

**ORDINANCE AMENDING AND RESTATING THE ZONING ORDINANCE OF
JACKSON, MISSISSIPPI.**

WHEREAS, the Mississippi Code Annotated Sections 17-1-3 to 37, 21-1-27, 21-13-7 21-19-63, 41-25-13, 43-35-105, 49-23-1 to 29, 49-25-1 to 23 and 75-49-1 (1972), empowers the City to enact provisions for other functions related to this Ordinance such as: planning, airport zoning regulations, a zoning advisory board, control of outdoor advertising along highways, control of junkyards, mobile home construction standards and sanitary regulations, building set-back lines, adoption of official plans, extension or contraction of corporate boundaries, methods for adopting codes, subdivision of land and regulation thereof, among other matters; and

WHEREAS, the City Council has caused to have prepared and has adopted a Comprehensive Plan for the physical development of the City, which among other things, is designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public requirements; and

WHEREAS, the City Council has divided the City into Zoning Districts in conformance with the City's Comprehensive Plan, and has prepared regulations pertaining to such districts, and has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council has given due public notice of hearings relating to zoning districts, regulations and restrictions, and has held such public hearings in accordance with the requirements of the Mississippi Code Annotated, Sections 17-1-15 and 17-1-17, (1972); and

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF JACKSON, MISSISSIPPI**

ARTICLE I **TITLE AND PURPOSE**

Section 101 **Title and Short Title**

This Ordinance shall be known as the "OFFICIAL ZONING ORDINANCE OF THE CITY OF JACKSON, MISSISSIPPI," and may be so cited, and further referenced elsewhere as "Zoning Ordinance," and herein as "the Ordinance" or "this Ordinance," shall imply the same wording and meaning as the full title.

Section 102 **General Purpose and Intent**

The general purpose and intent of this Ordinance shall be the attainment of the goals and objectives of the PEOPLE OF THE CITY OF JACKSON, MISSISSIPPI, expressed in the Comprehensive Plan of the City, through provisions of this Ordinance, and to the degree that such attainment may be accomplished. Also, it shall be the intent of this Ordinance that its interpretation and application be as helpful and permissive as possible toward the attainment of said goals and objectives, but within the provisions of the regulations stated herein.

ARTICLE II **INTERPRETATION AND DEFINITIONS**

Section 201 **Rules for Words and Phrases**

For the purpose of this Ordinance, words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular number; the word "building" includes the word "structure"; the word "shall" is mandatory and not directory; the word "may" is permissive; the word "used" includes "designed" and "intended or arranged to be used or occupied; the word "person" includes a firm, association, organization, partnership, trust, foundation, company or corporation, as well as an individual; the word "lot" includes "building lot" or "parcel."

Section 202 **Definitions**

For the purpose of this Ordinance certain words, phrases, and terms used herein shall be interpreted as stated in this Article II. Any word, phrase, or term not defined herein shall be defined by the Zoning Administrator, the interpretation based on its common and ordinary usage.

202.01 Abandoned Vehicle or Junked Vehicle: Any vehicle which is without a current license tag and/or which is (a) wrecked, (b) dismantled, (c) partially dismantled, or (d) inoperative. Storage shall mean being on or occupying the premises for thirty (30) days or more.

202.02 Abandoned Personal Property or Junk: Any scrap, waste, reclaimable material or debris, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, baling, disposal or other use or disposition.

202.03 Abutting: Having a common border with, or being separated from such a common border by a right-of-way, alley, or easement.

202.04 Accessory Uses and Structures: A use or structure on the same lot with and of a nature customarily incidental and subordinate to the principal use and/or structure. (i.e. a detached garage for vehicles on a residential lot).

202.05 Adult Arcade: An establishment where, for any form of consideration, one or more motion picture projectors, slide projectors, or similar machines, for viewing by five

(5) or fewer persons each are used to show films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."

202.06 Adult Bookstore: An establishment which has as a substantial portion of its stock-in-trade and offers for sale for any form of consideration any one (1) or more of the following:

- A. Books, magazines, periodicals, or other printed matter, or photographs, films, motion pictures, video cassettes, slides or other visual representations which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas," or
- B. instruments, devices or paraphernalia which are designed for use in connection with "specified sexual activities."

202.07 Adult Cabaret: A nightclub, bar, restaurant, theater, or similar establishment which regularly features live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities", or films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas".

202.07(a) Adult Care Center/Residential: An occupied residence in which shelter and personal care are regularly provided for six (6) to ten (10) adults who are not related within the third degree computed according to the civil law to the operator and who are over the age of twenty-one (21) years and receive care for at least four (4) but less than twenty-four (24) hours of the twenty-four (24) hour day.

202.07(b) Adult Care Center/Commercial: A facility (not a residence) in which shelter and personal care are regularly provided for six (6) or more adults who are not related within the third degree computed according to the civil law to the operator and who are over the age of twenty-one (21) years and receive care for at least four (4) but less than twenty-four (24) hours of the twenty-four (24) hour day.

202.08 Adult Entertainment Establishment: An adult arcade, adult bookstore, adult cabaret, adult motel, adult motion picture theater, or similar establishment which regularly features or depicts behavior which is characterized by the exposure of "specified anatomical areas," or where any employee, operator or owner exposes his/her "specified anatomical area" for viewing by patrons.

202.09 Adult Motel (also known as "hourly motels"): shall mean a hotel, motel or similar commercial establishment which:

- (1) offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassette, slides, or other photographic reproductions which are characterized by the pornographic depiction or description of "specified sexual activities" or "specified anatomical areas"; and may have a sign visible from the public right of way which advertises the availability of this adult or pornographic type of photographic reproductions showing sexually explicit and/or "X" rated communications. This definition shall not include "R-rated" films so defined by the Motion Picture Association; or

- (2) offers a sleeping room for rent more than two times in a period of ten hours;
or
- (3) allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than 10 hours.

202.10 Adult Motion Picture Theater: An establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is characterized by an emphasis upon the depiction or description of "specified sexual activities" or "specified anatomical areas."

202.11 Agriculture: The use of land for agricultural purposes, including tree farming, dairying, pasturage agriculture, horticulture, aquaculture, floriculture, viticulture, and animal and poultry husbandry, but not swine, and the necessary accessory uses secondary to that of normal agricultural activities.

202.12 Alley: Any public or private way permanently reserved as a secondary means of access to abutting property.

202.12 (a) Alcoholic Beverage: Any alcoholic liquid regulated under the laws of the State of Mississippi.

202.13 Amusement Arcade: A building or part of a building in which any combination of five (5) or more pinball machines, pool tables, video games, or other similar player-operated amusement devices are maintained.

