Glossary of General Terms

Abandoned (*see Sign Related Terms*)
Abandoned Vehicle (*see Vehicle Related Terms)*
Abutting or Adjoining
Accessory Entry Monument
Accessory Structure
Accessory Use *(see Incidental Use)*
Acre, Gross
Acre, Net
Adjacent
Adverse Impact
A-Frame Sign *(see Sign Types)*
Alley *(see Street Types)*
Alteration
Alternative WCF Building Element *(see Wireless Communication Related Terms)*
Alternative WCF Structure *(see Wireless Communication Related Terms)*
Ambient Noise Level *(see Noise Related Terms)*
Animation *(see Sign Related Terms)*
Antenna *(see Wireless Communication Related Terms)*
Antenna Mast *(see Wireless Communication Related Terms)*
Apartment Building
Architectural Detail/Feature/Element *(see Sign Related Terms)*
Arterial, Major *(see Street Types)*
Arterial, Minor *(see Street Types)*
Attached Dwelling *(see Dwelling, Attached)*
Attached Single Family Dwelling *(see Residential Housing Types)*
A-Weighted Sound Level *(see Noise Related Terms)*
Awning
Awning Sign *(see Sign Types)*
Balcony
Balloon *(see Sign Related Terms)*
Banner *(see Sign Types)*
Basement
Bazaar Sign *(see Sign Types)*
Bedroom
Berm
Billboard *(see Sign Types)*
Block
Block Face
Builder/Real Estate Sign *(see Sign Types)*
Builder's Sign Package *(see Sign Related Terms)*
Building
Building, Detached
Building Envelope
Building Height
Building Identification Sign *(see Sign Types)*
Building, Main or Principal
Building Setback *(see Setback, Building)*
Building Step-Back
Building, Temporary *(see Structure, Temporary)*
Building Wall
Build-To Line
Business Identification Sign *(see Identification Sign; Sign Types)*
Cabinet (Can) Sign *(see Sign Types)*
Canopy
Carport
Certificate of Plat Correction
Changeable Message Sign *(see Sign Types)*
Civil Hearing Officer
Collector Street *(see Street Types)*
Co-Location *(see Wireless Communication Related Terms)*
Commercial Building, Multiple Tenant *(see Sign Related Terms)*
Commercial Center *(see Sign Related Terms)*
Commercial Vehicle *(see Vehicle Related Terms)*
Common Driveway
Comprehensive Sign Program *(see Sign Related Terms)*
Condominium *(see Residential Housing Types)*
Construction Sign *(see Sign Types)*
Contiguous Lot or Parcel
Corner Lot *(see Lot Types)*
Cornice
Cul-De-Sac *(see Street Types)*
Cutoff, Full *(see Lighting Related Terms)*
Cutoff, Semi- *(see Lighting Related Terms)*
Day Care, Adult

Day Care, Child
Day/Night Level (DNL or Ldn) *(see Noise Related Terms)*
Decibel (dB) *(see Noise Related Terms)*
Decibel, A-Weighted (dBA) *(see Noise Related Terms)*
Decision-Making Body
Dedication
Density
Development Plan
Development Sign *(see Sign Types)*
Developmentally Disabled
Dining, Outdoor
Directional Sign *(see Sign Types)*
Directory Sign *(see Sign Types)*
Double Frontage Lot *(see Lot Types)*
Drive-Through Facility
Drive-Through Restaurant Menu Sign *(see Sign Types)*
Driveway, Major
Duplex *(see Residential Housing Types)*
Dust Free
Dwelling Unit
Dwelling Unit, Attached
Easement
Easement, Vehicular Non-Access
Elevation, Architectural
Equipment Cabinet or Building *(see Wireless Communication Related Terms)*
Equivalent Sound Level (Leq) *(see Noise Related Terms)*
Equivalent Sound Level, Hourly (Leq(h)) *(see Noise Related Terms)*
Existing Vertical Element *(see Wireless Communication Related Terms)*
Existing Vertical Element, Recreational Field Light Pole *(see Wireless Communication Related Terms)*
Exotic Animals
Facade
Family
Fence
Fence, Open
Finished Grade *(see Grade, Finished)*
Flag *(see Sign Types)*
Flag Lot *(see Lot Types)*
Floor Area, Gross
Floor Area Ratio (FAR)
Flying Banner *(see Sign Types)*
Footcandle *(see Lighting Related Terms)*
Fowl
Freestanding Sign *(see Sign Types)*
Freeway
Freeway Sign *(see Sign Types)*
Front Lot Line *(see Lot Line, Front)*
Frontage, Building
Frontage, Double
Frontage, Lot
Frontage, Street
Garage, Detached
Garage, Side-Entry
Garage Sale Sign *(see Sign Types)*
Grade, Existing
Grade, Finished
Grade Plane
Grade, Street
Grand Opening Sign *(see Sign Types)*
Handicapped
Hazardous Waste *(see Waste Related)*
Height *(see Building Height)*
Height, Sign *(see Sign Related Terms)*
Height, Story
High Turnover Use
Homeowners Association
Identification Sign *(see Sign Types)*
Ideological Sign *(see Sign Types)*
Illegal Use
Improvements *(see Subdivision Related)*
Improvement, Off-Site
Improvement Plan
Incidental Use *(see Use, Incidental)*
Indirect Illumination *(see Sign Related Terms)*
Individual Letters *(see Sign Related Terms)*
Inoperable Vehicle *(see Vehicle Related Terms)*
Interior Building Separation
Interior Lot *(see Lot Types)*
Interior Lot Line *(see Lot Line, Interior)*
Internal Illumination *(see Sign Related Terms)*
Internal Indirect Lighting (Halo Lighting) *(see Sign Related Terms) Landscaping, Interior*
Land Use Law
Lighting Related Terms
Livestock

