

DWELLING UNIT

One room or rooms connected together, constituting a separate, independent housekeeping establishment for occupancy by a family as owner, by rental or lease on a weekly, monthly or longer basis and physically separated from any other rooms or dwelling units which may be in the same building and containing independent cooking and sleeping facilities.

E

EASEMENT

A grant by the property owner for the use of land.

ECOTOURISM

Low-impact recreational or educational use of land that promotes environmental stewardship, conservation, and interpretation of natural and cultural features. Typical uses include, but are not limited to birdwatching, nature trails, guided tours, kayaking or canoeing access points, and conservation education programs.

EDUCATION FACILITY, COLLEGE, UNIVERSITY, OR TRADE SCHOOL

Any institution organized and operated under the laws of Ohio to provide regular courses of instruction for students in any college or university accredited by the Kentucky Department of Education or by an accrediting association recognized by the United States Office of Education.

EDUCATION FACILITY, PUBLIC OR PRIVATE

Any institution organized and operated under the laws of Ohio to provide regular courses of instruction for students in kindergarten through grade 12 by the Kentucky Department of Education or by an accrediting association recognized by the United States Department of Education

ELEVATION

A geometric projection of a building on a vertical plane.

EXPANSION TO AN EXISTING MOBILE HOME PARK

The preparation of additional sites by the construction facilities for servicing the lots on which the mobile homes are to be affixed (including the installation of utilities, final site grading or pouring of concrete pads, or the construction of new streets). Any expansion is considered "new construction".

F

FACADE, BUILDING

Any separate face of a building, including parapet walls and omitted wall lines, or any part of a building, which encloses or covers usable space. Where separate faces are oriented in the same direction, or in the directions within forty-five degrees of one another, they are to be considered as part of a single facade.

FALL ZONE

Designated area around the cellular antenna tower where the structure is likely to fall in the event of a catastrophic failure. The FALL ZONE shall be free of all dwellings.

FARMS, CROP PRODUCTION

The use of land for the production of agricultural crops, including but not limited to grains, tobacco, fruits, vegetables, flowers, and timber. This includes the preparation of the soil, planting, cultivation, and harvesting.

FARMS, LIVESTOCK

The use of land for the production of livestock, including the breeding, raising, and feeding of bovine, equine, swine, ovine, caprine, and poultry. This includes the associated housing of animals and the storage of feed produced on-site.

FARM PRODUCT

Any raw agricultural, horticultural, or floricultural product, or any livestock or livestock product, that has not been subjected to a process of manufacture or "significant transformation" from its natural state

FARM PRODUCT, RETAIL

The sale of farm products directly to the consumer. This includes roadside stands or farm markets where at least 50% of the gross sales are derived from products produced on the farm or by the owner of the establishment.

FARM PRODUCT, WAREHOUSING AND STORAGE

A facility primarily used for the long-term or seasonal storage of raw farm products (such as grain elevators, tobacco warehouses, or cold storage for fruit) before they are transported to a processing facility or wholesale market.

FARM PRODUCT, WHOLESALE (RAW MATERIALS)

An establishment engaged in the merchant wholesale distribution of raw agricultural products, such as grain, livestock, or leaf tobacco, to other businesses for further processing or resale.

FENCE

Any barrier constructed of wood, metal, masonry or similar material erected for the purpose of assuring privacy or protection but excluding shrubbery and plantings.

FLOOD BOUNDARY-FLOODWAY MAP

Map issued by the Federal Emergency Management Agency (FEMA) for use during the Regular Phase of the National Flood Insurance Program (NFIP) which is the primary regulatory map to be used by a community with designated floodways. The Flood Boundary-Floodway Map illustrates the floodplain and floodway boundaries; and, in conjunction with the flood profiles and Floodway Data Table in the Flood Insurance Study, indicates the base flood elevations along different flood plain cross sections.

FLOODPLAIN

All areas of special flood hazard, including the "Floodway".

FLOOR

The top surface of an enclosed area in a building (including basement) – top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

FLOOR, LOWEST

The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

FLOOR AREA, GROSS FLOOR AREA

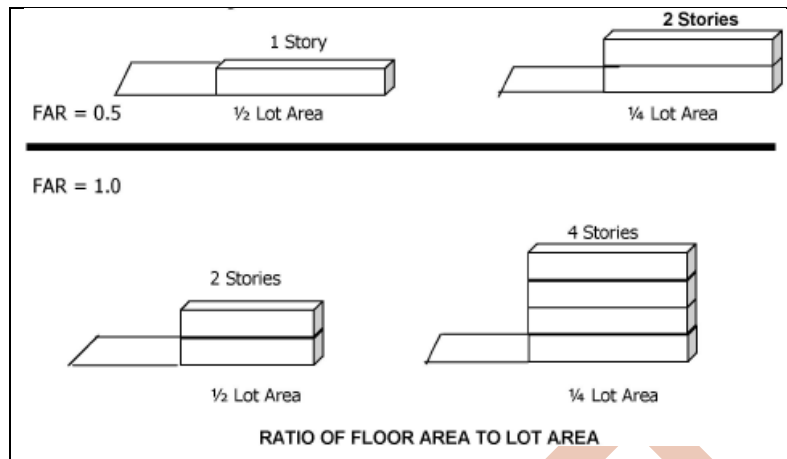
The total number of square feet of floor space within the surrounding walls of a building or structure (or portion thereof), exclusive of vents, shafts and courts

FLOOR AREA RATIO (FAR)

A ratio determined by dividing the total floor area of a building by the area of the lot upon which the building is located.

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FISHERIES

The use of land or water for the production of aquatic organisms, including but not limited to fish, crustaceans, mollusks, and aquatic plants. This includes the breeding, raising, and harvesting of such organisms in natural or artificial enclosures (ponds, tanks, or raceways) and the customary infrastructure required for their maintenance.

FORESTRY SERVICES

Establishments and activities primarily engaged in the management, conservation, and harvesting of timber and forest resources. This includes, but is not limited to, timber tract management, forest nurseries, reforestation services, and the "harvesting of timber" (logging). This use includes the temporary storage of harvested logs but does not include the permanent processing of wood products, such as a commercial sawmill operation.

FRONTAGE

The length of any property line or of any one parcel along a street on which it borders.

G

GARAGE, PRIVATE

A detached accessory building or portion of a main building used primarily for the storage of vehicles for the residents housed in the building to which such garage is accessory. Incidental storage of property owned by the residents of the principal building shall be permitted.

GARAGE, PUBLIC

A building or portion thereof, other than a private garage, designed or used for equipping, servicing, repairing, hiring or storing motor driven vehicles.

GARDEN, COMMERCIAL

An individual or group of individuals growing and harvesting food crops and/or non-food, ornamental crops, such as flowers, for commercial sale.

GARDEN, COMMUNITY

An area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption, or donation. This use does not include the on-site sale of any produce or plants, nor does it include the use of heavy commercial farm equipment. Use of the site is limited to the cultivation of plants, and all compost or organic matter must be managed so as not to create a nuisance for adjacent properties.