202.14 Antenna: Any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or reception of electromagnetic waves external to or attached to the exterior of any building.

202.14 (a) Artist Studio Type A: A place designed to be used as a work space for artists or artisans, including individuals practicing one of the fine arts or skilled in an applied art or craft.

202.14 (b) Artist Studio, Type B: A place to be used as a place of work by an artist, artisan or craftsperson, including persons engaged in the application, teaching or performance of fine arts such as, but not limited to, drawing, vocal or instrumental music, painting, sculpture and writing containing a separate dwelling unit contained within the building.

202.14 (c) Assisted Living Facility: A facility which offers non-convalescent nursing care by providing a special combination of housing, personalized assistance and limited health care designed to respond to the needs of those requiring assistance with activities of daily living. The facilities typically offer private rooms and may include communal dining halls, fitness centers, gift shops, barber/beauty salons, and medical examination rooms.

202.15 Bar (See also Nightclub): An establishment serving alcoholic beverages in which the principal business is the sale of such beverages at retail for consumption on the premises. This includes establishments with three (3) or more pool tables where alcoholic beverages are served.

202.16 Bed and Breakfast Inn Class A: An owner-occupied dwelling, which is the primary residence of the owner and where a portion of the dwelling is available for short-term lodging and only lodgers are served meals.

202.17 Bed and Breakfast Inn Class B: An owner-occupied dwelling, which is the primary residence of the owner and where a portion of the dwelling is available for short-term lodging and where receptions and other similar private functions may be held. Meals may only be served to lodgers, and guests of receptions and other private functions. For purposes of this definition a private function means a pre-planned, organized social event for which one host or hostess is responsible. It has defined beginning and ending times and is a celebration of a specific event such as a wedding, high school or college graduation, corporate event or a reception honoring a special person.

202.17(a) Bed and Breakfast Inn, Class B with Restaurant: An owner-occupied dwelling, which is the primary residence of the owner and where a portion of the dwelling is available for short-term lodging and where receptions or other similar private functions may be held. Meals may be served to lodgers, guests of receptions and other private functions and the general public as follows: A Bed and Breakfast Inn, Class B with Restaurant may engage in the preparation and retail sale of food and beverages including sale of alcoholic beverages. Customers are served their foods, or beverages by a restaurant employee at the same table at which said items are consumed. Advertising on local billboards is prohibited. This prohibition will not preclude, however, mailings or advertisements in newspapers and in national, regional, state or local travel and tourism periodicals.

202.18 Bedroom: Any room used principally for sleeping purposes, provided that no room having less than eighty (80) square feet of floor area shall be considered a bedroom.

202.18 (a) Beer and Light Wine: Light wine and beer of an alcoholic content of not more than five (5) percent by weight as defined and regulated by the laws of the State of Mississippi.

202.19 Boarding House (Also see Rooming House): Any building, or part thereof, containing two (2) or more guest rooms, other than a hotel, motel, or bed and breakfast establishment, that is kept as, used as, maintained as, advertised as, or held out to be a place where, for any type of compensation, sleeping accommodations are furnished for periods of one (1) week or more. A Boarding House may provide meals.

202.19(a) Body Piercing Business: Any business which predominantly specializes in the piercing of body parts and the retail sale of body jewelry.

202.20 Borrow Pit: A place or premises where dirt, soil, sand, gravel, or other material is removed by excavation.

202.21 Buffer Area: A landscaped area so planned and which acts as a separation area between two (2) or more uses or structures which are not compatible due to design, function, use, or operation.

202.22 Buildable Area: That portion of a lot remaining after required yards have been provided.

202.23 Building (See Principal Building):

202.24 Building Height: The vertical distance measured from the base point of measurement to the highest point of the parapet or coping of a flat roof, or the deck line of a mansard roof, or one-half the distance between the eave and the ridge line of the highest gable of a pitch or hip roof. When the building is within fifty (50) feet of a street right-of-way, base point of measurement shall be defined as the average elevation of the

street crown on that section of street occurring between the end lines of the building when projected perpendicular to the street right-of-way. When the building is more than fifty (50) feet from a street right-of-way, base point shall be defined as the average elevation of grade or paving surrounding the building. (See illustrations, page 21)

202.25 Building Official: The administrative official responsible for enforcement of the City Building Codes and issuance of building permits.

202.26 Car Wash: An area of land and/or a structure with machine or hand-operated facilities used principally for the cleaning, washing, polishing, or waxing of motor vehicles.

202.26(a) Catering Service: An establishment which is housed in an existing structure, that serves and supplies food to be consumed off premises, all in accordance with County Health Department standards.

202.27 Cemetery: Dedicated open space land used or intended to be used for the burial of the dead; this includes columbariums, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

202.28 Central Business District: The area generally described as being that portion of the City of Jackson bounded on the east by Jefferson Street between George Street and South Street; on the south by South Street between Jefferson Street and South State Street, South State Street between South Street and Silas Brown Street, Silas Brown Street between South State Street and South West Street, South West Street between Silas Brown Street and South Street, and South Street between South West Street and the Illinois Central Railroad; on the west by the Illinois Central Railroad between South Street and Pascagoula Street, Pascagoula Street between the Illinois Central Railroad and Gallatin Street, Gallatin Street between Pascagoula Street and Amite Street, Amite Street between Gallatin Street and the Illinois Central Railroad, and the Illinois Central Railroad between Amite Street and a westerly extension of Hamilton Street; and on the north by Hamilton Street and a westerly extension thereof between the Illinois Central Railroad and Bloom Street, Bloom Street between Hamilton Street and Oakley Street, Oakley Street between Bloom Street and High Street, High Street between Oakley Street and George Street, and George Street between High Street and Jefferson Street.

202.29 Child Care Center/Residential: An occupied residence in which shelter and personal care are regularly provided for six (6) to ten (10) children who are not related within the third degree computed according to the civil law to the operator and who are under the age of twelve (12) years and receive care for at least four (4) but less than twenty-four (24) hours of the twenty-four (24) hour day.

202.30 Child Care Center/Commercial: A facility (not a residence) in which shelter and personal care are regularly provided for six (6) or more children who are not related within the third degree computed according to civil law to the operator and who are under the age of twelve (12) years and receive care for at least four (4) but less than twenty-four (24) hours of the twenty-four (24) hour day.

202.31 Church: A facility regularly used to hold religious services, meetings, and similar activities. The term "church" shall not carry a secular connotation and shall include buildings in which the religious services of any denomination are held. The term "church" does not apply to detached accessory uses or church related uses, such as schools, residences, coffee houses, day care centers, bingo parlors, and fellowship halls.