Livestock, Large
Livestock, Small
Local Street *(see Street Types)*
Logo *(see Sign Related Terms)*
Lot
Lot Area
Lot Coverage
Lot Depth
Lot Line
Lot Line, Front
Lot Line, Interior
Lot Line, Rear
Lot Line, Side
Lot Width
Maintenance
Map of Dedication
Marquee
Marquee Sign *(see Sign Types)*
Master Sign Plan *(see Sign Related Terms)*
Median
Medical Waste *(see Waste Related)*
Menu Sign *(see Sign Types)*
Minor Land Division *(see Subdivision Related)*
Minor Subdivision *(see Subdivision Related)*
Mixed Use Development
Monopole *(see Wireless Communication Related Terms)*
Monopole, Portable *(see Wireless Communication Related Terms)*
Monument Sign *(see Freestanding Sign)*
Motor Vehicle *(see Vehicle Related Terms)*
Multi-Family Dwelling *(see Residential Housing Types)*
Mural *(see Sign Types)*
Noise Related Terms
Non-Conforming Lot or Parcel
Non-Conforming Sign
Non-Conforming Structure
Non-Conforming Use
Nonresidential
Off-Site Signage *(see Sign Types)*
On-Site Signage *(see Sign Types)*
Open Air Accessory Structure
Open Air Attached Patio
Open Air Porch
Open House Sign *(see Sign Types)*
Open Space
Outdoor Light Fixture *(see Lighting Related Terms)*
Overflight Areas
Painted Wall Sign *(see Sign Types)*
Pan-Channel Letter *(see Sign Related Terms)*
Parapet
Parcel *(see Lot)*
Parking, Required
Parking, Tandem
Patio, Covered
Pedestrian, Sidewalk and Landscape Tract
Pennant *(see Sign Types)*
Permanent Sign *(see Sign Types)*
Plat, Corrective
Plat, Final
Plat, Preliminary
Plat, Recorded
Pole Sign *(see Sign Types)*
Political Sign *(see Sign Types)*
Porch
Portable Sign *(see Sign Types)*
Principal Structure
Principal Use *(see Use, Principal)*
Private Park
Project
Projecting Roof Sign *(see Sign Types)*
Projecting Sign *(see Sign Types)*
Property, Business
Property Line *(see Lot Line)*
Property Owner
Property, Public
Protected Development Right
Public Park
Public Safety Communications Facility *(see Wireless Communication Related Terms)*
Pull-Through Parking Space
Pump-Topper Sign or Spanner *(see Sign Types)*
Raceway *(see Sign Related Terms)*
Real Estate Sign *(see Sign Types)*
Rear Lot Line *(see Lot Line, Rear)*
Recreational Vehicle *(see Vehicle Related Terms)*
Reptile
Residential Builder Attention Flags *(see Sign Types)*

Residential Entry Sign *(see Sign Types)*
Residential Housing Types
Retail Sales
Right-of-Way
Rodent
Roof Line
Roof Sign *(see Sign Types)*
Secondary Dwelling Unit *(see Residential Housing Types)*
Service Bay Facility
Service Station Canopy Signs *(see Sign Types)*
Setback
Setback, Front
Setback, Rear
Setback, Side
Setback Area
Setback Area, Front
Setback Area, Rear
Setback Area, Side
Side Lot Line *(see Lot Line, Side)*
Sign
Sign Area *(see Sign Related Terms)*
Sign Face *(see Sign Related Terms)*
Sign Plan *(see Sign Related Terms)*
Sign Related Terms
Sign Structure
Sign Types
Single Family Dwelling Unit *(see Residential Housing Types)*
Single Housekeeping Unit
Site
Site Plan
Stacking Space
Storage Container, Residential
Storage Container, Non-Residential
Storage, Outdoor
Story
Street
Street Pole Banners *(see Sign Types)*
Street Types
Structure
Studio Dwelling Unit *(see Residential Housing Types)*
Subdivision Directional Sign *(see Sign Types)*
Subdivider (see Subdivision Related)
Subdivision *(see Subdivision Related)*
Subdivision Directional Sign *(see Sign Types)*
Subdivision Related
Support Structure *(see Wireless Communication Related Terms)*
Suspended Sign *(see Sign Types)*
Swimming Pool
Swimming Pool, Public
Temporary Directional Signs Relating to a Qualifying Event *(see Sign Types)*
Temporary Sign *(see Sign Types)*
Temporary Use *(see Use, Temporary)*
Temporary Use and Special Event Signs *(see Sign Types)*
Through Lot *(see Lot Types, Double- Frontage)*
Time and Temperature Display *(see Sign Types)*
Tower Sign *(see Sign Types)*
Trail, Equestrian
Trail, Multi-Use
Umbrella Sign *(see Sign Types)*
Use, Incidental
Use, Principal
Use, Temporary
Vacation
Variance
Vehicle Related Terms
Vehicle Sign *(see Sign Types)*
V-Shaped Sign *(see Sign Types)*
Wall Sign *(see Sign Types)*
Waste Related
Wholesale Sales
Window Sign *(see Sign Types)*
Windscreen Sign *(see Sign Types)*
Wireless Communication Related Terms

Terms

Abutting or Adjoining. Having district boundaries or lot lines in common. For streets, abutting or adjoining shall mean a lot or parcel touching the street at any point.

Accessory Entry Monument. An architectural structure signifying and marking a major arrival point to a multiple-tenant commercial or employment project.

Accessory Structure. A detached subordinate structure, the use of which is incidental to the use of the principal structure, and which is located on the same lot or parcel as the principal structure. Common accessory structures are garages, parking canopies, swimming pools, storage sheds and cabanas. *Guest Quarters*, *Secondary Dwellings*, signs, and fences are not accessory structures.

Accessory Use. (*See Use, Incidental*)

Acreage, Gross. The land area within the perimeter of a parcel or project, including one- half the right-of-way of all adjoining streets and other land dedications.

Acreage, Net. The land area of a parcel or project excluding land to be dedicated or reserved for streets, schools, parks or other public facilities.

Adjacent. Near or close to.

Adverse Impact. A negative consequence to the physical, social, or economic environment resulting from an action or project.

Alteration. Any enlargement, addition, relocation, repair, remodeling, change in number of living units, development of or change in an open area, development of or change in a sign, demolition or removal, or other change in a facility for which a building permit is required, excluding ordinary maintenance.

Apartment Building. A multi-family residential structure under single ownership containing 3 or more dwelling units for lease.

Awning. A roof-like cover entirely supported by and extending from a building for the purpose of protecting openings from the elements, providing shade or architectural embellishment.

Balcony. A platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade, or parapet.

Basement. That portion of a building that is partly or completely below grade plane. A basement shall be considered a story above grade where the finished surface of the floor above the basement is:

1. More than 6 feet above grade plane;

2. More than 6 feet above the finished ground level for more than 50 percent of the total building perimeter; or

3. More than 12 feet above the finished ground level at any point.

Bedroom. Any habitable room that may legally function as a bedroom in that it complies with, or is required by the Building Official to comply with, all applicable laws and regulations pertaining to sleeping rooms.

Berm. An earthen mound designed to provide visual interest, screen objects from view, reduce noise, or control drainage flows.

Block. An area of land bounded by adjacent streets, canals or drainage ways, railroads, open space, corporate or subdivision boundaries.

Block Face. The portion of a block that abuts a street.

Building. Any structure for the shelter or support of any use or occupancy**.**

Building, Detached. Any building or structure separated by at least 5 feet in horizontal distance from any other building or structure.

Building Envelope. The volume of space for building as defined by the minimum building setbacks and the maximum allowable building height (SEE APPENDIX 1, FIGURE 19).

Building Height. The vertical distance from the finish floor level to the highest level of the roof surface of flat or mansard roofs, or to the mean height between eaves and ridges of gable, gambrel, or hip roofs (SEE APPENDIX 1, FIGURE 20).

Building, Main or Principal. A building where the principal use of a lot is conducted.

Building Step-Back. A required setback for a portion of a building above the first floor (SEE APPENDIX 1, FIGURE 21).

Building Wall. The exterior of any side of a building.