GEOLOGIST, QUALIFIED

A qualified geologist shall have a masters degree in geology from an accredited university or college and have experience in hydrogeology.

GIRDLING

The deliberate act of removing a continuous ring of bark and underlying tissues from the circumference of a tree trunk and/or choking a tree trunk with wire, twine or rope; resulting in the interruption of the flow of water, nutrients, and carbohydrates between the roots and the canopy.

GOLF COURSE / COUNTRY CLUB

A public or private golf course, which may include clubhouse facilities such as a pro shop, administrative offices, and a snack bar (indoor/outdoor).

GOVERNMENT FACILITY

Any buildings, structure, or use, or portion thereof, used by a governmental agency for administrative or service purposes, but not including buildings devoted solely to the storage and maintenance of equipment and materials.

GRADE

The average level of the finished surface of the ground adjacent to a sign or to the exterior wall of the building to which a sign is affixed.

GRADE, CURB

The elevation of the top of the face of the curb as fixed by the City or the County.

GRADE, HIGHEST ADJACENT

The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

GROUP HOME

a homelike facility, excluding Department of Juvenile Justice operated or contracted facilities, for not more than eight (8) foster children, not adjacent to or part of an institutional campus, operated by a sponsoring agency for children who may participate in community activities and use community resources.

H

HEIGHT

As applied to a sign, shall be measured as the vertical distance between the highest part of the sign or its supporting structure, whichever is higher, and a level plane going through the centerline of the nearest improved public right-of-way, other than an alley. In the event a sign is equidistant from more than one improved public right-of-way, none of which are alleys, the highest point shall be used.

HISTORIC DISTRICT

An area meeting one or more of the criteria contained in [Section 17.15.8](#) of this Article.

HOME OCCUPATION

Any use conducted entirely within a dwelling, attached garage, or accessory structure and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof.

HOSPITAL

An establishment providing accommodations, facilities and services on a continuous 24-hour basis requiring obstetrical, medical or surgical services. Hospitals shall not include nursing homes, convalescent centers or extended health care facilities.

HOTEL

An establishment that provides transient lodging without provision for cooking within individual rooms and having a lobby and registration desk. This term does not include lodging house, rooming house, boarding house, or short term rentals. (Amended 09-2018)

I

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IMPROVEMENT, SUBSTANTIAL

Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure either:

1. Before the improvement or repair is started, or
2. If the structure has been damaged and is being restored, before the damage occurred.
3. For the purpose of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not include either:
 - a. Any project required to improve a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or
 - b. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

INSTITUTIONAL CARE FACILITY

Any facility for the elderly, infirm, or individuals requiring rehabilitation or treatment for addiction, mental health disorders, or physical infirmities, in which three or more unrelated individuals may stay on a predominantly intermediate or long term basis, and where inpatient care and living accommodations are provided in exchange for compensation from any source. Institutional care facilities include, but are not limited to, nursing homes, assisted living facilities, hospices, addiction treatment facilities, mental health treatment facilities, inpatient physical rehabilitation facilities, convalescent homes, or similar uses. Institutional care facilities shall not include hospitals, medical offices, medical or dental clinics, urgent care centers, outpatient physical rehabilitation centers, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured without a component of predominantly intermediate or long-term stays.

INTERSECTION

The junction of the centerlines of any two public rights-of-way, other than alleyways, crossing at grade or where the crossing is separated at grade, the intersection shall be the point at which expressway travel pavements converge or diverge or the point at which any expressway interchange ramp intersects the expressway travel pavement.

J

JUNK YARD

Any area, lot structure or part thereof used for any or all of storage, collection, abandonment, processing, disassembly, reuse, purchase or resale of discarded matter including wastepaper, rags, scrap metal, wood, glass, machinery, two or more inoperable, unregistered motor vehicles or other type of waste.

K

L

LANDFILL

A community facility, which is a necessary part of the community's waste disposal system. The high volume of heavy truck traffic and the associated noise, odor and other potential nuisance-like characteristics suggest industrial zoning would be appropriate. However, the LANDFILL is a limited duration use and the filled land may not be suitable for industrial uses, which require substantial weight bearing foundations. This limitation makes industrial zoning inappropriate for subsequent uses to be located on this land. Major factors in determining proper site location are the suitability of the soil and underground drainage systems and they are not usually

factors in the location of industrial zones. There the site location criteria for a LANDFILL must be defined separately.

A method of disposing of refuse on land without creating nuisances or hazards to public health or safety by utilizing the principles of engineering to confine the refuse to the smallest practical area, to reduce it to the smallest practical volume, and to cover it with a layer of suitable cover material at the conclusion of each day's operation or at more or less frequent intervals as necessary and in compliance with all requirements and regulations of this chapter, and with all requirements and regulations of the commonwealth. This includes sanitary "contained" landfills, "construction/demolition debris" landfills, "residual" landfills and "incinerator" facilities, as defined by the regulations of the commonwealth.

LANDFILL, SANITARY (CONTAINED)

A type of landfill which may accept for disposal all non-hazardous solid wastes and limited quantities of household hazardous waste, industrial waste and generator hazardous waste. **SANITARY LANDFILLS** shall operate in compliance with all requirements and regulations of this chapter and with all requirements and regulations of the commonwealth.

LANDMARK

A building or structure meeting one or more of the criteria outlined in **Section 17.15.7** of this Article.

LAUNDRY

A business that provides clothes cleaning services performed solely by employees.

1. LETTER OF MAP AMENDMENT (LOMA).

A revision based on technical data showing that a property was incorrectly included in a designated SFHA. A **LOMA** amends the current effective FIRM and establishes that a specific property is not located in a SFHA.

2. LETTER OF MAP REVISION (LOMR).

A revision based on technical data that, usually due to human-made changes, shows changes to flood zones, flood elevations, floodplain and floodway delineations and planimetric features.

3. LETTER OF MAP REVISION - FILL (LOMR F).

A determination that a structure or parcel has been elevated by properly placed engineered fill above the BFE and is, therefore, excluded from the SHFA.

LIBRARY, MUSEUM, OR GALLERY

DEFINITION

LIGHT, DIRECT

Light which travels directly from its source to the viewer's eye.

LIGHT, INDIRECT

Light which travels from its source to an intermediate object, such as a sign surface, before being seen by the viewer.

LIGHT, SKELETON

DEFINITIONS

LIVESTOCK

Poultry, ratites and cervine, bovine, ovine, porcine, caprine or equine animals that are privately owned and raised in a confined area for breeding stock, food, fiber or other products.

LOT

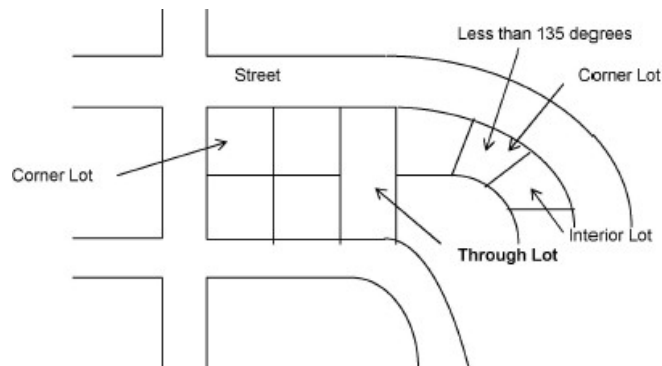
A parcel of land defined by metes and bounds or boundary lines in a recorded deed or on a recorded plat. In determining lot area and boundary lines, no part thereof within the limits of the street shall be included. The word "lot" included the work "plot".