202.32 City Council: The seven (7) elected members of the City Council of the City of Jackson.

202.33 City Planning Board: The duly constituted Jackson City Planning Board herewith cited as being the Advisory Committee to the City Council on zoning matters.

202.34 Clinic: A facility for diagnosis and treatment of medical, chiropractic, dental or psychological out-patients, provided that patients are not kept overnight, and which may be used by one (1) or a group of such practitioners.

202.35 Club, Country: A private facility providing recreational and related services to members and their guests only, characterized by substantial land and improvements committed to such facilities as golf courses, tennis courts, swimming pools, clubhouses, and the like.

202.36 Club, Private: A facility not open to the general public, providing recreational or food and beverage services to members and their guests only.

202.36(a) Co-Location: The practice of placing communication attachments to any existing tower, building or structure that currently accommodates other communication attachments.

202.36(b) Communication Attachment: Any and all devices intended for transmitting and receiving telephone, television, radio or similar communication, but shall exclude attachments used for Studio to Transmitter Links (STLs).

202.37 Commercial Communication Tower: A freestanding structure that is intended for transmitting or receiving television, radio, telephone, or similar communications, excluding STL's (Studio to Transmitter Link) transmitting devices which have the following characteristics: (a) line of sight transmission, (b) a height no greater than the minimum height above a tree line for a transmission to a taller tower, (c) transmission that is limited to radio or television broadcast purposes, and (d) the STL is located on property zoned commercial, Industrial, Special Use, Technical Industrial Park (TIP) Districts or Planned Unit Development (PUD), and excluding attachments, which are separately regulated by 1104.B of this Zoning Ordinance.

202.37(a) Condominium: An estate in real property consisting of an undivided interest in common in a portion of a parcel together with separate interest in space in a residential, industrial, or commercial building. Such estate may be in fee simple, leasehold or any other estate in real property recognized by law. (See Mississippi State Statute 80-9-7.) Bulk regulations of condominium ownership property is governed by the physical form of the building(s).

202.38 Comprehensive Plan and Planning Process: The officially adopted plan and comprehensive planning process that contains the elements that provide long range development policies for the City of Jackson and the area subject to urbanization in and around Jackson, Mississippi.

202.38 (a) Consume and Consumption: The ingestion of alcoholic beverages, light wine or beer, or the possession of any alcoholic beverages, light wine or beer in any type of drinking container or in any bottle, can, or other container upon which the seal, cork or cap has been opened.

202.39 Convenience Type Grocery Store: A store of not more than 3,000 square feet of retail sales area, not counting storage, which deals in grocery items of a convenience nature. Also, commonly referred to as a "drive-in" grocery store with self-service gasoline pumps and may include an automated drive-through car wash.

202.40 Convalescent Home (Rest Home or Nursing Home): A licensed facility where persons are housed and furnished with meals and full-time nursing services for a fee.

202.41 Correctional Facility: Any jail, prison, detention center, or work release site where the treatment and rehabilitation of adult and/or juvenile offenders through a program involving penal custody, occurs.

202.42 Court, Inner: An open space without a roof surrounded on four (4) sides by a building or structure.

202.43 Court, Outer: An open space without a roof surrounded on three (3) sides by a building or structure and with an end open.

202.43 (a) Day Spa: A facility offering personalized beautification and relaxation treatment by professional, licensed personnel and therapists on staff which is open ten (10) or less hours during the daytime. Examples of treatment offered may include: body packs & wraps, exfoliation, heat treatments, body toning, waxing, aromatherapy, cleansing facial, non-surgical face lift, electrolysis, hydrotherapy, steam and sauna treatment, exercise, manicures, and pedicures, and make-up consultation and application.

202.44 Density: The intensity of land use and also the maximum intensity of land use possible on a minimum lot observing all yard, height, and lot coverage provisions of the Zoning Ordinance.

202.45 District: Any parcel of land within the City of Jackson, Mississippi, for which zoning regulations governing the use of building and premises, the height of buildings, the size of yards, and the intensity of use are established.

202.46 Dwelling, Duplex (Two Family): A detached residential building containing two (2) dwelling units designed for occupancy by not more than two (2) families.

202.47 Dwelling, Mobile/Manufactured Home: A dwelling unit, designed and built in a factory, which bears a seal certifying that it was built in compliance with the National Manufactured Housing Construction and Safety Standards Act and is a movable residential dwelling designed for year-round occupancy with no foundation other than wheels, jacks, or skirtings, and capable of being moved, towed, or transported by another vehicle. Removal of its wheels and placement upon a permanent foundation shall not warrant re-classification to a conventional single-family dwelling.

202.47(a) Dwelling, Modular Home: A residential dwelling manufactured in whole or in part in an off-site manufacturing facility designed to be transported to a building site by a trailer or other similar carrier which is not designed to be permanently attached to the dwelling or remain with it after the structure is placed on its permanent foundation. Modular homes are not constructed with an integral chassis, permanent hitch, wheels, axles, or other device allowing transportation. Modular homes must meet the International Building Code and be inspected and approved by the Building Official.

202.48 Dwelling, Multi-Family: A detached residential building containing three (3) or more separate dwelling units, sharing either a common entrance, stairs, elevators, and/or other essential facilities, including what is commonly known as an apartment building.

202.49 Dwelling, Single-Family, Attached (See Dwelling, Townhouse): One of two or more residential buildings, each with a separate entrance, having a common or party wall separating dwelling units.

202.50 Dwelling, Single-Family, Detached (See Dwelling, Zero Lot Line): A residential building containing not more than one dwelling unit entirely surrounded by open space.

202.51 Dwelling, Townhouse: A structure which is one of a series of dwelling units designed for single-family occupancy, which dwelling units, each with a separate entrance, are structurally connected or immediately adjacent to each other without side yards between individual dwelling units. Also known as "row houses."

202.52 Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

202.53 Dwelling, Zero Lot Line: A detached single-family dwelling unit which is constructed against the lot line on one side of a lot, provided however, that there shall be no windows, doors, or other openings of any kind on this side. This type of dwelling is also sometimes referred to as a court-garden house or patio house. (See illustration, page 20)

202.54 Employee (Staff): This word includes any individual who is regularly on the premises of a business or industrial establishment for productive use on a part-time or full-time basis. For the purpose of this Ordinance, the maximum number of employees at an establishment at one time constitutes its number of employees.

202.55 Emergency Shelter/Mission: A facility providing temporary housing for one or more individuals who are otherwise homeless.

202.56 Excavate: Means to dig out, scoop out, hollow out, or otherwise make a hole or cavity by removing soil, sand, gravel, or other material from any property so as to change the grade of such property.

