

## Glossary of General Terms

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- Abandoned Sign *(see Sign Types)*  
Abandoned Vehicle *(see Vehicle Related Terms)*  
Abutting or Adjoining  
Accessory Entry Monument  
Accessory Structure  
Accessory Use *(see Incidental Use)*  
Acre, Gross  
Acre, Net  
Act of God *(see Sign Related Terms)*  
Adjacent  
Adverse Impact  
A-Frame Sign *(see Sign Types)*  
Affected Property  
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)*  
Animated Sign *(see Sign Types)*  
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)*  
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Attached Single Family Dwelling *(see Residential Housing Types)*  
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Awning  
Awning Sign *(see Sign Types)*  
Balcony  
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Basement  
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Block Face  
Building  
Building, Detached  
Building Envelope  
Building Height  
Building, Main or Principal  
Building Setback *(see Setback, Building)*  
Building Step-Back  
Building, Temporary *(see Structure, Temporary)*  
Building Wall  
Build-To Line  
Cabinet Sign *(see Sign Types)*  
Canopy  
Canopy Signs for Service Islands *(see Sign Types)*  
Carport  
Certificate of Plat Correction  
Changing 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)*  
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  
Developmentally Disabled  
Dining, Outdoor  
Directory Sign *(see Sign Types)*  
Double Frontage Lot *(see Lot Types)*  
Drive-Through Facility  
Drive-Through Lane-Sign *(see Sign Types)*  
Driveway, Major  
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Dwelling Unit  
Dwelling Unit, Attached  
Dwelling Unit, Facility Manager  
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Easement, Vehicular Non-Access  
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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  
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Fence  
Fence, Open  
Finished Grade *(see Grade, Finished)*  
Flag *(see Sign Types)*  
Flag Lot *(see Lot Types)*  
Flashing Sign *(see Sign 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, Lot  
Frontage, Street  
Garage, Detached  
Garage, Side-Entry  
Gatehouse  
Grade, Existing  
Grade, Finished  
Grade Plane  
Grade, Street  
Handicapped  
Hazardous Waste *(see Waste Related)*  
Height *(see Building Height)*  
Height, Story  
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Homeowners Association  
Hospice  
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)*  
Inflatable Sign *(see Sign Types)*  
Inoperable Vehicle *(see Vehicle Related Terms)*  
Interior Building Separation  
Interior Lot *(see Lot Types)*  
Interior Lot Line *(see Lot Line, Interior)*  
Intermittent Sign *(see Sign Types)*  
Internal Illumination *(see Sign Related Terms)*  
Internal Indirect Lighting (Halo Lighting) *(see Sign Related Terms)*  
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*)  
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*)  
Moving Sign (*see Sign Types*)  
Multi-Family Dwelling (*see Residential Housing Types*)  
Mural  
Neon Sign (*see Sign Types*)  
Noise Related Terms  
Non-Conforming Lot or Parcel  
Non-Conforming Sign  
Non-Conforming Structure  
Non-Conforming Use  
Nonresidential  
Offsite Commercial Sign (*see Sign Types*)  
Onsite 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*)  
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  
Raceway (*see Sign Related Terms*)  
Rear Lot Line (*see Lot Line, Rear*)  
Recreational Vehicle (*see Vehicle Related Terms*)  
Reptile  
Residential Entry Sign (*see Sign Types*)  
Residential Housing Types  
Retail Sales