Build-To Line. The maximum distance a building may be set back from a property line (SEE APPENDIX 1, FIGURE 22).

Canopy. A roof-like cover partially supported by poles or columns affixed to the ground and partially supported by a building.

Carport. A roofed structure not fully enclosed by walls for the purpose of providing shelter for one or more vehicles.

Certificate of Plat Correction. An official document administratively approved and recorded for the purpose of correcting errors of minor survey, drafting or typographical nature to a recorded plat.

Civil Hearing Officer. An individual appointed by the Presiding Judge of the Gilbert Municipal Court to hear and decide civil matters pursuant to the Zoning Code.

Common Driveway. A driveway providing a shared access to 2 or more lots.

Contiguous Lot or Parcel. Lots or parcels that are in contact with or touching at one or more points.

Cornice. Any projecting horizontal molding that finishes or crowns the top of a building, wall, arch or similar.

Day Care, Adult. The care and supervision of an adult for periods of less than 24 hours per day, in a place other than the adult's own home or homes.

Day Care, Child. The care, supervision, and guidance of a child or children through the age of 12 years; unaccompanied by parent, guardian or custodian, for periods of less than 24 hours per day, in a place other than the child's or the children's own home or homes.

Decision-Making Body. Any individual, officer, board, or commission representing the Town authorized to approve, approve with modifications and/or conditions, or deny an application.

Dedication. The offer to convey land, an interest in land, or improvements to the Town or other public agency for public use, and the acceptance of such offer by the Town or public agency.

Density. The number of dwelling units per gross acre.

Development Plan. The site plan, preliminary landscape plan, building elevations, design guidelines, residential lot layout, open space plan, and other plans submitted as exhibits to a Planned Area Development zoning application.

Developmentally Disabled. (*See Arizona Revised Statutes ARS § 36-581*)

Dining, Outdoor. An exterior area used as seating for a contiguous *Eating and drinking establishment*.

Drive-Through Facility. An establishment that provides services to customers in motor vehicles. Drive-through facilities do not include *Eating and drinking establishments* that serve food to customers in parked vehicles.

Driveway, Major. The principal vehicular access drive from an arterial street serving a nonresidential or multi-family development where inbound left turn movements are permitted. Developments may have more than 1 major driveway.

Dust Free. Property that is paved with one of the following methods:

1. Asphaltic concrete;

2. Cement concrete;

3. Penetration treatment of bituminous material and a seal coat of bituminous binder and a mineral aggregate; or

4. The equivalent of the above.

Dwelling Unit. A single residential unit or portion thereof providing complete, independent living facilities for 1 family, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling Unit, Attached. A building containing 2 or more dwelling units, connected along and sharing 1 or more common walls, or stacked above each other.

Easement. A grant by a property owner to others for the use of land or airspace for a specific purpose or purposes.

Easement, Vehicular Non-Access. A recorded easement prohibiting access or crossing by vehicles.

Elevation, Architectural. A two-dimensional scaled drawing of a building or structure.

Exotic Animals. (*See Gilbert Municipal Code Chapter 6, Article III Livestock and Non-domestic Animals, Section 6-126: Definitions*).

Facade. That portion of any exterior elevation of the building extending from grade to top of the parapet, wall, or eaves, and extending the entire width of the building elevation.

Family.

1. An individual or 2 or more persons related by blood, marriage, or adoption, and resident domestic employees, living together as a single housekeeping unit in a dwelling unit; or,

2. Not more than 5 unrelated persons, living together as a single housekeeping unit in a dwelling unit; or

3. A functional family, consisting of not more than 5 persons, plus their offspring, adopted and/or foster children who have a relationship functionally equivalent to a family. Functional family does not include any society, club, fraternity, sorority, association, lodge, organization or group of students or other individuals where the common living arrangement or basis for the establishment of the housekeeping unit is temporary.

Fence. A barrier or made of wire, wood, metal, masonry, PVC or other similar material. Vegetative material, tennis court enclosure, and golf ball protective net are not considered to be fences.

Fence, Open. A fence through which clear vision is possible for 75 percent or more of the structure as viewed on a horizontal plane, from any point perpendicular to the fence line.

Floor Area, Gross. The total area in square feet of all floors designed for tenant occupancy and common use, including basements, mezzanines, stairwells, and storage areas, measured from the centerline of interior partitions and from outside wall faces. Non air conditioned courtyards shall not be considered in gross floor area calculations.

Floor Area Ratio (FAR). The gross floor area of a building or buildings on a lot divided by the net lot or parcel area (SEE APPENDIX 1, FIGURE 23).

Fowl. (*See Gilbert Municipal Code Chapter 6, Article III Livestock and Non-domestic Animals, Section 6-126: Definitions*)

Freeway. A controlled access, divided, grade-separated highway, and all associated rights-of-way.

Frontage, Building. The length of the side of a building abutting or generally parallel to the front lot line. For a building on a corner lot, the combined lengths of the sides of the building abutting or generally parallel to the front and corner side lot lines.

Frontage, Lot. That part of a lot or parcel abutting a street.

Frontage, Street. The total length of all lot lines abutting streets.

Garage, Detached. An enclosed structure for the storage of vehicles and separated from a dwelling unit by a minimum distance of 6 feet.

Garage, Side-Entry. An enclosed structure for the storage of vehicles oriented such that the entrance is a minimum angle of at least 45 degrees from the front setback line.

Grade, Existing. The level of the ground or pavement at a specific location as it exists prior to disturbance in preparation for development.

Grade, Finished. The final elevation of the ground surface after man-made alterations.

Grade Plane. A reference plane representing the average of finished ground level adjoining the building at the exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.

Grade, Street. The top of the curb. Where no curb exist, the top of the edge of pavement.

Handicapped. A person who:

1. Has a physical or mental impairment which substantially limits one or more of such person's major life activities;

2. Has a record of having such an impairment; or

3. Is regarded as having such impairment.

"Handicapped" shall not include current illegal use of or addiction to a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 United States Code 802]).

Height. (*See Building Height*)

Height, Story. The vertical distance from top to top of two successive finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

High Turnover Use. A land use that is characterized by high vehicle trip generation per square foot of building area, in excess of 100 vehicle trips per 1,000 square feet per day.

Homeowners Association. A nonprofit corporation or unincorporated association of owners created pursuant to a declaration of restrictions to own and operate portions of a planned community and which has the power under the declaration to assess association members to pay the costs and expenses incurred in the performance of the association's obligations under the declaration.

Illegal Use. An activity that is not permitted.

Improvement, Off-Site. Any physical improvements, above or below ground, required by the Town for streets, utilities, landscaping, trails or other public purposes, adjacent to or in the vicinity of a project.

Improvement Plan. A plan submitted by a registered professional engineer showing the location and construction details of streets, drainage facilities, utilities, landscaping, and lighting required for a subdivision or other project.

Incidental Use. (*See Use, Incidental*)

Interior Building Separation. The distance between exterior walls of buildings on a site.