ARTICLE 15. DEFINITIONS

15.02. DEFINED WORDS

LOT, CORNER

A lot at the junction of and fronting on two (2) or more intersecting streets or a lot which fronts on one (1) street with a front lot line of less than 135.



LOT, OF RECORD

A lot which is part of a subdivision, the plat of which has been recorded in the Office of the County Clerk, or a lot described by metes and bounds, the description of which has been recorded in said office at the time of adoption of the Zoning Ordinance.

LOT, THROUGH

A lot having frontage on two (2) parallel or approximately parallel streets.

LOT WIDTH

This distance parallel to the front lot line through a building erected or to be erected, measured between a side lot line through the part of the building where the lot is narrowest.

LOT LINE, FRONT

The line separating a lot from any street right-of-way along the principal frontage.

LOT LINE, REAR

Ordinarily, that lot line which is opposite and most distant from the front lot line. In the case of an irregular, triangular or gore shaped lot, a line ten (10) feet in length entirely within the lot, parallel to and most distant from the front lot line shall, for the purpose of this Regulation, be considered the rear lot line. In other cases not covered herein above, the Building Inspector shall designate the rear lot line.

LOT LINE, STREET OR ALLEY

A lot line separating the lot from a street or alley along the rear yard or secondary frontage.

M

MANUFACTURED HOME

A single-family residential dwelling constructed after June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq., as amended, and designed to be used as a single-family residential dwelling with or without a permanent foundation when connected to the required utilities, and which includes the plumbing, heating, air conditioning, and electrical systems contained therein (KRS 100.348(2)(c)).

MANUFACTURED HOME, QUALIFIED

A manufactured home that meets all the following criteria:

- A. Is manufactured on or after July 15, 2002; and
- B. Is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.570; and

- C. Has a width of at least 20 feet at its smallest width measurement or is two (2) stories in height and oriented on the lot or parcel so that its main entrance door faces the street; and
- D. Has a minimum total living area of nine hundred (900) square feet; and
- E. Is not located in a manufactured home land-lease community; and
- F. Supported by a permanent foundation that is:
 - 1. Capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure; and
 - 2. Constructed of concrete; and
 - 3. Placed at a depth below grade adequate to prevent frost damage.

MANUFACTURED HOME PARK

Any lot or tract of land other than a manufactured home subdivision or manufactured home sales or storage lot upon which three or more manufactured homes utilized for long-term residential occupancy are located.

MANUFACTURED HOME SUBDIVISION

A subdivision of three or more lots designed and intended for residential use exclusively by manufactured homes on permanent foundations with wheels, tongue, lug bolts and hitch, if any, permanently removed and wherein each lot occupied by a manufactured home is owned by the owner of the manufactured home situated thereupon.

MANUFACTURING, ARTISINAL

Application, teaching, making, or fabrication of crafts or products by an artist, artisan, or craftsperson either by hand or with minimal automation and may include direct sales to consumers. This definition includes uses that employ activities and processes such as small-scale fabrication, welding, and coating, that are typically not permitted in non-industrial zoning districts

MEASUREMENTS ALONG THE WAY.

The measurement taken along the centerlines of a public right-of-way or sequence of intersecting centerlines, but in no event an alley. If the measurement is from a zoning boundary, then it shall be taken from any point where the zoning district boundary line touches the centerline to the first point on the public right-of-way centerline which is perpendicularly opposite any point on the sign. The line from the sign shall be perpendicular to the public right-of-way and shall always be taken to the public right-of-way nearest the sign.

MEDICINAL CANNABIS

Marijuana, as defined in KRS 218.010, when cultivated, harvested, processed, produced, transported, dispensed, distributed, sold, possessed, or used in accordance with KRS 218B. This definition includes medicinal cannabis products and raw plant material; but does not include industrial hemp or industrial hemp products as defined in KRS 260.850.

MEDICINAL CANNABIS CULTIVATOR

A business that is licensed to grow medicinal cannabis in compliance with KRS 218B, more specifically to:

- 3. Acquire, possess, plant, cultivate, raise, harvest, trim, or store cannabis seeds, seedlings, plants, or raw plant material;
- 4. Deliver, transport, transfer, supply, or sell raw plant material or related supplies to other licensed cannabis businesses in this state; or
- 5. Sell cannabis seeds or seedlings to similar entities that are licensed to cultivate cannabis in this state or in any other jurisdiction.

Medicinal Cannabis Cultivators are regulated in four tiers by KRS 218B, as follows:

- 1. Tier I Cultivator shall not exceed an indoor growth area of 2,500 square feet

ARTICLE 15. DEFINITIONS

15.02. DEFINED WORDS

2. Tier II Cultivator shall not exceed an indoor growth area of 10,000 square feet.
3. Tier III Cultivator shall not exceed an indoor growth area of 25,000 square feet.
4. Tier IV Cultivator shall not exceed an indoor growth area of 50,000 square feet.

MEDICINAL CANNABIS DISPENSARY

An establishment that is licensed in compliance with KRS 218B to:

1. Acquire or possess medicinal cannabis from a cultivator, processor, or producer in this state;
2. Acquire or possess medicinal cannabis accessory or educational material;
3. Supply, sell, dispense, distribute, or deliver medicinal cannabis, medicinal cannabis accessory and educational material to cardholders or other dispensaries;
4. Sell cannabis seeds to similar entities that are licensed to cultivate cannabis in this state or in any other jurisdiction; or
5. Acquire, accept, or receive medicinal cannabis products from a cardholder pursuant to [KRS 218B.110](#).

MEDICINAL CANNABIS PROCESSOR

A business that is licensed in compliance with [KRS 218B](#) to:

1. Acquire or purchase raw plant material from a cultivator, processor, or producer in this state;
2. Possess, process, prepare, manufacture, manipulate, blend, or package medicinal cannabis;
3. Transfer, transport, supply, or sell medicinal cannabis and related supplies to other cannabis businesses in this state; or
4. Sell cannabis seeds or seedlings to similar entities that are licensed to cultivate cannabis in this state or in any other jurisdiction.

MEDICINAL CANNABIS PRODUCER

A business that is licensed in compliance with KRS 218B to:

1. Acquire, possess, plant, cultivate, raise, harvest, trim, or store cannabis seeds, seedlings, plants, or raw plant material;
2. Deliver, transport, transfer, supply, or sell raw plant material, medicinal cannabis products, or related supplies to other licensed cannabis businesses in this state;
3. Sell cannabis seeds or seedlings to similar entities that are licensed to cultivate cannabis in this state or in any other jurisdiction;
4. Acquire or purchase raw plant material from a cultivator in this state; or
5. Possess, process, prepare, manufacture, manipulate, blend, or package medicinal cannabis.