Right-of-Way  
Rodent  
Roof Line  
Roof Sign *(see Sign Types)*  
Rotating Sign *(see Sign Types)*  
Scrolling Sign *(see Sign Types)*  
Secondary Dwelling Unit *(see Residential Housing Types)*  
Service Bay Facility  
Setback  
Setback, Front  
Setback, Rear  
Setback, Side  
Setback Area  
Setback Area, Front  
Setback Area, Rear  
Setback Area, Side  
T-Frame Sign *(see Sign Types)*  
Side Lot Line *(see Lot Line, Side)*  
Sign  
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  
Snipe Sign *(see Sign Types)*  
Stacking Space  
Storage Container, Residential  
Storage Container, Non-Residential  
Storage, Outdoor  
Story  
Street  
Street Pole Banner Sign *(see Sign Types)*  
Street Types  
Structure  
Studio Dwelling Unit *(see Residential Housing Types)*  
Subdivider *(see Subdivision Related)*  
Subdivision *(see Subdivision Related)*  
Subdivision Related  
Support Structure *(see Wireless Communication Related Terms)*  
Suspended Sign *(see Sign Types)*  
Swimming Pool  
Swimming Pool, Public  
Teletrack Operator  
Teletrack Wagering Establishment  
Temporary Sign *(see Sign Types)*  
Temporary Use *(see Use, Temporary)*  
Through Lot *(see Lot Types, Double- Frontage)*  
Tower Sign *(see Sign Types)*  
Trail, Equestrian  
Trail, Multi-Use  
Traffic Control Device Sign *(see Sign Types)*  
Umbrella Sign *(see Sign Types)*  
Unlawful Vehicle Sign *(see Sign Types)*  
Use, Incidental  
Use, Principal  
Use, Temporary  
Vacation  
Variance  
Vehicle Related Terms  
V-Shaped Sign *(see Sign Types)*  
Wall Sign *(see Sign Types)*  
Waste Related  
Wholesale Sales  
Window Sign *(see Sign Types)*  
Wireless Communication Related Terms  
Zoning Area

## Terms

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***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.

***Affected Property.*** The proposed site of rezoning including rights-of-way to centerline.

***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.** A building is detached when it is not attached or otherwise permanently fastened to any other building.

**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 A.R.S. § 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.

**Dwelling Unit, Facility Manager.** A dwelling unit allowed in certain non-residential districts provided that the person(s) occupying the dwelling unit is an employee of the business where the dwelling unit is located and that employee provides a service or function for the business that requires a continuous on-site presence (such as site security, access control, maintenance or monitoring).

**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.

**Gatehouse.** An incidental structure provided for aesthetic enhancement, security or site access control purpose.

**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.

**Hospice.** A facility licensed or authorized by a governmental authority having jurisdiction over operations that provide 24-hour nursing and supportive care and other services in a home-like setting to persons who have a medical diagnosis of terminal illness.

**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 A.R.S. § 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.** A coordinated Development Plan with a functional integration of residential and non-residential uses, where a variety of different living activities (live, work, shop, and play) are in close proximity (walking distance) to most residents, resulting in measurable reductions in traffic impacts.

**Mural.** A hand-painted work of original visual art that is painted directly on the exterior surface of a building, structure, wall or surface with the express permission of the property owner; and is non-commercial in that it does not promote a particular business, service or product. .

**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.** Any device, fixture, placard or structure, including its component parts, which draws attention to an object, product, place, activity, opinion, person, institution, organization, or place of business, or which identifies or promotes the interests of any person and which may be viewed from the private property of another or from any public street, road, highway, right-of-way or parking area (collectively referred to as a “public area”). For the purposes of these regulations, the term “sign” shall include all structural members. A sign shall be construed to be a display surface or device containing organized and related elements composed to form a single unit. In cases where matter is displayed in a random or unconnected manner without organized relationship of the components, each such component shall be considered to be a single sign. The term “sign” for regulatory purposes shall not include the following objects: Grave yard and cemetery markers visible from a public area, vending machines or express mail drop-off boxes visible from a public area, decorations visible from a public area, artwork or a building’s architectural features visible from a public area, or a manufacturer’s or seller’s markings on machinery or equipment visible from a public area.

***Sign Related Terms.***

**Act of God.** An event which is caused solely by the effect of nature or natural causes and without any interference by humans whatsoever.