Landscaping, Interior. A landscaped area or areas within the shortest circumferential line defining the perimeter or exterior boundary of the parking or loading area, or similar paved area, excluding driveways or walkways providing access to the facility (as applied to parking and loading facilities or to similar paved areas).

Land Use Law. Any rule, ordinance, resolution or law enacted by the Town that regulates the use or division of land or any interest in land or that regulates accepted farming or forestry practices. (*See ARS § 12-1136*)

Lighting Related Terms.

Cutoff, Full. Fixtures constructed so that light rays emitted, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane extending from the lowest point on the fixture where light is emitted.

Cutoff, Semi-. Fixtures constructed so that the bottom edge of the lens extends below the bottom plane of the fixture, and that allow some light to extend above a horizontal plane extending from the lowest point on the fixture where light is emitted.

Footcandle. A measure of light intensity representing the amount of light received by 1 square foot of a surface located 1 foot from a point source of light equivalent to one candle in brightness or illumination.

Outdoor Light Fixture. Artificial outdoor lamps and other devices, permanent or portable, used for illumination or advertisement. Such devices include, but are not limited to: search, spot or flood lights; security lights; parking lot lighting; landscape and trail lighting; street lights; signage lighting; exterior building illumination, and similar light sources. Traffic lights are not outdoor light fixtures.

Livestock. (*See Gilbert Municipal Code Chapter 6, Article III Livestock and Non- domestic Animals, Section 6-126: Definitions*)

Livestock, Large. (*See Gilbert Municipal Code Chapter 6, Article III Livestock and Non-domestic Animals, Section 6-126: Definitions*)

Livestock, Small. (*See Gilbert Municipal Code Chapter 6, Article III Livestock and Non-domestic Animals, Section 6-126: Definitions*)

Lot. A unit of land shown on a recorded subdivision plat, record of survey map, parcel map, or recorded as a metes and bounds description.

Lot Area. The area bounded by the lot lines, exclusive of streets and areas in future streets as established by easement, dedication, or ordinance. Lot area does not include that area of a lot where the lot width is less than the minimum required by the base zoning district.

Lot Coverage. The percentage of a lot covered by buildings and structures. Lot coverage is determined by measuring the dimensions of the buildings or structures on the lot as follows:

1. All buildings and structures are measured from each exterior wall closest to the property line to the opposite exterior wall closest to the other property line on whatever floor is closest to the property line, including the exterior wall of any cantilevered element.

2. For covered architectural features attached to a building or structure, including but not limited to open air attached patios, open air porches, patio covers, decks, balconies and porches whether the roof is solid or an open or semi-open lattice roof element, lot coverage includes the area from exterior face of support column or post to exterior wall of building.

3. For detached accessory structures, including but not limited to open air attached patios, open air porches, patio covers, decks, ramadas and similar structures, lot coverage includes the area between the exterior face of support columns or posts whether the roof is solid or an open or semi-open lattice roof element. Where only one support element is provided lot coverage includes the area under the exterior perimeter of the covered architectural feature.

4. Lot coverage does not include uncovered patios, decks, balconies, porches, awnings and other similar architectural features having no support columns or posts. Lot coverage does not include the projection of cornices, roof eaves, overhangs and other similar architectural projections. Lot coverage does not include areas paved at grade for driveways, walkways, uncovered parking, walls or fences.

Lot Depth. The depth (or length) of a lot shall be (SEE APPENDIX 1, FIGURE 24):

1. If the front and rear lines are parallel, the shortest distance between such lines.

2. If the front and rear lines are not parallel, the shortest distance between the midpoint of the front lot line and the midpoint of the rear lot line.

3. If the lot has more than 4 sides, the shortest distance between:

    a. A straight front lot line, or a line tangent to a curved front lot line; and

b. A 30 foot long assumed rear lot line lying parallel to the front lot line in a. above, lying within the lot.

Lot Line. Any property line bounding a lot (SEE APPENDIX 1, FIGURE 25).

Front. The front lot line shall be determined as follows:

Corner Lot. The front lot line of a corner lot is the shortest lot line abutting a street from which access may be taken. If the street lines are the same length, any one may be considered the front lot line.

Double-Frontage (Through) Lot. Each frontage from which access is permitted shall be deemed a front lot line. The front lot line for lots having vehicular access only via an alley shall be the lot line adjacent to the local or collector street.

Flag Lot. The front lot line of a flag lot shall be determined at the time of a Final Subdivision Plat. If no Final Subdivision Plat is required, the front lot line shall be established at the time a building permit is issued.

Interior Lot. The front property line of an interior lot shall be the line abutting a street.

Other. For lots other than the types listed above, front lot lines shall be established at the time of Final Subdivision Plat. If no Final Subdivision Plat is required, the front lot lines shall be established at the time a building permit is issued.

Interior. A lot line not abutting a street.

Rear. That lot line opposite the front property line. Where the side property lines of a lot meet in a point, the rear property line shall be assumed to be a lot line not less than 30 feet in length, lying within the lot and parallel to a line tangent to a curved front lot line, or parallel to a straight front line.

Side. Any lot line that is not a front lot line or a rear lot line.

Lot Types. (SEE APPENDIX 1, FIGURE 25)

Corner. A lot located at the intersection of 2 or more streets.

Double-Frontage. A lot having frontage on 2 or more non-intersecting streets. Double-frontage lots are also known as through lots.

Flag. A flag-shaped lot with its widest dimension set back from the street and having a narrow strip of land connecting to the street. Flag lots are also known as panhandle or pipe stem lots.

Interior. A lot having only one side abutting a street.

Lot Width. (SEE APPENDIX 1, FIGURE 24) The distance between side property lines measured at the front setback line, entirely outside of the front setback area.

Marquee. A permanent structure attached to, supported by, and projecting from a building for the purpose of protecting openings from the elements, providing shade or architectural embellishment. A *Marquee* does not include an *Awning* or *Canopy*.

Maintenance. Ordinary upkeep, replacement, or repair of minor components of a building, structure, sign or landscaping. Maintenance shall include repainting of buildings or structures to match existing colors and the replacement of sign faces.

Map of Dedication. {Need definition}

Median. An area in the approximate center of a street that is used to separate the directional flow of traffic.

Mixed-Use Development. An efficient integration of non-residential and residential uses that cultivates a sense of community in a live, work, and play environment.

Noise Related Terms.

Ambient Noise Level. The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding any alleged offensive noise. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

A-Weighted Sound Level. The total sound level in decibels of all sound as measured with a sound level meter with a reference pressure of 20 micropascals using the A- weighted network scale at slow response. The unit of measurement shall be defined as dBA or dBa.

Day/Night Level (DNL or Ldn). The 24 hour average sound level in A-weighted decibels, obtained after the addition of ten decibels to sound levels for the periods between 10 p.m. and 7 a.m. as averaged over a span of one year. The Federal Aviation Administration standard metric for determining the cumulative exposure of individuals to noise.

Decibel (dB). A unit for measuring the amplitude of sounds, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals.