MEDICAL CANNABIS PRODUCT

Any compound, manufacture, salt, derivative, mixture, or preparation of any part of the plant Cannabis sp., its seeds or its resin; or any compound, mixture, or preparation which contains any quantity of these substances when cultivated, harvested, processed, produced, transported, dispensed, distributed, sold, possessed, or used in accordance with KRS 218B. This definition does not include industrial hemp products as defined in KRS 260.850.

MEDICINAL CANNABIS SAFETY COMPLIANCE FACILITY

An establishment licensed in compliance with KRS 218B to:

1. Acquire or possess medicinal cannabis obtained from cardholders or cannabis businesses in this state;

2. Return the medicinal cannabis to cardholders or cannabis businesses in this state;
3. Transport medicinal cannabis that was produced by cannabis businesses in this state;
4. Produce or sell approved educational materials related to the use of medicinal cannabis;
5. Produce, sell, or transport of equipment or materials other than medicinal cannabis, including but not limited to lab equipment and packaging materials that are used by cannabis businesses and cardholders, to cardholders or cannabis businesses licensed under these Zoning Regulations;
6. Test medicinal cannabis produced in this state;
7. Train cardholders and cannabis business agents;
8. Receive compensation for actions allowed under this section; and
9. Engage in any non-cannabis-related business activities that are not otherwise prohibited or restricted by state law.

MIXED USE

A building, lot, or development that contains a mixture of uses including residential, commercial, or industrial uses. Such uses may be mixed within one building (either horizontally or vertically) or within an overall development

MOBILE HOME

A structure manufactured prior to June 15, 1976, which was not required to be constructed in accordance with the federal act, which is transportable in one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width and 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein. It may be used as a place of residence, business, profession, or trade by the owner, lessee, or their assigns and may consist of one (1) or more units that can be attached or joined together to comprise an integral unit or condominium structure. (See KRS 227.550 (9-10) – Ord #17, 2003)

MODULAR HOME.

Factory-built housing certified as meeting the local or State Building Code as applicable to modular housing. Once certified by the state, modular homes shall be subject to the same standards of applicable City and State building code requirements.

MOTEL

A building or group of buildings containing individual sleeping or living units designed for the temporary occupancy of transient guests and including hotels, tourist courts, motor lodges, motor hotels or auto courts, but not including boarding or lodging houses and short term rentals.

MURAL

A graphic illustration applied to an exterior wall façade or surface of a building and/or structure for aesthetic, renovative or advertising purposes.

N

NON-TOWER WIRELESS COMMUNICATION FACILITIES.

Wireless communications facilities other than tower-based wireless communications that are located on buildings, utility poles as defined by this section, and other existing structures.

NONCONFORMING USE:

A legally existing use of land or building which fails to comply with the regulations set forth herein applicable to the district in which such use is located.

ARTICLE 15. DEFINITIONS

15.02. DEFINED WORDS

NONCONTRIBUTING BUILDING OR RESOURCE

A building or feature on a property in one of the Special Historic Zoning Districts (S-HD, S-CBD, or S-CD) whose construction date falls outside of the district's period of significance, or is less than 50 years old, or has been altered to such a degree that it no longer visually contributes to the historic and/or architectural significance of the district. The evaluation of whether a building or resource is noncontributing is done by a professional architectural historian. Also see "Contributing

O

OBSTRUCTION. SOURCE: FLOOD DAMAGE PREVENTION

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

OCCUPANCY

The purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

OCCUPANCY, CHANGE OF

A discontinuance of an existing use or occupant and a substitution of a different use or occupant.

ON CENTER (O.C.)

The method of measuring the spacing between plants (from center to center). This method ensures consistent, uniform spacing.

OPEN DUMP

A site where refuse is dumped which, due to lack of control, may create a breeding place for flies and rats, may cause air or water pollution, or may catch fire.

OPEN SPACE

Total horizontal area of all portions of the lot not covered by buildings or structures.

P

PARCEL, COMMERCIAL

A parcel of property on which there is at least one walled and roofed structure used, or designed to be used, for other than residential purposes.

PARK OR RECREATION FACILITY, PUBLIC

A parcel of land owned and operated by a non-profit or governmental entity that is available to the public for passive or active recreation.

PARKING AREA, PUBLIC

An area other than a street used for the temporary parking of more than four (4) automobiles and available for public use, whether free, for compensation or as an accommodation for clients or customers.

PARKING SPACE, ONE OFF-STREET

The area required for parking one (1) automobile.

PERSONAL COMMUNICATION SERVICES.

Commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services as defined in 47 U.S.C. Sec. 332(c).

PERSON WITH A DISABILITY

A person with a physical, emotional, or mental disability, including, but not limited to, an intellectual disability, cerebral palsy, epilepsy, autism, deafness or hard of hearing, sight impairments, and orthopedic impairments, but not including convicted felons or misdemeanants on probation or parole or receiving supervision or rehabilitation services as a result of their prior conviction, or mentally ill persons who have pled guilty but mentally ill to a crime or not guilty by reason of insanity to a crime. "Person with a disability" does not include persons with current, illegal use of alcohol or any controlled substance as regulated under KRS Chapter 218A.

PERSONAL SERVICE

A business or service carried out on an individual basis. Such use shall include but not be restricted to instruction in music, dance, arts and crafts; photographic services; beauty parlors and barber shops; tailoring, etc.

PLACE, PUBLIC

All other ground owned or controlled by the city or county that is not part of a "public street" or "park".

PLANNING COMMISSION

The Frankfort and Franklin County Planning and Zoning Commission established as the Planning Unit for the City of Franklin and Franklin County.

PLAT

A map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision, and other information in compliance with the applicable regulations established by the Planning Commission. This term includes replats, amended plats, and revised plats, as well as Major and Minor plats.

POULTRY

Chickens, ducks, turkeys or other domestic fowl.

PREMISES

Any lot or unplatted tract or any combination of contiguous lots or unplatted tracts held under single ownership.

Q

R

READER BOARD

A sign, or portion thereof, with characters, letters or illustrations that can be changed or rearranged without altering the face or the surface of the sign. **READER BOARDS** that are not part of a fascia, monument or pole sign shall be considered "special purpose signs".

RECREATION, COMMERCIAL

A public or private indoor or outdoor recreation facility operated as a commercial activity, including but not limited to batting cages, bowling alleys, dragstrips, raceways, golf driving ranges, archery ranges, shooting ranges, mechanical rides, miniature golf courses, golf courses, tennis clubs, arenas, amphitheaters, stadiums, and swimming pools.

RELIGIOUS ASSEMBLY

An institution that a congregation of people regularly attends to participate in or hold religious services, meetings, and other activities, including buildings in which the religious services of any denomination are held.

REMODELING, EXTERIOR

Any change in the design, material, or exterior treatment of a structure that requires a building permit.