**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.

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

**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.

**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.

**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 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.***

*Abandoned sign.* A sign that is not operated or maintained for a period of one hundred eighty (180) calendar days or longer. The following conditions shall be considered as the failure to operate or maintain a sign: (1) the sign displays advertising for a product or service which is no longer available, (2) the sign displays advertising for a business which is no longer licensed, or (3) the sign is blank. An abandoned sign includes a sign on which is advertised a business that is no longer doing business on the parcel where the sign is located. An abandoned sign includes a sign for a purpose for which the purpose has lapsed.

*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.

*Animated Sign.* A sign that uses movement or change of lighting to depict action or the appearance of motion. This definition includes blinking, flashing, moving and revolving signs; strobe, laser, fiber optic, search lights and string lighting of any type.

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

*Banner Sign.* A Temporary Sign of fabric, plastic, paper or other light pliable material not enclosed in a rigid frame.

*Balloon Sign.* A SIGN supported by a balloon anchored to the ground or a fixed object.

*Bandit Sign* means the same as a snipe sign. *See Snipe sign.*

*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.

*Blinking Sign.* *See Flashing Sign.*

*Cabinet Sign.* A three-dimensional enclosed structure which includes all messages and copy with a single or double Sign Face(s).

*Canopy Sign.* A wall sign designed to be installed, attached or otherwise applied to or located directly on the roof of a canopy and used to accent the building entry.

*Canopy Sign for Service Islands.* A sign mounted permanently on, under, or otherwise mounted on a service island canopy.

*Changing 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.

*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 Lane Sign.* A oriented to occupants of vehicles utilizing a drive-through lane at an establishment that offers transactions through a window, with or without ordering capability.

*Flag.* A Temporary Sign consisting of a piece of cloth, fabric or other non-rigid material.

*Flashing Sign.* Any illuminated sign, on which the artificial source of light is not maintained stationary or constant in intensity and color at all times when such sign is illuminated. For the purposes of this definition, any moving illuminated sign affected by intermittent lighting shall be deemed a flashing sign.

*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.

*Historic Marker.* A marker commemorating a historic person or event, or identifying a historic place, structure or object.

*Inflatable Sign.* A form of inflatable device or a sign that is displayed, printed or painted on the surface of a balloon or any other form of inflatable background and is used to attract attention to or advertise a noncommercial or commercial message or location.

*Intermittent Sign.* A sign which permits light to be turned on or off intermittently more frequently than once every twelve hours or which is operated in a way whereby light is turned on or off intermittently or which varies in intensity or color more frequently than once every twelve hours, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including but not limited to an LED (light emitting diode) or digital sign.

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

*Moving Sign.* A sign designed or made to move freely in the wind or designed or made to move by an electrical or mechanical device.

*Neon Sign.* A sign using neon or any other inert gas under low pressure, which glows in a distinctive color when exposed to a high voltage electrical current.

*Offsite Commercial Sign.* Any sign which advertises a use, product, service, or activity occurring on a lot or parcel other than where the sign is located.

*Onsite Directional Sign.* A sign providing necessary direction for vehicular and pedestrian traffic on the premises on which the sign is located.

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

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

*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.

*Portable Sign.* A sign not permanently attached to, mounted upon or affixed to a building, structure or the ground, and which is easily moved. Examples include A-Frame Signs, T-Frame Signs, and signs on wheels. *Portable Sign* does not include a Temporary Sign carried by a person or animal.

*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*.

*Reflective Sign.* A sign constructed of mirrors or other surfaces that reflect light.

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

*Rotating Sign.* A sign that revolves or turns or has external sign elements that revolve or turn. Such sign may be power-driven or propelled by the force of wind or air.

*Scrolling Sign.* A sign that uses changing lights or colors to form one or more sign messages that move by electronic means horizontally or vertically across a display screen.

*Snipe sign.* A sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to or placed on public property such as but not limited to a public utility pole, a public street sign, a public utility box, a public fire hydrant, a public right-of way, public street furniture, or other public property; except for A-frame and T-frame signs that are temporarily placed on public property under such limitations and constraints as may be set forth in the Land Development Code.

*Street Pole Banner SIGN.* 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.