Decibel, A-Weighted (dBA). A unit for describing the amplitude of sound as measured on a sound level meter that approximates the frequency response of the human ear using the A-weighted network.

Equivalent Sound Level (Leq). The equivalent, steady-state A-weighted sound level that in a stated period of time contains the same acoustic energy as the time-varying sound level during the same period.

Equivalent Sound Level, Hourly (Leq(h)). The hourly value of Leq.

Non-Conforming Lot or Parcel. (*See Section 4.602: Definitions*).

Non-Conforming Sign. (*See Section 4.602: Definitions*).

Non-Conforming Structure. (*See Section 4.602: Definitions*).

Non-Conforming Use. (*See Section 4.602: Definitions*).

Nonresidential Use. All uses other than single family and multi-family residential uses.

Open Air Accessory Structure. Means a freestanding permanent structure that has a solid roof, lattice roof or fabric roof surface supported by poles, posts, columns or other vertical structural members that are permanently anchored into the ground. The structure may have up to one wall on any of the sides with the remaining sides open.

Open Air Attached Patio. Means a patio within the rear half of the lot attached to the house or to an accessory structure, guest quarters or secondary dwelling unit that is open on at least one side. The patio may have a solid roof, lattice roof or fabric roof surface supported by poles, posts, columns or other vertical structural members.

Open Air Porch. Means a porch attached to the front of a dwelling unit or to an accessory structure, guest quarters or secondary dwelling unit that is open on at least two sides.

Open Space. Any area of land or water permanently dedicated or designated for use for active or passive recreation areas, landscape buffers, flood control, storm water retention, or resource management.

Overflight Areas. Areas designated on the Official Zoning Map as overflight areas. Overflight areas are divided into Overflight Areas 1, 2 and 3.

Parapet. That portion of an exterior wall that extends above the roof line.

Parcel. (*See Lot*)

Parking, Required. The number of spaces located closest to the uses they serve, identified in Table 4.204: Off-Street Parking Requirements and Table 4.205: Off-Street Parking Requirements for Shopping Center and Regional Commercial Districts.

Parking, Tandem. Two parking spaces arranged end-to-end.

Patio, Covered. An attached roofed structure, open on one or more sides, whose use is for indoor-outdoor living and recreation.

Pedestrian, Sidewalk and Landscape Tract. A parcel of land designated on the final plat for the exclusive use by the public for pedestrian amenities and activities, including sidewalks and landscaping.

Plat, Corrective. A plat approved and recorded for the purpose of eliminating errors of minor survey, drafting or typographical nature on a recorded plat.

Plat, Final. A record map of all or part of a subdivision essentially conforming to an approved preliminary plat.

Plat, Preliminary. A map showing a proposed subdivision, including supporting data.

Plat, Recorded. A final plat bearing all executed certificates of approval and recorded with the office of the Maricopa County Recorder.

Porch. An attached, covered platform open on at least 2 sides located at the front of a dwelling unit.

Principal Structure. The main building or structure on a lot or parcel.

Principal Use. (*See Use, Principal*)

Private Park. A private park means an area owned by a homeowner's association, property owner's association or business that is used as a playground, or contains playground equipment, or areas with trees/turf or ramadas or contains the following facilities or amenities: paths, trails, picnic tables, sports fields, basketball courts, bbq grills, splash pads, tennis courts, volleyball courts, or swimming pools. A private park is not a non-turf retention/detention basin primarily used to contain stormwater or property used as an employee break or amenity area.

Project. Any proposal for new or changed use of land or buildings, or for new construction, alteration, or enlargement of any structure.

Property, Business. Personal property owned, leased, or under the control of a business. Business property may include inventory, equipment, materials, supplies, and vehicles, including vehicles and equipment owned by others but used in conjunction with a business.

Property Line. (*See Lot Line*)

Property Owner. The owner of real property, or the authorized representative of the owner.

Property, Public. A lot or parcel owned or controlled by the Town or other governmental entity, whether or not the Town or governmental entity owns the property in fee.

Protected Development Right. The right to undertake and complete the development and use of property under the terms and conditions of a protected development rights plan, without compliance with subsequent changes in zoning regulations and development standards.

Public Park. A public park is a town recreation facility or town park as defined in municipal code chapter 46-1 definitions.

Pull-Through Parking Space. A parking space than can be accessed from both ends.

Reptile. (*See Gilbert Municipal Code Chapter 6, Article III Livestock and Non- domestic Animals, Section 6-126: Definitions*)

Residential Housing Types

Attached Single Family Dwelling. A dwelling unit on an individual lot that has at least 1 wall in common with 1 or more other dwelling units on separate lots.

Condominium. Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of the separate portions.

Duplex. A building on 1 lot used and designed as a residence for 2 families living independently of each other with individual cooking and sanitary facilities in each dwelling unit.

Multi-Family Dwelling. A building on 1 lot used and designed as a residence for 3 or more families living independently of each other with individual cooking and sanitary facilities in each dwelling unit. Multi-family dwellings may include apartment buildings and residential condominiums. Multi-family housing may be in a mixed- use building with ground floor commercial space.

Secondary Dwelling Unit. A second, subordinate dwelling unit located on the same lot as the principal dwelling unit.

Single Family Dwelling Unit. 1 building on 1 lot or parcel designed for occupancy by 1 family for living and sleeping purposes, and having cooking and sanitary facilities.

Studio Dwelling Unit. A unit containing only a single habitable room for living and sleeping purposes, and having cooking and sanitary facilities.

Retail Sales. The sale, rental, or lease of goods, products, or material directly to the consumer.

Right-of-Way. A strip of publicly owned land occupied by or planned for a street, utilities, landscaping, sidewalks, trails, and similar facilities.

Rodent. (*See Gilbert Municipal Code Chapter 6, Article III Livestock and Non- domestic Animals, Section 6-126: Definitions*)

Roof Line. The eave line on any part of a building with a pitched roof, or the upper edge of the parapet wall or vertical architectural wall feature on any part of a building with a flat roof.

Service Bay Facility. A building containing bay or roll-up doors or similar service openings to provide a service within the building.

Setback. The minimum distance by which any building or structure is required to be separated from a property line. (SEE APPENDIX 1, FIGURE 26)

Setback, Front. A line within the lot or parcel parallel to a straight front property line. Where the front property line is not straight, the front setback line is a line within the lot or parcel separated from the front property line at all points by a distance equal to the front setback set forth in the base zoning district regulations.

Setback, Rear. A line opposite the front property line extending across the full width of a lot or parcel, the depth of which is the shortest horizontal distance between the rear property line or, if none exists, the assumed rear property line and a line parallel thereto.

Setback, Side. A line extending from the front setback line to the rear setback line, the depth of which is the horizontal distance set forth in the base zoning district regulations. The side setback extends from the front setback line, or the front property line of a lot or parcel where no front setback is required, to the rear setback line, or the rear property line of the site where no rear setback is required.