202.57 Facade: The exterior wall of a building.

202.58 Family: A group of two (2) or more persons related by blood, marriage, or adoption. Only for the purposes of defining "single-family", "two-family", and "multi-family" residences in this Ordinance, the term "family" may also mean a household of not more than four (4) persons, excluding domestic help, who need not be related by blood, marriage, or adoption, living together in a single housekeeping unit. Individuals not related by blood, marriage, or adoption occupying a group home for the handicapped, boarding house, lodging house, hotel, club, fraternity or sorority house, or other similar business type establishments requiring membership dues, transfer payments, rent, or other compensation, in exchange for lodging, do not constitute a household for purposes of this Ordinance.

202.59 Fence: A physical barrier of any material or combination of materials erected to enclose or screen areas of land to prevent escape or intrusion, or to mark a boundary.

202.60 Flag Lot (See Lot, Flag):

202.61 Front Yard (See Yard, Front):

202.62 Gaming Casino: An establishment, open to the general public, wherein the principal activity involves the legalized betting of money on games of chance.

202.63 Garage, Mechanical (Also See Service Station): A facility used for the repair of automobiles, trucks, tractors, and similarly powered vehicles and equipment. This includes motor overhaul, body or fender repair or modification, painting, and the installation of accessories such as radios, glass, seating, tires, and sunroofs.

202.64 Grade or Grade Level: The average finished elevation of land, either horizontal or sloping, after completion of site preparations for the construction of structures.

202.65 Gross Floor Area: The sum of the areas of the floor or floors of a building, including areas used for human occupancy in basements, attics, and penthouses, as measured from the exterior faces of the walls. It does not include cellars, unenclosed porches, or attics not used for human occupancy, or any floor space in accessory buildings or in the main building intended and designed for the parking of motor vehicles in order to meet the parking requirements of this Ordinance or any such floor space intended and designed for accessory heating and ventilating equipment. It shall include the horizontal area at each floor level devoted to stairwells and elevator shafts.

202.66 Ground Area: The total geometric area of a lot as defined within its boundaries.

202.67 Group Home for the Handicapped: A dwelling shared by four (4) or more handicapped persons, excluding resident staff, who live together as a single housekeeping unit and in a long-term, family-like environment in which staff persons provide care, education, and participation in community activities for the residents with the primary goal of enabling them to live as independently as possible in order to reach their maximum potential. As used herein, the term "handicapped" shall mean having: (1) a physical or mental impairment that may substantially limit one or more of such person's major life activities so that such person is incapable of living independently; (2) a record of having such an impairment; or (3) being regarded as having such an impairment. However, "handicapped" shall not include any person currently using, or involved in any program of recovery from, the use of or addiction to alcohol or a controlled substance, nor shall it include any person whose residency in the home would constitute a direct threat to the health and safety of other individuals. The term "group home for the handicapped" shall not include alcoholism or drug treatment centers, work release facilities for convicts or ex-convicts, or other housing facilities serving as an alternative to incarceration.

202.68 Gun Shop: An establishment where the principal activity involves the sale and/or repair of firearms and related supplies.

202.69 Half-Way House: An establishment of four (4) or more persons primarily engaged in the provision of residential, social and personal care for individuals wherein supervision, rehabilitation, and counseling are provided to mainstream residents back into society, enabling them to live independently, but where medical care is not a major element. This includes establishments for persons involved in a program of recovery from addiction to alcohol or a controlled substance and those establishments engaged in parole and/or probation programs.

202.70 Hardship: An unusual situation on the part of an individual property owner that will not permit the full utilization of their property as is allowed others within the community. In other words, a true hardship exists only when the literal interpretation of the requirements of the Code would place an individual in an unusual circumstance and would deny the right to use property for any purpose, or create an unnecessary burden, unless relief is granted.

202.71 Height (See Building Height):

202.72 Height Clearance: A completely open clearance suitable for the passage of vehicles, height specified by signs, at least from grade to twelve (12) feet above grade.

202.73 Home Occupation: Any occupation in which there is kept no stock in trade or commodity sold on the premises, and in which the nature of the business does not generate an increase in traffic to and from the dwelling, and in which there is no mechanical equipment used, other than that normally permitted for household purposes and no person employed, other than a member of the family residing on the premises, offering services to the general public, and in the connection with which there is no display or artificial lighting that will indicate from the exterior that the dwelling is being utilized in whole or in part for any purpose other than that of a dwelling. A permit granted for a home occupation will be given on a yearly basis by the Zoning Administrator only during the occupancy or ownership of the person to whom it was granted under the conditions described herein.

202.74 Hospice: A facility or program of four (4) or more persons designed to provide a caring environment to supply the physical and emotional needs of the terminally ill.

202.75 Hospital: An institution where sick or injured persons are given medical care and in the course of same are housed overnight, fed, and provided nursing and related services.

202.76 Hospital, Small Animal: An institution where sick or injured small animals of less than one hundred fifty (150) pounds are given medical care, and in the course of same are housed overnight, fed, and provided related services. Hospital, Small Animal, shall be considered a commercial use.

202.77 Hotel (See Motel): A building where for compensation, lodging is provided or lodging, food, and various, personal services are provided for more than twelve (12) persons.

202.78 Household Pet: An animal that is customarily kept for personal enjoyment within the home. Household pets shall include but not necessarily be limited to domestic dogs, domestic cats, domestic tropical birds, and rodents.

202.79 Industry, Heavy: Those industrial uses which have extensive space requirements and/or generate substantial amounts of noise, vibrations, odors, or possess other characteristics that are detrimental, hazardous, or otherwise offensive and incompatible with other land uses.

202.80 Industry, Light: Those industrial uses which do not generate odors, smoke, fumes, or excessive noises.

202.81 Junkyard: A parcel of land on which waste material, wrecked or inoperative vehicles, used vehicle parts, or other machinery is collected, stored, disassembled, salvaged, or sold.

202.82 Kennel: An establishment housing dogs, cats, or other household pets and where grooming, breeding, boarding, training, or selling of animals is conducted as a business.

202.83 Kennel, Private: Any building or buildings, or land designed or arranged for the care of three (3) or more dogs and cats, or a combination thereof, six (6) months of age or older, belonging to the owner of the principal use, kept for purposes of show, hunting, or as pets.

202.84 Liquor Store: Any retail establishment licensed by the state which sells, and advertises for sale, pre-packaged alcoholic beverages containing more than 4% alcohol by weight, to the general public.

202.85 Livestock: A domestic animal normally raised on a farm such as poultry, swine, cattle, horses, sheep, goats, or similar animals, but not wildlife.