RESIDENTIAL CARE FACILITY

ARTICLE 15. DEFINITIONS

15.02. DEFINED WORDS

A residence operated and maintained by a sponsoring private or governmental agency to provide services in a homelike setting for persons with disabilities. Services shall include, but is not limited to, supervisions, shelter, protection, rehabilitation, personal development, and attendant care.

RESIDENTIAL CARE FACILITY, LARGE

A facility designed for and occupied by nine (9) or more residents living together

RESIDENTIAL CARE FACILITY, SMALL

A facility designed for and occupied by eight (8) or fewer residents living together.

RESIDENTIAL RECOVERY FACILITY

Any facility where persons enrolled in a recovery program routinely stay and sleep while enrolled in the recovery program, if:

More than half of the available living quarters (e.g., beds) are reserved for persons enrolled in a recovery program; and

The only persons allowed to stay and sleep in the facility are:

- (a) Enrolled in a recovery program; or
- (b) Staff (whether paid or volunteer) of the owner or operator of the recovery program or the facility.

This use shall not include detoxification facilities, charitable indigent limited care facilities, shared family dwellings, residential care facility for handicapped persons (KRS 982.982 and 100.984), reentry service centers, convalescent homes, rest homes, mental institutions, psychiatric facilities and correctional facilities-privately owned.

RECREATIONAL VEHICLE

Travel trailers, fifth-wheel tent camper, motor home, mini motor home or van camper used for temporary use, not intended for year-round living, with less than 320 square feet.

RESTAURANT

An eating establishment, where food is generally served and/or consumed only within the building.

RETAIL SALES AND SERVICE, LARGE SCALE

A facility or establishment greater than 20,000 square feet of gross floor area, which engages in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

RETAIL SALES AND SERVICE, MEDIUM SCALE

A facility or establishment up to 20,000 square feet of gross floor area, which engages in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Within a multi-tenant or mixed-use building, the overall building may be more than 20,000 as long as each tenant does not exceed the square footage threshold.

RETAIL SALES AND SERVICE, NEIGHBORHOOD SCALE

An establishment, less than 10,000 sq. ft., that can primarily draw its customer base from the surrounding neighborhood. Typical uses include, but are not limited to, corner stores, butcher shops, coffee or ice cream shops, personal improvement services, and specialty retail shops.

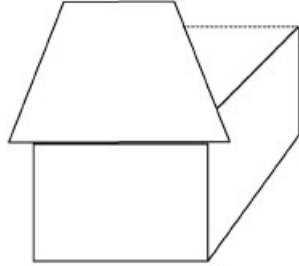
RIGHT-OF-WAY

The surface of and space above and below any real property in the municipality in which the federal government, commonwealth, county government, municipality, or municipal authority has a regulatory interest, or interest as a trustee for the public, as such interests now or hereafter exist, including, but not limited to, all streets, highways, avenues, roads, alleys, sidewalks, tunnels, bridges, or any other public place, area, or property under the control of the federal government, commonwealth, county government, municipality, or municipal authority. Private rights-of-way, access- easements and other government-owned lands not listed

above shall not be considered a RIGHT-OF-WAY. The phrase IN THE RIGHT(S)-OF-WAY means in, on, over, along, above and/or under the rights-of-way.

ROOF, MANSARD-STYLE

A mansard-style roof is a decorative structure, which is attached to the fascia of the building, but is not structurally integrated into the building. See the attached diagram.



S

SEARCH RING

The necessary search area within which a site for a cellular antenna tower should, pursuant to radio frequency requirements, be located.

SETBACK

The required distance between any point on private land and the nearest point at the edge of the nearest public right-of-way, other than an alley. Where a public way crosses a railroad right-of-way, the **SETBACK DISTANCE** is to be measured from the public right-of-way line extended across the railroad right-of-way.

SEWERS

Public sewers or any other approved sewage treatment facility.

SEWERS, PUBLIC

See SEWER

SHORT TERM RENTAL – OWNER OCCUPIED

A residential dwelling unit that is owner-occupied and is rented, leased, or otherwise assigned for a tenancy of less than 30 consecutive days duration for transient guests, where no meals are served. This term does not include hotel or motel rooms, bed and breakfast inns, or boarding and lodging houses.

SHORT TERM RENTAL – NON-OWNER OCCUPIED

A residential dwelling unit that is not owner-occupied and is rented, leased, or otherwise assigned for a tenancy of less than 30 consecutive days duration for transient guests, where no meals are served. This term does not include hotel or motel rooms, bed and breakfast inns, or boarding and lodging houses.

SIGHT DISTANCE TRIANGLE

A triangular-shaped area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of street right-of-way lines.

SIGN.

Any object, device, display or structure, or part thereof, situated outdoors, which is used to advertise, identify, 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, symbols, fixtures or images, but excluding striping not integral to the sign.

SIGN, AIR ACTIVATED

A sign, all or part of which is designed to be moved by action of the air for the purpose of attracting attention, including signs with spangles or moveable colored disks but excluding flags, banner signs and festoons.

ARTICLE 15. DEFINITIONS

15.02. DEFINED WORDS

SIGN, AREA

The total area of the sign face, which is used to display a message, not including its supporting poles or structures.

SIGN, ATTACHED.

Any sign attached to, applied on or supported by, any part of a building such as a wall, roof, window, canopy, awning, arcade or marquee which encloses or covers usable space.

SIGN, AWNING.

A sign painted on, printed on or attached flat against the surface of an awning.

SIGN, BANNER

A temporary sign composed of lightweight material either enclosed or not enclosed in a rigid frame and secured or mounted so as to allow movement of the sign caused by movement of the atmosphere.

SIGN, BENCH.

A sign painted on or affixed to any portion of a bench or seating area at bus stops or other such pedestrian areas.

SIGN, BILLBOARD.

Any off-site sign, available for rent, on a permanent structure on which the copy is periodically changed and which is not located on the premises to which such advertising copy pertains.

SIGN, BUILDING-MOUNTED.

A sign, which is connected to a building. This includes, but is not limited to, a wall, building canopy, projecting or awning sign. See also SIGN, ATTACHED.

SIGN, CANOPY

A sign, other than an under canopy sign, attached to or constructed in or on a canopy.

SIGN, CHANGEABLE COPY

A sign designed for frequent changes of message copy, including bulletin boards and kiosks; outdoor advertising signs; changing signs; other signs with electronically- displayed messages, removable letters, or poster panels.

SIGN, CLEARANCE

The vertical distance to grade from the lowest edge of a sign excluding any pole or support structure attached to the ground.

SIGN, CONSTRUCTION

A non-illuminated sign displayed prior to or during construction and removed thereafter that identifies a building for which a building permit has been issued and which is under construction together with such information as the owner, manager, contractor and subcontractors, architect and engineer, source of financing, projected date of completion, major tenants and related information.

SIGN, DETACHED.

Any sign connected to the ground, which is not an attached sign, inclusive of signs on movable objects, except signs on vehicles, which are moving or are parked only temporarily and are incidental to their principal use for transportation.

SIGN, DIRECTIONAL

A non-premise sign that serves solely to direct pedestrian or vehicular traffic or parking within a premises or to provide related instructions or facility information but that contains no advertising other than the name and logo of the business on the premises

SIGN, DIRECTORY.