Setback Area. The area of a lot or parcel outside of the building envelope. (SEE APPENDIX 1, FIGURE 27)

Setback Area, Front. The area bounded by the front property line or lines, the side property lines, and the front setback line.

Setback Area, Rear. The area bounded by the rear property line or lines, the side property lines and the rear setback line.

Setback Area, Side. The area bounded by a side property line, a side setback line, and the front and rear setback lines.

Sign. A communication device, structure, or fixture that incorporates graphics, symbols, written copy, and/or lighting intended to promote the sale of a product, commodity, or service, or to provide direction or identification for a business or a facility. Signs shall not include any flag,

badge, or insignia of any governmental unit, nor shall it include any item of merchandise normally displayed in a business window.

Murals, statuary, architectural features such as trademarked building forms, decorative canopies or awnings, and corporate color accents shall be considered signage where they are integral to the conveyance of a commercial message, except where determined by the Design Review Board to be architectural, rather than communicative, in nature.

Sign Related Terms.

Abandoned. A sign located on a lot or parcel which no longer identifies or advertises a business, lessor, service, owner, product, or activity on the premises where the sign is displayed.

Animation.

1. The movement of any illumination or the flashing or varying of light intensity of any light used in conjunction with a sign such as blinking, traveling, flashing or changing degree of intensity of any light movement other than burning continuously; or

2. The movement or the optical illusion of movement of any part of the sign structure, design or pictorial segment, the automatic changing of all or any part of the facing of a sign; or

3. The movement of a sign set in motion by the atmosphere. Signs displaying only time and temperature, banners and flags are not considered animated signs.

Architectural Detail / Feature / Element. Prominent or significant parts or elements of a building or structure including but not limited to; cornices, belt courses, lintels, sills, pediments, columns or pilasters, rustications, or base courses.

Balloon. Any lighter than air, gas filled inflatable object attached by a tether to a fixed place or mounted on the ground or a building.

Builder's Sign Package. A group of on- and off-site signs approved for use by a residential home builder for marketing new construction in a subdivision.

Commercial Center. A group or cluster of retail shops, offices, or employment buildings which share common parking, landscaping, and/or frontage, and may have a property owners association and have a name which is generally understood by the public to refer to the group or cluster.

Commercial Building, Multiple Tenant. A commercial building with 2 or more separate tenants having individual entrances and shared parking.

Comprehensive Sign Program. A set of sign design standards established for a multi- tenant building, non-residential complexes with multiple buildings, or large-scale mixed-use developments.

Height, Sign. The vertical distance measured from the adjacent ground level, or upper surface of the nearest sidewalk, whichever is greater, to the highest point of the sign face; excluding freestanding signs in the Heritage Village Center zoning district whereas the height measurement includes: structural supports; monument base architectural features of a monument sign structure; nonstructural or decorative trim.

Indirect Illumination. An external source of illumination that is not part of or attached to a sign.

Individual Letters. A cutout or etched letter or logo which is individually placed on a wall or freestanding sign.

Internal Illumination. A light source entirely within a sign where the source of the illumination is not directly visible.

Internal Indirect Lighting (Halo Lighting). A source of illumination, not directly visible, lighting only the background upon which the individual letter is mounted.

Logo. A graphic symbol representing an activity, use, or business. Logos are registered trademarks or symbols commonly used by a business and may include lettering in addition to graphic designs.

Master Sign Plan. A comprehensive sign plan for large scale multiple tenant commercial or employment uses, building complexes for a single commercial or employment use, auto malls, hospitals, or enclosed regional retail malls.

Pan-Channel Letter. An individual three-dimensional letter constructed by means of a three-sided metal channel.

Raceway. A structure used for wall-mounted signage with individual letters or characters, located upon the exterior wall surface between the wall and the letters or sign characters. Raceways contain wiring, conduit, transformers, and other electrical components.

Sign Area. The area of the smallest rectangle, or combination of rectangles, which comprises the sign face or encompasses the sign copy. The area of a sign is the entire face of the sign and includes any art work and insignia within a single continuous perimeter, including any spacing between letters, figures, designs, and structure of the sign other than the sign base, together with any frame or other material, color, or condition which forms an integral part of the display and is used to differentiate such sign from the wall or background against which it is placed. For a freestanding sign, the definition of sign area does not include the

perimeter architectural embellishments, base structure, and details such as decorative columns and caps. When the sign only consists of letters, designs, or figures engraved, painted, projected, or fixed on a building or perimeter wall, the total area of the sign shall be the area of the smallest rectangle, or combination of rectangles, within which the entire fixed lettering and/or artwork is inscribed. All sides of a sign visible from any 1 location shall be measured in determining the area of the sign, except that only 1 side of a sign shall be measured if the 2 sides are back-to-back or separated by an interior angle of 45 degrees or less. If the two 2 sides are not of equal size, the larger side shall be measured. A back-to-back sign has parallel faces separated by not more than 2 feet.

Sign Area, Pennant. The sum of the area of the rectangles surrounding each piece of material strung on a pennant.

Sign Area, Total. The aggregate area of all signs for any individual use.

Sign Face. The surface upon, against or through which the sign copy and/or graphic is displayed or illustrated, not including: structural supports; monument base; architectural features of a building or monument sign structure; nonstructural or decorative trim. When a sign only consists of letters, designs, or figures engraved, painted, projected, or fixed on a building or perimeter wall or other structure, and does not include a background contrasting with the material or color of the building or perimeter wall or other structure, the sign face shall consist of the entire fixed lettering and/or artwork, together with the spacing between the letters, figures or designs.

Sign Plan. A drawing required to be submitted with an application for a sign permit. The plan may show 1 or more signs.

Sign Structure. The supports, uprights, braces and framework of a sign.

Sign Types.

A-Frame Sign. A portable, stand alone sign comprised of two separate panels or faces joined at the top and spread apart at the bottom to form a base upon which the sign stands.

Awning Sign. A sign painted, installed, attached or otherwise applied to or located directly on an awning.

Banner. A temporary sign of fabric, plastic, paper or other light pliable material not enclosed in a rigid frame.

Bazaar Sign. A temporary sign advertising the location of a bazaar sale.

Billboard. A sign or structure, other than a temporary sign, portraying information or directing attention to a business, activity, commodity service, entertainment, or communication which is not conducted, sold or offered at the parcel on which the sign or

structure is located or which does not pertain to the parcel upon which the sign or structure is located.

Builder/Real Estate Sign. A sign that provides information about the builder, name of the development, and marketing information for the project on which the sign is located.

Building Identification Sign. A sign identifying the name of the multi-tenant building to which the sign is attached.

Cabinet (Can) Sign. A three-dimensional enclosed structure which includes all text, logos, and symbols with a single or double sign face(s).

Changeable Message Sign. A sign designed to permit change of copy manually, mechanically or electronically, including such signs where the change of copy is by remote or automatic means.

Construction Sign. A temporary sign erected on a parcel on which construction is taking place, identifying the architects, engineers, landscape architects, contractors, subcontractors, and the owners, lenders, sponsors, and similar individuals or firms involved in the project.