202.85 (a) Live/Work Unit: A structure that contains both a professional office, specialty retail shop or artisan studio, and separate living quarters (usually upstairs) for the proprietor of the business. The minimum floor area of a live/work unit shall be 750 s. f. The residential area shall not be rented separately from the working space.

202.86 Lot: A parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area and to provide such yards and open spaces as herein required. Such lot shall have frontage on an improved public street or on an improved private street, and may consist of a single lot of record, a portion of a lot of record, a combination of complete lots of record, or of complete lots of record and portions of lots of record, or of portions of lots of record, a parcel of land described by metes and bounds provided that in case of division or combination, no lot or parcel shall be created which does not meet the requirements of this Ordinance.

202.87 Lot Area: The total horizontal area of a lot included within the lot lines.

202.88 Lot, Corner: A lot abutting on and at the intersection of two or more streets. (See illustration, page 20)

202.89 Lot, Flag: A lot or parcel which may or may not be further subdivided, that has less frontage on a public street than is normally required for the district in which the lot is located and access is provided to the bulk of the lot or parcel by means of a narrow corridor. (See illustration, 021)

202.90 Lot Interior: A lot other than a corner lot. (See illustration, page 20)

202.91 Lot Lines: The lines bounding a lot as such parcel of land is defined herein.

202.92 Lot Line, Front: The property line separating the front of the lot from the street. When a lot or building site is bounded by a public street and one or more alleys or private street easements or private street, the front lot line shall be the nearest public street right-of-way line. (See illustration, page 20)

202.93 Lot Line, Rear: The lot line not intersecting a front lot line that is most distant from and most closely parallel to the front lot line. A lot bounded by only three lot lines will not have a rear lot line. (See illustration, page 20)

202.94 Lot Line, Side: Any lot line not a front or rear lot line. (See illustration, page 20)

202.95 Lot of Record: A lot whose existence, location, and dimensions have been legally recorded or registered in a deed or on a plat.

202.96 Lot, Substandard: A lot or parcel of land that has less than the required minimum area or width as established by the zoning district in which it is located and provided that such lot or parcel was of record as a legally created lot on the effective date of the Ordinance codified in this title.

202.97 Lot, Through: A lot having its front and rear yards each abutting on a street. (See illustration, page 20)

202.98 Lot, Width: The horizontal distance between side lot lines, measured at the required front setback line.

202.99 Manufacturing Establishment: A facility at which goods are made through use of raw materials, machinery, and labor and often employing assembly line techniques.

202.99(a) Manufactured Home (See Dwelling, Mobile/Manufactured Home):

202.99(b) Microbrewery Pub: A general restaurant in which light wine or beer is manufactured or brewed for consumption exclusively on the premises as defined in Section 27-71-301 (j) of the Mississippi Code of 1972.

202.100 Mini-Warehouse: A building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized, and controlled access stalls or lockers for the dead storage of personal property.

202.101 Mobile Home Park: A parcel of land that has been planned and improved for the rent or lease of sites for the placement of mobile homes for dwelling purposes.

202.102 Mobile Home Subdivision: A parcel of land in which spaces or lots for mobile homes are for sale and in which the purchaser receives fee simple title to the space or lot.

202.103 Mobile Home (See Dwelling, Mobile/Manufactured Home):

202.103(a) Modular Home (See Dwelling, Modular Home):

202.104 Motel: A building or group of detached or connected buildings designed or used primarily for providing sleeping accommodations for automobile travelers and having parking spaces adjacent to sleeping rooms (bedrooms). An automobile court or a tourist court with more than one unit or a motor lodge shall be deemed a motel.

202.104(a) Mixed-Use Building: a single structure containing more than one type of land use such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment

202.105 Neighborhood Shopping Center: A commercial center developed as a unit, providing for the sale of goods and personal services for the needs of the immediate neighborhood, and related in its location, size, and type of stores to the area which the unit serves.

202.106 Nightclub (See Also Bar): A bar or similar establishment where a dance floor or live entertainment is provided.

202.107 Non-Conforming Building: A building or structure lawfully existing at the time of the adoption, revision, or amendment of this Ordinance which, by reason of such adoption, revision, or amendment, does not conform to the regulations of the zoning district in which it is located.

202.108 Non-Conforming Lot: A lot lawfully existing at the time of the adoption, revision, or amendment of this Ordinance, which fails by reason of such adoption, revision, or amendment to conform to the regulation of the zoning district in which it is located.

202.109 Non-Conforming Use: A use of land lawfully existing at the time of the adoption, revision, or amendment of this Ordinance, which by reason of such adoption, revision, or amendment, does not comply with the regulations for its zoning district.

202.109(a) Office: A room or group of rooms used for conducting the affairs of business, profession, or service, provided that the business, profession or service is not similar to a separately listed use within this Section, based on a determination of the Zoning Administrator.

202.110 Open Space: A public or private area that is intended to provide light and air, and is designed for either environmental, scenic, contemplative, or recreational

purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, cemeteries, and water courses. Open space shall not be deemed to include driveways, parking lots, or other surfaces designed or intended for vehicular travel.

202.111 Open Space, Common: A parcel or parcels of land not occupied by dwellings or other buildings, which is permanently maintained in a suitable state for the shared use and enjoyment by the owners and/or occupants of individual dwelling units within a particular development.

202.112 Outdoor Storage: A depository or place for storing goods related to the establishment on the same premises and not located within a building.

202.113 Overlay Zone: An overlay zone is a mapped zone that imposes a set of requirements in addition to those of the underlying zoning district. In an area where an overlay zone is established, the property is placed simultaneously in the two zones, and the land may be developed only under conditions and requirements of both zones. In the instance of conflicting regulations, the most restrictive shall apply.

202.114 Owner: An "owner" is an individual who owns a bona fide 25 % or more interest in a dwelling, or 25% or more equity interest in a corporation, partnership, or other legal entity owning such dwelling.

202.115 Owner-Occupied: A dwelling is "owner-occupied" when it is the primary residence of the owner or the owner's assignee or designee.

202.116 Parcel: A continuous quantity of land in the possession of or owned by, or recorded as the property of, the same person or persons.

202.117 Park: Any developed public land or area open to the general public and reserved for recreational purposes.

202.117(A) Park, Pocket: A relatively small open space area located within a developed neighborhood, managed and maintained by a non-profit, a neighborhood association or a public entity but accessible to the general public. Pocket parks are usually located on a lot that fronts a public street that is the typical size of residential uses that surround it. They are used to incorporate green space within the fabric of a neighborhood rather than recreational uses.