A sign, which lists the names of the occupants of a multiple occupancy building.

SIGN, ELECTION.

Any type of non-premises sign, which refers only to the issues or candidates, involved in a political election.

SIGN, FACE

The surface of a sign upon, against or through which the message is displayed or illustrated.

SIGN, FASCIA.

Any sign attached to, applied on, or supported by, any part of a building such as a wall, roof, window, canopy, awning, arcade or marquee, which enclosed or covers usable space. No FASCIA SIGN shall be allowed to project further than 12 inches from the face of the building to which it is attached.

SIGN, FREESTANDING

A sign that is supported by one or more poles, uprights, pylons, braces or other support(s) on the ground and not attached to a building.

SIGN, GOVERNMENT OR UTILITY

An informational sign or display maintained by a government body or public utility, including traffic or parking regulating devices, legal notices, warning of hazards and similar displays.

SIGN, GOVERNMENT-MANDATED

Any sign or exterior display required to be displayed by government order or regulation including construction signs for government assisted projects.

SIGN, HEIGHT

As applied to a sign, shall be measured as the vertical distance between the lowest part of the sign, including its supporting structure at the average grade of the ground where the sign is located to the highest part of the sign or its supporting structure, whichever is higher.

SIGN, ILLEGAL.

A sign which was not in compliance with this, or the applicable ordinance, when it was erected, installed, altered or displayed.

SIGN, ILLUMINATED

A sign illuminated by a source of artificial light having the principle purpose of furnishing illumination for the sign whether or not such source is part of the structure of the sign.

SIGN, INCIDENTAL.

A sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "No Parking", "Entrance", "Loading Only", "Telephone" and other similar directives. No sign with a commercial message legible from a position off the lot on which the sign is located shall be considered incidental. The total area of any single INCIDENTAL SIGN shall not exceed one square feet.

SIGN, MENU BOARD

A sign used to display a selection of goods or services offered at a business establishment for the convenience of drive-up or walk-up customers, such as at a drive-in restaurant.

SIGN, MESSAGE BOARD

A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face or the surface of the sign and that is attached to either a wall, monument or freestanding sign for the purpose of displaying advertising or other notices.

SIGN, MONUMENT

Any permanent sign, other than a pole sign, in which the entire bottom is in contact with or is close to the ground and is independent of any other structure.

SIGN, NAME PLATE

A non-illuminated sign that states only the names, addresses and professions of the businesses or occupants of the lot where the sign is placed.

ARTICLE 15. DEFINITIONS

15.02. DEFINED WORDS

SIGN, NON-CONFORMING.

A sign that was erected, installed or displayed in compliance with previous sign regulations, but which is not in compliance with this subchapter, and which has not been reconstructed, altered or otherwise modified since the adoption of this subchapter, except to bring the sign into compliance with the provisions of these regulations.

SIGN, OFF-PREMISES.

A sign, which directs attention to a business not located on the same lot where the sign is displayed.

SIGN, ON-PREMISES.

A sign directing attention to a business, profession, commodity, service, entertainment, person, cause, event or organization conducted, sold, offered, operation or having premises upon the same lot.

SIGN, PACKAGE PLAN.

A coordinated plan for developing signs for an individual building or a group of buildings.

SIGN, POLE.

A sign that is set firmly in or upon the ground surface and is not attached to any building, canopy or other structure. See also GROUND-MOUNTED SIGN or POLE-MOUNTED SIGN.

SIGN, PORTABLE.

A sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported including, but not limited to, signs designed to be transported by means of wheels, signs converted to "A" or "T" frames; menu and sandwich board signs; balloons used as signs; table umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way.

SIGN, PROJECTING.

Any sign, which is erected on a building wall or structure and extends beyond the building wall more than 12 inches.

SIGN, READER BOARD.

A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a CHANGEABLE COPY SIGN for purposes of this subchapter.

SIGN, REAL ESTATE

A non-illuminated sign used to offer for sale, lease or rent the property upon which or within which the sign is placed or to announce an open house or that the property has been sold.

SIGN, ROOF.

A sign erected and constructed either wholly, or in part, upon, against, or above the roof of a building. For purposes of this subchapter, any portion of a building above or behind the fascia or parapet of a building shall be considered part of the roof.

SIGN, SUPPORT.

Any pole, post, strut, cable or other structural fixture or framework necessary to hold and secure a sign, providing that such fixture or framework is not imprinted with any picture, symbol or work using characters in excess of one inch in height, now is internally or decoratively illuminated.

SIGN, TEMPORARY.

A sign, including paper, cardboard and fabric signs, which is used for a limited period of time and is not permanently mounted.

SIGN, TIME OR TEMPERATURE.

A sign or portion thereof on which the only copy that changes is an electronic or mechanical indication of time or temperature.

SIGN, TRAILER

A portable sign mounted on a trailer designed for support and movement of the sign.

SIGN, VEHICLE

A sign on or within a parked motor vehicle, boat, recreational vehicle, manufactured home or similar vehicle designed to be conspicuously visible for advertising or information purposes from outside the vehicle, other than trailer signs as defined herein; informational, identification or advertising lettering permanently painted on or attached to trucks or other commercial vehicles; transit advertising on buses or taxi cabs; election campaign signs; signs identifying trailer housed offices or displays on construction sites; and bumper stickers.

SIGN, WALL

A sign erected upon or parallel to an outside building wall which does not exceed more than twelve (12) inches from the face of the wall or higher than the highest point of the roof.

SIGN, WINDOW.

A sign that is placed inside a window, or applied or attached to window panes or glass, and which is visible from the exterior of the window and is not permanently painted or otherwise permanently affixed to the window. Signs that are permanently painted or otherwise permanently affixed to the window shall be considered wall-mounted signs.

SMALL CELL SYSTEM.

A network of remote antenna nodes that distributes radio frequency signals from a central hub through a high-capacity signal transport medium to a specific area. The term includes mini commercial towers, small cells, distributed antenna systems, mini cell, micro cell, or similar systems.

SMALL CELL TOWER.

Any structure under 50 feet in height with an antenna or transmitter that is constructed for the sole or primary purpose of supporting any Federal Communications Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site. A pole originally installed for the primary purpose of supporting wireless telecommunications equipment, regardless of the timeframe between pole installation and connection/implementation of transmission equipment, is considered a SMALL CELL TOWER, and is not a utility pole. The term SMALL CELL TOWER includes mini cell distributed antenna system towers, micro cell towers, mini cell, Wi-Fi antennas, or similar systems.

SOLAR ENERGY SYSTEM (SES)

A device, including its components and subsystems, that collects solar energy for electricity generation, consumption, or transmission, or for thermal applications. Ses are in turn divided into three types depending on how the system is incorporated into the existing land use: (1) Integrated Solar Energy System; (2) Rooftop Solar Energy System; and (3) Ground Mounted Solar Energy System

SOLAR ENERGY SYSTEM, EXEMPT (EXEMPT SES)

A SES that is a facility of a municipally owned electric system or public utility regulated by the Kentucky Public Service Commission or Federal Energy Regulatory Commission, which is exempt from planning and zoning requirements under KRS 100.324 and otherwise in conformance with then existing law or regulation.