Development Sign. A temporary sign providing information about future development of real property or current construction at a development site.

Directional Sign. A sign directing traffic to an activity or use.

Directory Sign. A sign showing the locations of tenants in a multi-tenant commercial, office, or employment complex, or tenants in a multi-family residential project.

Drive-Through Restaurant Menu Sign. A sign listing items for sale at a drive-through restaurant window, with or without ordering capability.

Flag. A fabric sheet of square, rectangular or triangular shape which is mounted on a pole, cable or rope at 1 end.

Flying Banner. A portable, stand alone sign comprised of light fabric that moves with the wind and can turn 360° and is supported by a pole structure and a base.

Freestanding Sign. A sign erected or mounted on its own self-supporting structure or base detached from any supporting elements of a building, wall or fence.

Freeway Sign. A freestanding sign intended to advertise or identify uses to motorists on a freeway.

Garage Sale Sign. A temporary off-site sign advertising the occasional sale of goods from a residential use.

Grand Opening Sign. A temporary sign announcing a new business.

Identification Sign. A permanent sign identifying name, type of business, and/or hours of operation, attached to or painted on a window, door, or a building area next to the main entrance.

Ideological Sign. Ideological Sign means a sign communicating a message or ideas for non-commercial purposes that is not a *Construction Sign*, *Directional Sign*, *Temporary Directional Sign Relating to a Qualifying Event*, *Political Sign*, *Garage Sale Sign*, or a sign owned or required by a governmental agency.

Marquee Sign. A sign painted, installed, attached or otherwise applied to or located directly on a *Marquee*.

Menu Sign. A sign used to inform the public of items available in a restaurant, not located in a drive-through restaurant window lane.

Mural. An artistic rendering on a building which does not promote a particular business, service or product.

Off-Site Signage. Any sign which advertises a use, product, service, or activity occurring on a lot or parcel other than where the sign is located.

On-Site Signage. Any sign which advertises a use, product, service, or activity occurring on a lot or parcel where the sign is located.

Open House Sign. A sign that identifies a residential property for sale or lease which is open and available for inspection.

Painted Wall Sign. A sign painted directly onto the exterior wall of a building.

Pennant. Any pieces of lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, displayed in series and capable of movement in the wind.

Permanent Sign. A sign constructed of durable materials, attached to the ground or a building in a manner provided by the building code.

Pole Sign. A permanent freestanding sign supported by a single column, upright, pole, or post.

Political Sign. A temporary sign designed to influence the outcome of an election called by a public body.

Portable Sign. A temporary sign that is not permanently affixed to a building, structure, or the ground, including such commercial signs carried by people or otherwise set in motion and visible from the right-of-way.

Projecting Roof Sign. A sign mounted to and projecting from the wall of a building or structure whose depth is greater than its width; and exceeding the height of a roofline or parapet of the building or structure to which it is attached. *Projecting Roof Sign* does not include a *Marquee Sign*.

Projecting Sign. A sign mounted to and projecting from the wall of a building or structure whose depth is greater than its width. *Projecting Sign* does not include a *Marquee Sign* or *Projecting Roof Sign*.

Pump-Topper Sign or Spanner. A sign affixed to the top or side of an operable, fuel dispensing pump.

Real Estate Sign. A temporary sign advertising the sale, transfer, lease, or exchange of real property.

Residential Builder Attention Flags. Temporary flags displaying a residential builder business logo or name.

Residential Entry Sign. A sign placed at the entrance to a residential development identifying the name of the development.

Roof Sign. A sign erected on a roof, or projecting above the highest point of the roof line, parapet, or fascia of a building.

Service Station Canopy Sign. A sign attached to a free- standing structured roof-like covering for motor vehicle refueling or servicing located at a motor fuel dispensing facility. Signs on mercantile, business or assembly use groups with structured coverings intended for vehicles are not included in this sign type.

Street Pole Banner. A display containing changeable copy on vinyl or fabric with printed or sewn graphics which is mounted from brackets perpendicular to a street light pole or other freestanding armature structure.

Subdivision Directional Sign. A temporary off-site sign directing motorists to a developing subdivision.

Suspended Sign. A sign suspended from a roof overhang of a covered porch or walkway, which identifies the tenant of the adjoining space.

Temporary Directional Signs Relating to a Qualifying Event. *Temporary Directional Signs Relating to a Qualifying Event* means a *Temporary Sign* intended to direct pedestrians,

motorists, and other passersby to a "qualifying event." A "qualifying event" is any assembly, gathering, activity, or meeting sponsored, arranged, or promoted by a religious, charitable, community service, educational, or other similar non-profit organization.

Temporary Sign. A sign not permanently attached to the ground, a wall or a building, and not designed or intended for permanent display.

Temporary Uses and Special Event Signs. On-site banner signs or off-site a-frame signs used for a temporary use or special event listed in section 4.5012 of the Zoning Code.

Time and Temperature Display. A sign or portion of a sign displaying the time and temperature.

Tower Sign. A freestanding sign greater than 8 feet and not more than 15 feet in height.

Umbrella Sign. A sign painted, installed, attached or otherwise applied to or located directly on an umbrella, including name brands and symbols.

Vehicle Sign. A sign mounted, painted or otherwise placed on a trailer or motor vehicle parked, placed, or driven so that the sign thereon is visible from a public street or right-of-way primarily for the purpose of displaying advertising signage.

V-Shaped Sign. Signs erected upon common or separate structures which present a v-shape appearance and having an exterior angle between faces of not more than 45 degrees with distance between faces of such signs at their closest point not exceeding 2 feet.

Wall Sign. A sign permanently fastened to or painted on the wall or parapet of a building or structure in such a manner that the wall or vertical surface of the structure is the supporting structure.

Window Sign. A sign applied or attached to a window, or displayed within 6 feet of the interior of a first floor window area so as to attract attention of persons outside the building. Window Signs do not include merchandise in a window display.

Windscreen Sign. (*see Banner*).

Single Housekeeping Unit. An interactive group of persons jointly occupying a residential unit, including the joint use of and responsibility for common areas, and sharing household activities and responsibilities such as meals, chores, household maintenance, and expenses, and where, if the residents are renters, all adult residents have chosen to jointly occupy the entire premises of the dwelling unit under a single written lease with joint use and responsibility for the premises, and the makeup of the household occupying the unit is determined by the residents of the unit rather than the landlord or property manager.

Site. One or more contiguous lots or parcels under single ownership or unified control.

Site Plan. A plan prepared to scale showing the boundaries of a site and the proposed location of all buildings and structures, circulation, landscaping, improvements and open space areas.

Stacking Space. The area occupied by a vehicle while waiting to be served at the initial order point, fuel pump island, or service bay. Each stacking space is 20 feet in length and does not include the space of the vehicle at the initial order point.

Storage Container, Residential. A portable, weather resistant receptacle designed and used for the shipment or storage of household goods or personal items.