202.118 Parking, Off-Street: A parking place not located on a public street.

202.119 Parking Lot, Public: A lot or structure designed and primarily used for the parking and storage of automotive vehicles, operated as a business enterprise, with a service charge or fee being paid to the owner or operator for the parking or storage of privately owned vehicles.

202.120 Parking, Shared: The development and use of parking areas on two or more separate properties for joint use by the business on those properties.

202.121 Parking Space: An area within or outside of a building, which must meet City and Federal standards, for the purpose of automobile or other vehicle storage.

202.122 Party Wall: A wall used jointly by two parties, erected upon a line separating two parcels of land, each of which is a separate real estate entity.

202.123 Patio Home (See Dwelling Zero Lot Line):

202.124 Pawnshop: An establishment engaged in the business of lending money on the security of tangible personal property where such property is deposited with the lender; or engaged in the business of purchasing tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

202.125 Personal Care Facility: A facility of four (4) or more persons, who need not be related by blood or marriage, which is licensed by the state to give personal care to ambulant residents who are not in need of convalescent nursing care or institutionalization but who, because of advanced age, physical, or mental infirmities, are in need of assistance with their activities of daily living.

202.125(a) Personal and Commercial Service: a business that engages in the provision of services directly to the consumer at the site of the business or which receives from/returns to the customer goods that have been treated or processed at another location. This use shall include, but shall not be limited to, barber shops, beauty parlors, currency exchanges, domestic pet grooming, financial institutions, interior design studios, laundry and dry cleaning establishments (plant off-premises), martial arts or dance studios, commercial package or mailing services (distribution off-site), photography processing, self service laundries, shoe repair shops, tanning or toning salons, tailoring shops, travel agencies and massage therapists. Any similar service is allowed unless a determination is made by the Zoning Administrator that the use is similar to a separately listed use within this Section.

202.126 Planned Unit Development (PUD): A development of land that is under unified control and is planned and developed as a whole in a single development operation or programmed series of development stages. The development may include streets, circulation ways, utilities, buildings, open spaces, and other site features and improvements.

202.127 Planning Department: The City's Department of Planning and Development which provides staff to the Jackson City Planning Board.

202.128 Planning Director: The administrator of the Office of City Planning, within the City's Department of Planning and Development, and the chief technical advisor to the City Planning Board.

202.129 Planning Office: The office within the City's Department of Planning and Development which serves as the staff of the Jackson City Planning Board.

202.130 Playground: Any developed area which is used for and has facilities for recreation, primarily for use by children. For purposes of this Ordinance, the term "playground" shall apply to the principal use of land and not an accessory use.

202.131 Primary Residence: The residence of an "owner" who spends a majority of nights at such dwelling.

202.132 Principal Building: A single structure or, where the context so indicates, a group of structures in which is conducted the principal use of the lot on which such structure is located.

202.133 Principal Use (Activity): The primary use and chief purpose of a lot or structure, or the major activity occurring within such a structure.

202.134 Professional Occupation: A recognized occupation requiring specialized knowledge and often long and intensive academic preparation, such as physicians,

dentists, engineers, architects, planners, artists, attorneys, ministers, and similar professions.

202.135 Public Utility Facilities: Electric substations, distribution facilities, pumps, lift stations, power generating plants, telephone exchanges, sewage treatment plants, wells, storage tanks and related installations which are necessary to the provision of utility service.

202.136 Rear Yard (See Yard, Rear):

202.137 Recreational Vehicle (RV): See "Transient Trailer" or "Travel Trailer"

202.138 Recycling Center: A facility that is not a junkyard and in which recoverable resources, such as newspapers, plastic, glassware, and metal cans are collected, stored, flattened, crushed, or bundled, essentially by hand. The term "recycling" as used herein shall not include the speculative accumulation of materials in anticipation of recycling opportunities and shall not include the recovery of materials unless the materials recovered have a commercial value.

202.139 Recycling Collection Point: An incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. No processing of such items is allowed. This facility generally is located in a shopping center parking lot or in other public/quasi-public areas, such as at churches and schools.

202.140 Recycling Plant: A facility that is not a junkyard and in which recoverable resources, such as newspapers, magazines, books, and other paper products; glass; metal cans; and other products, are recycled, reprocessed, and treated to return such products to a condition in which they may again be used.

202.141 Residential Care Facility: A facility of four (4) or more persons for the provision of residential, social, and personal care for children, the aged, and special categories of persons with some limits on ability for self care, but where medical care is not a major element.

202.142 Restaurant, Fast Food: An establishment whose principle business is the sale of foods, frozen desserts, or beverages in edible containers or in paper, plastic, or other disposable containers for consumption either on or off the premises. The foods, frozen desserts, or beverages may be served directly to the customer in the restaurant building or in a motor vehicle either by a carhop or by other means which eliminate the need for the customer to exit the motor vehicle.

202.142 (a): Restaurant, Fast-Food, Type B: An establishment whose principal business is the sale of foods, frozen desserts, or beverages in edible containers or in paper, plastic, or other disposable containers for consumption either on or off the premises. No drive-through windows are permitted.

202.143 Restaurant, General: An establishment engaged in the preparation and retail sale of food and beverages, including sale of alcoholic beverages. Customers are served their foods, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed, however, food may be prepared for carry-out sale to walk-in customers. A general restaurant may include live entertainment. Typical uses include restaurants, dance halls, discotheques, lounges, and other businesses that combine both a food and beverage operation with entertainment (i.e. dance floor or pool table).

202.144 Restaurant, Neighborhood: An establishment engaged in the preparation and retail sale of food and beverages, including alcoholic beverages containing not more

than four percent (4%) alcohol by weight. Customers are served their foods, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed, however, food may be prepared for carry-out sale to walk-in customers. Typical uses include restaurants, delicatessens, donut and coffee shops, and other establishments that sell food but do not provide entertainment in any form.

202.145 Restaurant, Neighborhood Shopping Center: An establishment which is part of a neighborhood shopping center and is engaged in the preparation and retail sale of food and beverages, including alcoholic beverages. Customers are served their foods, frozen desserts, or beverages by a restaurant employee at the same table or counter at which said items are consumed, however, food may be prepared for carry-out sale to walk-in customers. Typical uses include restaurants, delicatessens, donut and coffee shops, cafeteria-type operations and other establishments that sell food.

202.145(a) Restaurant, Overlay District: An establishment located in an adopted overlay district, which is housed in an existing structure, engaged in the preparation and retail sale of food and beverages, including sale of alcoholic beverages. Customers are served their foods, beverages, and desserts by a restaurant employee at the same table or counter at which said items are consumed; however, food may be prepared for carry-out sale to walk-in customers. Drive through service is prohibited. Typical uses include restaurants, delicatessens, donut and coffee shops, and other establishments that sell food. Live entertainment, on a limited basis, may be performed solely within the building; however, dance halls, discotheques, and pool halls are specifically prohibited.