SOLAR ENERGY SYSTEM, FOOTPRINT

Footprint of the SES is calculated by drawing a perimeter around the outmost SES panels and any equipment necessary for the equipment to function, such as transformers and inverters. The footprint does not include perimeter fencing or visual buffers, nor transmission lines or portions thereof that are required to connect the SES to a utility or customer outside the SES provider.

SOLAR ENERGY SYSTEM, SITING BOARD REGULATED

An SES that constitutes a "merchant electric siting facility" under KRS 278.700(2), the construction and siting of which is subject to review and approval of the Kentucky State Board on Electric Generation and Transmission Siting. A merchant electric siting facility is an electricity generating facility or facilities that, together with all associated structure and facilities are capable of operating at an aggregate capacity of ten megawatts (10

ARTICLE 15. DEFINITIONS

15.02. DEFINED WORDS

MW) or more and sell the electricity produced in the wholesale market, at rates and charges not regulated by the Kentucky Public Service Commission.

SOLAR ENERGY SYSTEM, GROUND MOUNTED

An SES that is structurally mounted to the ground and does not qualify as an Integrated SES. Ground Mounted SESs are subcategorized as: (1) Small Scale; (2) Intermediate Scale; and (3) Large Scale).

SOLAR ENERGY SYSTEM, GROUND MOUNTED INTERMEDIATE (INTERMEDIATE SCALE SES)

A Ground Mounted SES with a footprint between 2,501 square feet and 10 acres.

SOLAR ENERGY SYSTEM, GROUND MOUNTED LARGE SCALE (LARGE SCALE SES)

A Ground Mounted SES with a footprint of more than 10 acres.

SOLAR ENERGY SYSTEM, GROUND MOUNTED SMALL SCALE (SMALL SCALE SES)

A Ground Mounted SES with a footprint of less than 2,500 square feet.

SOLAR ENERGY SYSTEM, INTEGRATED

An SES where the solar materials are incorporated into the building materials, such that the building and solar system are reasonably indistinguishable, or where the solar materials are used in place of traditional building components, such that the SES is structurally an integral part of the house building, or other structure. An Integrated SES may be incorporated into, among other things, a building façade, skylight, shingles, canopy, light, or parking meter.

SOLAR ENERGY SYSTEM, ROOFTOP

An SES that is structurally mounted to the roof of a house, building, or other structure and does not qualify as an Integrated SES.

SOLID WASTE(S)

All putrescible and non-putrescible refuse in solid form. "Solid" includes, but is not limited to, garbage, rubbish, ashes, incinerator residue, street refuse, dead animals, demolition wastes, construction wastes, solid commercial and industrial wastes and special wastes including explosives, pathological wastes and radioactive materials.

STAFF.

Those employees of the City of Frankfort or Franklin County assigned to administer these regulations.

STEALTH TECHNOLOGY.

Design techniques used to blend objects into the surrounding environment and to minimize visual impact. These design techniques may be applied to wireless communications towers, antennas, and other facilities, which blend the proposed facility into the existing structure or visual backdrop in such a manner as to render it less visible to the casual observer. Such methods include, but are not limited to, facilities constructed to resemble light poles, flag poles or other streetscape amenities. The use of additional features such as flags, decorative streetlamps and banners or signs may be utilized to blend the proposed facility into the visual backdrop.

STOREFRONT, PRIMARY

An entrance to a building designed and intended for use by the public as the principle means of ingress and egress as determined by the Director of Planning and Community Development. A solid wall (brick, concrete, etc.) without windows and/or public entrances shall not be considered a storefront.

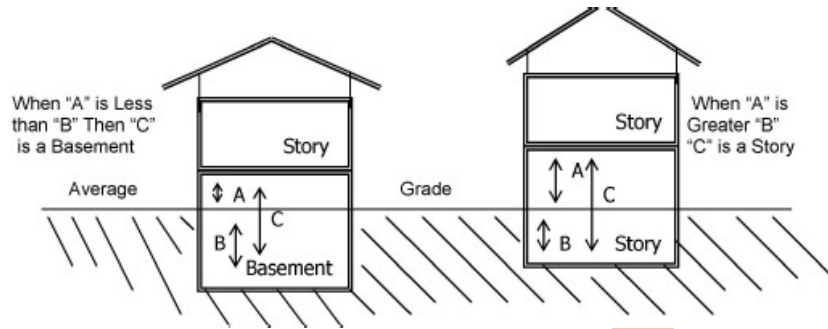
STOREFRONT, SECONDARY

An entrance to a building providing additional ingress and egress to the general public not constituting a primary storefront and not located on the same building elevation as the primary storefront.

STORY

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above; also, any portion of a building used for human occupancy between the topmost floor and the roof.

A basement shall not be counted a story, unless the height surface of the first story is fifty percent (50%) above the average elevation of the finished lot grade.



STREET

A public way established by or maintained under public authority, a private way open for public uses and a private way plotted or laid out ultimately for public use, whether constructed or not.

STREET, ARTERIAL

A street designed primarily for the continuous movement of traffic through a planning unit or area. Major arterials may include freeways, expressways or other limited access facilities.

STREET, COLLECTOR

Roadway used for movement of vehicles and providing access to adjacent properties which is planned to assure minimum disturbance of moving traffic and serving as a link between arterial or other collector streets and local streets. Major collectors provide access to commercial developments or residential developments in excess of 150 dwelling units. Minor collectors generally provide connections from local residential streets to other collectors or serve less than 150 dwelling units.

STREET, LOCAL

Streets whose primary function is to provide direct access to residential developments or lots.

STREET, PUBLIC

The entire width between the boundary lines of every roadway and right-of-way open to the use of the public as a thoroughfare for purposes of vehicular traffic.

STREET FRONTAGE

The distance along which a lot line adjoins a public street right-of-way from one lot line intersecting the street to the furthest distant lot line intersecting the same street. For purposes of this subchapter, a development project containing more than one lot along a street shall be considered to have only one **STREET FRONTAGE** on that street. Corner lots have at least two **STREET FRONTS**.

STRUCTURE

Anything constructed, the use of which requires permanent location on the ground or attached to something having permanent location on the ground.

T

TENANT

Anyone who has the occupation or temporary possession of lands or tenements of another.

THOROUGHFARE, MAJOR

Any public right-of-way designated by the Comprehensive Plan of the City as an arterial.

TOPPING (TOP)

An unacceptable method of pruning that alters the tree's natural shape by cutting back whole tops or large limbs, leaving stubs or natural branches that are too close to the trunk to assume the role of terminal growth.

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TREE

When used by itself, means any woody plant which generally includes those having a trunk or multi-trunk which grows to a mature height of over ten (10) feet. Trees include both deciduous and evergreen species.

TREE CANOPY

The layer of leaves and branches that spread out from a tree trunk, creating a “roof” over the area below.

TREE CARE, YOUNG

Any maintenance undertaken during the first five years after the tree is planted, including but not limited to watering, mulching, fertilizing, and pruning.