Storage Container, Non-Residential. A portable prefabricated non-combustible factory built storage structure used for the storage of equipment, supplies, merchandise, or similar materials.

Storage, Outdoor. Storage of material, goods, vehicles, or equipment outside of a building not for immediate use, sale or display.

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

Street. A public or private thoroughfare for vehicular use providing access to public or private property and other streets, including dedicated roadway easements. A public street includes the associated right-of-way. A private street includes any associated roadway or access easement.

Street Types

Alley. A public or private way providing vehicular access to the rear or side of abutting properties.

Arterial, Major. A major surface street designated in the General Plan to carry the highest volumes of traffic across the Town, often connecting to freeways, and providing access to major commercial and employment areas.

Arterial, Minor. A major surface street designated in the General Plan to carry large volumes of traffic across the Town, not generally connecting to freeways, and providing access to commercial and employment areas.

Collector Street. A street that serves as a connection between local and arterial streets. Collector streets carry moderate amounts of traffic.

Cul-De-Sac. A street connecting to another street at one end and terminating in a vehicular turnaround.

Local Street. A minor street generally providing direct access to properties.

Structure. Anything constructed or erected and located on the ground, or attached to something located on the ground.

Subdivision Related.

Improvements. Streets, sidewalks, curbs, gutters, driveways, drainage and storm water retention facilities, parks, recreational amenities, trails, street lighting, medians, signage, water mains, sanitary sewers and facilities, public utilities, landscaping and fences installed by a subdivider, and any other improvements required by the Zoning Code and Subdivision Regulations.

Minor Land Division.

1. The division of improved or unimproved land whose area is 2.5 acres or less into 2 or 3 lots or parcels for the purpose of sale or lease, where no new street is involved.

2. The division of improved or unimproved land for the purpose of financing, sale, or lease, whether immediate or future, into 2 parts, where the boundaries of such property have been fixed by a recorded plat.

3. Lot line adjustments, whether or not a new lot is created.

Minor Subdivision. The division of improved or unimproved land of any size for the purpose of sale or lease, into 10 or fewer lots or parcels, whether or not a new street is involved.

Subdivider. A person, firm, corporation, partnership, association, syndicate, trust or other legal entity that files application and initiates proceedings for the subdivision of land. An individual serving as agent for such legal entity is not a subdivider.

Subdivision. The division of improved or unimproved land or lands for the purpose of financing, sale or lease, whether immediate or future, into 4 or more lots, tracts or parcels of land, or, if a new street is involved, any such property which is divided into 2 or more lots, tracts or parcels of land, or any such property, the boundaries of which have been fixed by a recorded plat, which is divided into more than 2 parts. Subdivision also includes any condominium, cooperative, community apartment, townhouse or similar project containing 4 or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon, but plats of such projects need not show the buildings or the manner in which the buildings or airspace above the property shown on the plat are to be divided.

Swimming Pool. A public or private, portable or permanent structure intended for swimming or full or partial immersion, but not including ornamental pools or fishponds.

Swimming Pool, Public. A pool owned or operated by a governmental agency; a privately owned pool open to the general public for a fee or by membership; or a pool operated in conjunction with Hotels and commercial lodging.

Temporary Use. (*See Use, Temporary*)

Trail, Equestrian. A linear path designated for equestrian use.

Trail, Multi-Use. A linear path designated for use by pedestrians, bicycles, and equestrians.

Use, Incidental. The use of a building or land which is subordinate to the principal use of the building or land on the same lot or parcel.

Use, Principal. The primary or predominant use or activity occurring on a property.

Use, Temporary. A use established for a limited period of time.

Vacation. The termination of, or termination of interest in, an easement, right-of-way, or public dedication of land.

Variance. Relief from the strict application of the Zoning Code where strict application will deprive the property owner of privileges enjoyed by similar properties.

Vehicle Related Terms.

Abandoned Vehicle. An unregistered motor or recreational vehicle left unattended for a period of 72 hours on a street or private property. Vehicles stored within a fully enclosed building, at a towing or impound facility, or at a business engaged in *Vehicle Services* or *Motor Vehicle Sales and Leasing* are not considered abandoned.

Commercial Vehicle. Any vehicle licensed as a commercial vehicle.

Inoperable Vehicle. Any vehicle incapable of being lawfully driven.

Motor Vehicle. Any self-propelled device, excluding aircraft, by which any person or property may be transported, including but not limited to licensed or unlicensed vehicles, automobiles, trucks, motor boats, personal water craft, mini- bikes, go-carts, go-peds, motorized skateboards, and motorcycles.

Recreational Vehicle. A self-propelled or towed vehicle or camper shell designed for travel or recreational use, including motor homes, boats, personal watercraft, trailers, all-terrain vehicles, snowmobiles, motorcycles, dune buggies, and similar vehicles.

Waste Related.

Hazardous Waste. Any chemical, compound, mixture, substance, product or other material which is a hazardous waste pursuant to Arizona Revised Statutes, Title 49, Chapter 4, Article 2 and C.F.R. Part 261 and poly-chlorinated biphenyls (PCBs).

Medical Waste. Any solid waste that is generated in the diagnosis, treatment, or immunization of a human being or animal or in any research relating to that diagnosis, treatment or immunization, or in the production or testing of biologicals, but not including hazardous waste as defined in Title 49, Chapter 4, Article 2, Arizona Revised Statutes.

Wholesale Sales. The sales of goods, product, or material to other wholesale or retail businesses.

Wireless Communication Related Terms

Alternative WCF Building Element. A building element designed to conceal and/or camouflage wireless communications facilities, including but not limited to a wall mount, clock tower, cupola, or church steeple.

Alternative WCF Structure. A structure designed to conceal and/or camouflage wireless communications facilities. Structures may include but are not limited to a free-standing structure such as an artificial cactus or tree, or a sculpture. Alternative structures do not include a flagpole, monopole with an attached flag, or a monopole with a minimal design feature.

Antenna. Any system of poles, panels, rods, dishes, wires or similar devices used for the transmission or reception of wireless signals.

Antenna Mast. A freestanding or guyed framework or other vertical element that supports or serves as an antenna.

Co-Location. The use of a single support structure and/or site by more than one telecommunications provider.

Equipment Cabinet or Building. A cabinet or building used to house equipment used by telecommunications providers to house equipment at a facility.

Existing Vertical Element. Any existing monopole, tower, pole, sign, or exhausts stack performing a non-WCF function. Existing vertical element does not include a building.

Existing Vertical Element, Recreational Field Light Pole. A light pole constructed and used to provide an appropriate lighting function such as parking, security or recreational ball field lighting, as well as a wireless communications function.

Monopole. A single pole attached to a permanent foundation.

Monopole, Portable. A single pole and associated equipment mounted on a transportable base.

Public Safety Communications Facility. A tower or monopole required for the purpose of public safety communications of the Town, a neighboring city, Maricopa County, or the State of Arizona.

Support Structure. The structure to which Wireless Communications Facility antennae and other hardware are mounted.