202.145(b) Retail Store: a business that engages in the sale of general merchandise to the general public for direct use or consumption, but not including the sale to another business for resale purposes. The sale of any consumer product is allowed in a retail store, unless a determination is made by the Zoning Administrator that the use is similar to a separately listed use within this Section.

202.146 Rooming House (See Boarding House): Meals may not be provided.

202.147 Satellite Dish Antenna: A device incorporating a reflective surface of any configuration. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based transmitters. This definition is meant to include but not be limited to what are commonly referred to as satellite earth stations, TVROs (television reception only satellite dish antennas), and satellite microwave antennas.

202.148 School: A facility, whether public or private, that provides a curriculum of elementary, secondary, and post secondary academic instruction, including kindergartens, day care centers, elementary schools, junior high schools, high schools, and accredited two and four-year degree granting institutions of higher learning. For purposes of this Ordinance, the term "school" shall include accessory student athletic facilities when located on the same or adjacent parcels. The term "school" shall not include business, trade or vocational schools or beauty colleges.

202.149 Screening: This term refers to landscaping and/or architectural barriers which block vision.

202.150 Secondhand Store: An establishment primarily engaged in the sale or receipt of used or previously owned tangible personal property, except motor vehicles, books, rare coins and antiques.

202.151 Service Station (See Also Garage, Mechanical): Any building, structure, or land used primarily for the dispensing, sale, or offering for sale at retail of any automotive fuels, oils, accessories, or other sundry items normally sold at service stations for the traveling public, but not including major repair work such as motor overhaul, body and fender repairs, or spray painting.

202.152 Setback: The minimum horizontal distance between the lot or property line and the nearest front, side or rear line of the building as measured to the outside face at the enclosing wall or in structures lacking walls (as in the case of a carport) to the face of the supporting columns and beams. Setback does not include roof overhangs, except that they shall not encroach on more than fifty percent (50%) of the required setback.

202.152 (a) Sexually Oriented Business: An adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel and adult motion picture theater and the surrounding premises on which the adult arcade, adult bookstore, (etc) are located.

202.153 Short-Term Lodging: Lodging in which guests may stay no more than fourteen (14) consecutive nights and may stay no more than twelve (12) stays per year.

202.154 Side Yard (See Yard, Side):

202.155 Single Room Occupancy Hotel (SRO): An establishment occupied by more than six (6) persons, where, for compensation, private furnished rooms are offered for either long or short periods of time and where residents may share common kitchen and/or bath facilities. A resident manager shall be required.

202.156 Site Plan: A plan prepared to scale showing accurately and with complete dimensions, the boundaries of a site and the location of all buildings, structures, uses, and principal site development features, including topography and infrastructure, proposed for a specific parcel of land.

202.157 Site Plan Review Committee: That Committee appointed by the City Council, which shall have the duty to review certain site plans, all as hereinafter provided for in this Ordinance.

202.158 Slope (See Grade):

202.159 Special Exception: A non-retail use which is not permitted in the Zoning District where the property is located under the provisions of this Ordinance but which in the specific case would, in the judgment of the Zoning Hearing Committee, Planning Board, or City Council, promote the public health, safety, morals, or the general welfare of the community and the granting of which would not adversely affect adjacent properties. A permit granted as a Special Exception will not change the general zoning of the property; will not permit off-street parking within the required front yard setback; nor allow any change in integrity and appearance of the property or the existing structure that would be contrary to the desired character of the district; and will be given on a yearly basis only during the occupancy or ownership of the person to whom it was granted, and upon their vacating the property or structure, the property and/or structure shall revert to the original use.

202.159(a) Specialty Retail: Antique stores, Florists, Bookstores, Sporting Goods and Bicycle Shops, Apparel and Accessory stores, Computer and Software Stores, Stationery Stores, Hobby, Toy and Game Shops, Gift Shops, Luggage and Leather Stores, Coffee Shops and Culinary Stores.

202.160 Specified Anatomical Areas: Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or the female breast below a point immediately above the top of the areolae; or human male genitals in a discernibly turgid state even if completely and opaquely covered.

202.161 Specified Sexual Activity: Human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, or sodomy; fondling or other erotic touchings of human genitals, pubic regions, buttocks or female breasts; flagellation or torture in the context of a sexual relationship; masochism, erotic or sexually oriented torture, beating or the infliction of physical pain; erotic touching, fondling or other such contact with an animal by a human being; or human excretion, urination, menstruation, vaginal or anal irrigation as part of or in connection with any of the activities set forth in this section.

202.162 SRO (See Single Room Occupancy Hotel):

202.163 Stable, Private: An accessory building in which horses are kept for private use and not for remuneration, hire, or sale.

202.164 Stable, Public: A principal building in which horses are kept for commercial use including boarding, hire, and sale.

202.165 Story: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

202.166 Street: A public or private thoroughfare which affords the principal means of access to abutting property.

202.167 Street, Dedicated: A street with its right-of-way which has been given by the owner for public use and has been accepted by the City and is so dedicated and recorded in the office of the county chancery clerk.

202.168 Street Line: The right-of-way of a street.

202.169 Structure: Anything constructed or erected and use of which requires a fixed location on the ground.

202.170 Subdivision: An area of land divided into two (2) or more lots for development by means of an appropriately recorded legal document.

202.170(a) Telecommunications, Manager of the Division of: Administrator of the Division of Telecommunications within the City of Jackson's Department of Administration.

202.170(b) Title Pledge Lender: Any person engaged in the business of making title pledge agreements with pledgers; provided, however, that the following are exempt from the definition of "title pledge lender" and from the provisions of this Ordinance: any bank which is regulated by the department of Banking and Consumer Finance, the Comptroller of the Currency of the United States, the Federal Deposit Insurance Corporation, the Board of Governors of the Federal Reserve System or any other federal or state authority and all affiliates of such bank, and additionally, any bank or savings and loan association whose deposits or accounts are eligible for insurance by the Bank Insurance Fund or the Savings Association Insurance Fund or other fund administered by the Federal Deposit Insurance Corporation or any successor thereto, and all affiliates of such banks and savings and loan associations, any state or federally chartered credit

union and finance company subject to licensing and regulation by the Department of Banking and Consumer Finance.

202.170(c) Title Pledge Office: The location at which, or premises in which, a title pledge lender regularly conducts business. No business other than title pledge business shall be conducted at a title pledge office.