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

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

*T-Frame Sign.* A portable, stand-alone sign comprised of one single double-sided panel joined at the bottom to a base that is spread apart upon which the sign stands.

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

**Traffic Control Device Sign.** Any Government Sign located within the right-of-way that is used as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) and approved by the Federal Highway Administrator as the National Standard. A traffic control device sign includes those Government Signs that are classified and defined by their function as regulatory signs (that give notice of traffic laws or regulations), warning signs (that give notice of a situation that might not readily be apparent), and guide signs (that show route designations, directions, distances, services, points of interest, and other geographical, recreational, or cultural information).

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

**Unlawful Vehicle Sign.** A sign which covers more than twenty (20) square feet of the vehicle, which identifies a business, products, or services, and which is attached to, mounted, pasted, painted, or drawn on a motorized or drawn vehicle, and is parked and visible from the public right-of-way; unless said vehicle is used for transporting people or materials in the normal day to day operation of the business.

**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.

**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.

***Teletrack Operator.*** Any person who holds an Arizona Racing Commission Permit for horse or dog racing events within Arizona and who accepts bets or wagers on the results of any pari-mutuel race at a location other than the race track.

***Teletrack Wagering Establishment.*** Any establishment at which a Teletrak Operator accepts bets or wagers on the results of a horse or dog racing program conducted by a Teletrak Operator at an authorized track within Arizona.

***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**

**Antenna.** Communications equipment that transmits or receives electromagnetic radio frequency signals and that is used in providing wireless services.

**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 ground mounted equipment used by telecommunications providers to support a wireless communications facility.

**Existing Vertical Element – Other.** Any existing monopole tower or other vertical structure performing a non-WCF function. Existing vertical element “other” does not include a light pole, utility pole, recreational field light pole, building or sign.

**Existing Vertical Element, Recreational Field Light Pole.** A light pole constructed and used to provide an appropriate lighting function for a recreational ball field.

**Microcell.** A device that is connected to arterial facilities and used solely for transmitting, processing and receiving voice and data wireless telecommunications services, without any associated ground mounted equipment. The device is often referred to as an “ASME” (Aerial Strand Mounted Equipment).

**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.

**Remote Radio Heads (RRH) / Remote Radio Units (RRU).** Electronic devices that are used to amplify radio signals in order to increase the distance of the outgoing radio signal from the antenna.

**Small Wireless Facility.** A Wireless Communication Facility that meets both of the following qualifications:

1. All Antennas are located inside and enclosure of not more than six (6) cubic feet in volume (or, in the case of an antenna that has exposed elements, the antennas and all of the antenna’s exposed elements could fit within an imaginary enclosure or not more than six (6) cubic feet in volume).

2. All other wireless equipment associated with the facility is cumulatively not more than twenty-eight (28) cubic feet in volume, or fifty (50) cubic feet in volume if the equipment was ground mounted before the effective date of this section. The following types of associated ancillary equipment are not included in the calculation of equipment volume pursuant to this subsection:
  - a. An Electric Meter
  - b. Concealment Elements
  - c. A Telecommunications Demarcation Box
  - d. Grounding Equipment
  - e. A Power Transfer Switch
  - f. A Cutoff Switch
  - g. Vertical Cable Runs for the Connection of Power and Other Services.

*Stealth Building Element.* A non-residential 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.

*Stealth Structure.* A structure designed to conceal and/or camouflage Wireless Communications Facilities. Structures may include but are not limited to a freestanding structure such as an artificial cactus or tree, or a sculpture. Stealth structures do not include a flagpole, monopole with an attached flag, or a monopole with a minimal design feature.

*Utility Pole.* A pole or similar structure that is used in whole or in part for a communications services, electric distribution, lighting or traffic signals. Utility pole does not include a monopole.

*Wireless Support Structure.* A freestanding structure to which Wireless Communication Facility antennae and other hardware are mounted.

**Zoning Area.** For the purpose of a legal protest, the area of the affected property and the area within one hundred fifty feet of the affected property subject to the proposed change, including all rights-of-way.