TREE PROTECTION ZONE (TPZ)

The portion of the Critical Root Zone (CRZ) that must be protected during construction, as set forth in rules and regulations promulgated by the City/County.

TOWNHOUSE

A single family dwelling, attached or detached, each dwelling designed and erected as a unit on a separate lot and separated from another by a yard or common wall.

TRAILER:

Any vehicular structure on wheels designed to be towed or hauled by another vehicle. Trailers can be used for temporary human occupancy or the transportation of equipment, goods or livestock. Definition includes automobile trailers, campers and horse trailers but not mobile homes.

TRANSMISSION EQUIPMENT.

Equipment that facilitates transmission for any Federal Communications Commission- licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

TREE, DECIDUOUS

Trees which normally shed their leaves in the Fall.

TREE, NUISANCE

Tree(s) that may negatively impact other trees, people, or structures. This would include, but is not limited to, trees that are diseased, infested, structurally unsound, known invasive species, or trees on the prohibited species list maintained by the state or local jurisdiction.

TREE, PUBLIC

Any tree growing on land owned by the city or county including lands defined as “public place”, “public street”, or “park.”

U

UNIFORM APPLICATION

The application submitted to the Planning Commission by an applicant, complete and meeting all requirements as provided in KRS 100.9865, for the construction of a cellular antenna tower for cellular telecommunications services or personal communications services. Completion of a UNIFORM APPLICATION shall not be required for temporary cellular antenna that are deployed during construction of permanent facilities; used in the event of emergency situations where infrastructure has been damaged; or in connection with temporary high usage situations, such as sporting events.

UTILITY

Has the meaning as defined in KRS 278.010(3).

UTILITY

Any person except, for purposes of divisions (1), (2), (3), (4) and (6) below, a city, who owns, controls, operates or manages any facility used or to be used for or in connection with:

1. The generation, production, transmission, or distribution of electricity to or for the public, for compensation, for lights, heat, power or other uses;
2. The production, manufacture, storage, distribution, sale or furnishing of natural or manufactured gas, or a mixture of same, to or for the public, for compensation, for light, heat, power or other uses;
3. The transporting or conveying of gas, crude oil or other fluid substance by pipeline to or for the public, for compensation;
4. The diverting, developing, pumping, impounding, distributing or furnishing of water to or for the public, for compensation;
5. The transmission or conveyance over wire, in air or otherwise, of any message by telephone or telegraph for the public, for compensation; or
6. The collection, transmission or treatment of sewage for the public, for compensation, if the facility is a subdivision collection, transmission or treatment facility plant that is affixed to real property and is located in a county containing a city of the first class or is a sewage collection, transmission or treatment facility that is affixed to real property, that is located in any other county and that is not subject to regulation by a metropolitan sewer district or any sanitation district created pursuant to KRS Ch. 220.

UTILITY, OVERHEAD

Utility infrastructure that is located primarily above ground as determined by staff. For purposes of these regulations, OVERHEAD UTILITIES include but are not limited to power lines and communications lines.

UTILITY, UNDERGROUND

Utility infrastructure that is located primarily underground as determined by staff. For purposes of these regulations, utilities include but are not limited to water lines, sanitary sewer lines, storm sewer lines, culverts, natural gas lines, power lines, and communications lines. This definition does not include electric transformers, switch boxes, telephone pedestals and telephone boxes, traffic boxes, and similar devices which are ground mounted.

UTILITY POLE

A structure originally constructed for the support of electrical, telephone, cable television or other video services, street lighting, or other similar cables and located within the public right-of-way or utility easements. A pole originally installed for the primary purpose of supporting wireless telecommunications equipment, regardless of the time frame between pole installation and connection/implementation of transmission equipment, is considered a small cell tower, and is not a utility pole. Note: this definition is not meant to prohibit the use of a small cell tower as a utility pole if appropriate.

USEABLE OPEN SPACE

That portion of the lot that is not covered by buildings, streets, parking areas or paved walkways. For the purposes of this ordinance outdoor roof gardens, patios and decks may counted providing a maximum of 100 square feet per dwelling unit may be included as usable open space. Pools and other recreational facilities may be included in the usable space provided that a minimum of thirty percent (30%) of the usable open space must be devoted to landscaping.

V

VEHICULAR USE AREA (VUA)

Any outdoor (open or enclosed) area used by two or more vehicles for parking, loading/unloading, sales and/or service areas, or driving.

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W

WATERWAY

All city/county-controlled water including, but not limited to, reservoir lands, rivers, lakes, creeks, streams, ponds, fountains, and water-filled quarries.

WIRELESS COMMUNICATIONS FACILITY.

The set of equipment and network components including antennas, transmitters, receivers, base stations, cabling, and antenna or related equipment used to provide wireless data and telecommunication services.

X

Y

YARD

A space on the same lot with a main building; open, unoccupied and unobstructed by buildings or structures from the ground to the sky except as otherwise provided in this title.

YARD, FRONT

Any yard extending across the full width of the lot between any parts of a lot line which runs adjacent to a public street, not including the street side yard which is elsewhere defined.

YARD, REAR

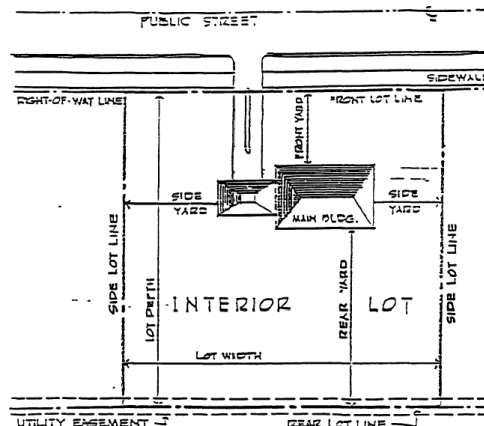
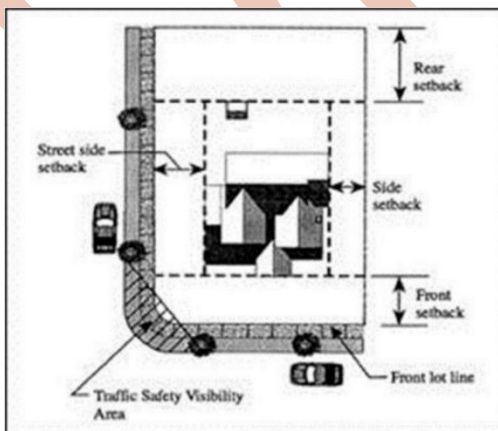
Any yard extending across the full width of the lot between the rearmost portion of the main building and the rear lot line, the depth of which shall be the least distance between the rear lot line and the rear of such main building.

YARD, SIDE

A yard between the main building and the side lot line, extending from the front yard or front lot line, where no front yard is required.

YARD, STREET SIDE

A yard between the main building and the side lot line of a corner lot which abuts a side street extending from the front lot line to the rear lot line.



Z

ZONE

A portion of the territory within the City of Frankfort within certain regulations and requirements apply under the provisions of this Zoning Regulation.

DRAFT