202.171 Tower (See Also Antenna): A structure that is intended for transmitting or receiving television, radio, microwave, or telephone communications.

202.172 Townhouse (See Dwelling, Single-Family, Attached):

202.173 Trailer (See Dwelling: Mobile Home):

202.174 Transient Trailer (Travel Trailer): A portable or mobile living unit used for temporary human occupancy away from the place or residence of the occupants. For the purposes of this Ordinance, such transient trailers shall be considered a vehicle and not a structure. The term "transient trailer" or "travel trailer" shall include "pick-up truck," "campers," "motor homes," "camping trailers," and "recreational vehicles."

202.174(a) Transient Vendor: Any person who transacts transient business in this state either in one locality or by traveling from place to place in this state. The term includes a vendor who for the purposes of carrying on such business; hires, leases, uses or occupies any building, structure, motor vehicle, railroad car or real property.

202.175 Use Permit: A use which is not permitted by right but which is allowed in certain zoning districts, usually subject to conditions, and with the approval of a site plan, as regulated by the provisions of this Ordinance.

202.176 Variance: A variance is a relaxation of the terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property, a literal enforcement of the Ordinance would result in unnecessary, undue hardship. As used in this Ordinance, a variance is authorized only for height, area and size of structure, or size of yards, separation of uses, open spaces, and off-street parking spaces; establishment or expansion of a use not permitted shall not be allowed by variance.

202.177 Vehicular Use Area: That area of development subject to vehicular traffic, which is required to be a hard surface, all weather area, including access ways, loading and service areas, areas used for the parking, storage or display of vehicles, boats, or portable construction equipment, and all land which vehicles cross over as a function of primary use.

202.178 Veterinary Clinic/Hospital: A commercial facility where sick or injured animals are given medical care, including temporary boarding, and where animals may be housed overnight, fed, and provided related services.

202.179 Yard: Any open space located on the same lot with a building, unoccupied and unobstructed from the ground up, except for accessory buildings, or such projections as are expressly permitted in these regulations. The minimum depth or width of a yard shall consist of the horizontal distance between the lot line and the nearest point of the foundation wall of the main building.

202.180 Yard, Front: A yard extending along the full width of a front lot line between side lot lines and from the front lot line to the front building line in depth. (See illustration, page 20)

202.181 Yard, Rear: A yard extending across the full width of the lot and lying between the rear lot line and the nearest line of the building. Rear-yard depth shall be measured at right angles to the rear line of the lot. (See illustration, page 20)

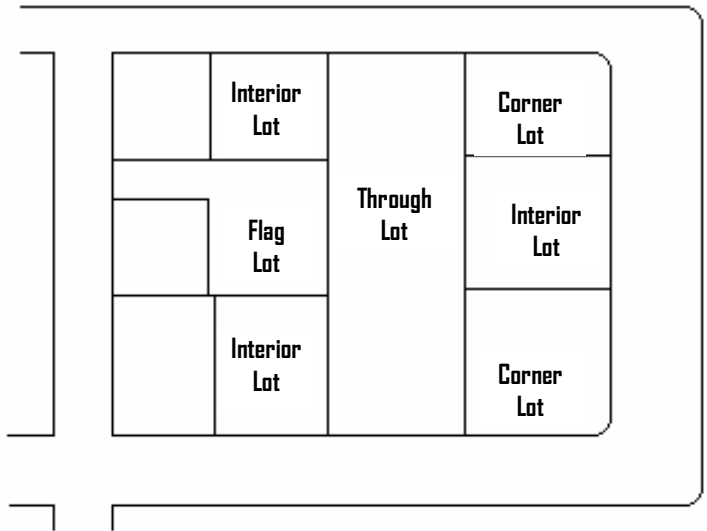
202.182 Yard, Side: A yard lying between the side line of the lot and the nearest line of the building and extending from the front yard to the rear yard, or in the absence of either of such front or rear yards, to the front or rear lot lines. Side-yard width shall be measured at right angles to side lines of the lot. (See illustration, page 20)

202.183 Zero Lot Line House (See illustration page 21.)

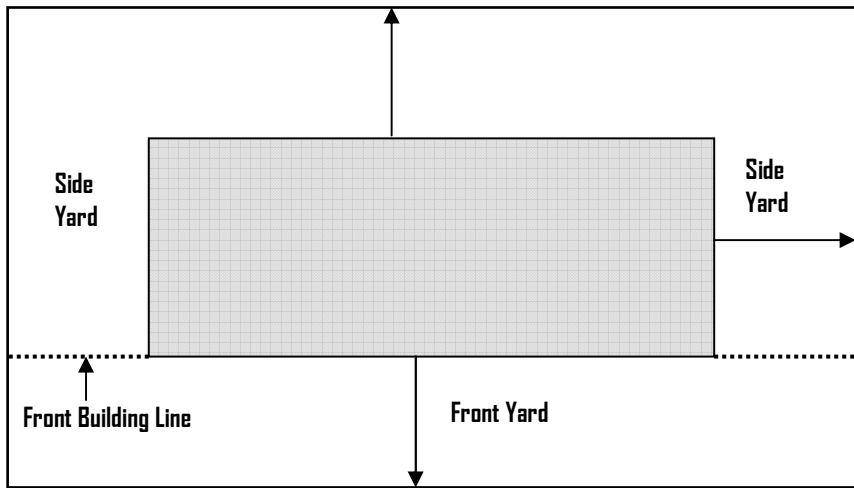
202.183 Zoning Administrator: The City Official responsible for administration and enforcement of the City Zoning Ordinance.

202.184 Zoning Map: The Official Zoning Map or maps which are a part of the Zoning Ordinance and delineate the boundaries of the zoning districts.

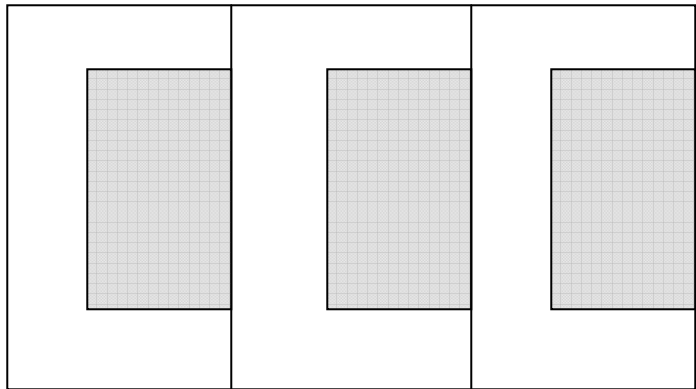
i) ILLUSTRATIONS



Types of Building Lots



Setbacks



Zero Lot Line Layout

