

Article 20. Rules and Definitions

Section 20.01 Definitions

Section 20.01 **DEFINITIONS.**

ACCESSORY BUILDING: A building customarily incidental and subordinate to the main building.

ACCESSORY USE: A use incidental to the principal use of a building, including, but not limited to, tennis courts, swimming pools. Garages, garden houses, children's play houses, barbeque ovens or grills, covered patios and residential storage sheds.

ADJACENT: Being contiguous to the adjoining lot or parcel.

ADULT CARE HOME: Any nursing facility, nursing facility for mental health, intermediate care facility for the mentally retarded, assisted living facility, residential health care facility, boarding care home and adult care facility.

ADULT ENTERTAINMENT: See Article 16 Supplementary Use Regulations.

AGRICULTURAL USE: The use of the land for agricultural purposes, including farming, dairying, pasturage, apiaries, horticulture, floriculture, viticulture, and animal (including fur bearing) and bird or poultry husbandry, and the necessary accessory uses and structures for packing, processing, treating or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities. Agricultural land shall consist of at least 40 acres unless farm records, past activity, or unique circumstances related to small farms indicate differently. Land used for agricultural purposes shall not include the following:

1. Retail greenhouses or nurseries.
2. Riding academies and stables.
3. Land used for suburban or rural residential home sites where "hobby farming" or some of the plants and animals listed above are grown or raised

AGRICULTURAL USES, ACCESSORY: Those structures or equipment that are normally required in the operation of agricultural uses.

ALLEY: A public thoroughfare that affords only secondary means of access to abutting property.

ALTERATIONS: As applied to a building or structure, means a change or rearrangement in the structural parts or in the exit facilities or an enlargement, whether by extending on a side or by increasing in height or the moving from one location or position to another.

AMUSEMENT, OUTDOOR: An establishment offering recreation, entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open. Typical uses include archery ranges, skeet and sporting clay ranges, batting cages, golf driving ranges, miniature golf courses and drive-in theaters.

ANIMAL SANCTUARY: A building(s) or use of the land dedicated primarily to the care of abandoned, unwanted, sick or discarded domesticated animals.

ANTENNA: An exterior apparatus designed for transmitting or receiving television, AM/FM radio, digital, microwave, cellular, telephone, or similar forms of electronic communication.

1. **OMNI-DIRECTIONAL ANTENNA.** An antenna that transmits signals in 360 degrees, such as whip antennas.
2. **DIRECTIONAL ANTENNA.** An antenna or array of antennas, including panels, microwave dishes, and satellite dishes, designed to concentrate a radio signal in a particular direction.

3. **NON-COMMERCIAL ANTENNA.** An antenna designed and intended for residential use to receive radio, television or short-wave signals.

APARTMENT HOUSE: A building arranged, intended or designed to be occupied by three or more families living independently of each other.

APPLICANT: Legal owner or duly designated representative of land proposed to be rezoned, planned or subdivided.

AREA, BUILDING: The total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings exclusive of uncovered porches, terraces and steps.

AREA, NET SIDE: The total area within the property lines excluding external streets.

AUTO MACHINERY AND REPAIR SHOP: An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installations of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, paint and body shops.

AUTO SERVICE: An establishment primarily engaged in providing minor auto maintenance and repair services, such as lubrication and oil changes, cleaning and detailing, tire and battery sales and installation, brake and muffler repairs, glass repair and installation, and engine diagnosis and tune-up. Gasoline sales are permitted.

AVIATION FIELD OR AIRPORT: A place where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers.

BANKING SERVICES: An establishment engaged in deposit banking or consumer lending. Typical uses include commercial banks, savings institutions and credit unions. Drive-through window service and ATM's are allowed.

BASEMENT: A story partly or wholly underground. For purposes of height measurement, a basement shall be counted as a story where more than one-half of its height is above the average level of the adjoining ground.

BED AND BREAKFAST: A dwelling or structure where short-term lodging and meals are provided. The operator or agent of the operator shall live on the premises.

BLOCK: A piece or parcel of land bounded by public highways, streets, streams, railroad right-of-way, parks, etc., or a combination thereof.

BOND: A form of security, including a cash deposit, surety bond, cashier's check or other like security, in an amount approved by the Board of County Commissioners whenever a bond is required.

BUFFER AREA: A strip of land identified on a site plan or as required in this resolution, established to protect one type of land use from another land use that is incompatible. Normally, the area is landscaped or kept in open space, or is screened by landscaping materials or a fence.

BUILDING CONSTRUCTION TRADES: An establishment engaged primarily in the construction of residential, commercial, industrial, farm or other buildings. Typical uses include offices, storage yards and facilities for general contractors, plumbing, electrical, HVAC, and other special trade contractors involved in painting, carpentry, masonry, stonework, roofing, siding and communications.

BUILDING, FRONT LINE: The line of that face of the building nearest the front line of the lot. This face includes sun parlors and covered porches whether enclosed or non-enclosed, but does not include steps.

BUILDING, PRINCIPAL: A building in which is conducted the main or principal use of the lot on which the building is situated.

BULK STORAGE: An establishment engaged primarily in the storage of chemicals, petroleum products, and other materials in structures for subsequent resale to distributors or retail dealers or outlets.

CAMPGROUND: A plot of ground upon which two or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes.

CAMPING TRAILER: A vehicle or residence on wheels, skids or rollers with motive power designed to be used for human habitation or for carrying persons or property, including a park trailer, travel trailer or recreational vehicle.

CEMETERY: Property used for the interring of dead human bodies.

CHURCH OR PLACE OF WORSHIP: A building or structure, or groups of buildings or structures, that by design and construction is primarily intended for conducting organized religious services and associated accessory uses.

CLUB OR LODGE: An establishment providing meeting, recreational or social facilities for a private or non-profit association, primarily for use by members and guests. Typical uses include lodges, meeting halls, and recreation centers and areas operated by private clubs and fraternal organizations.

COMMUNICATION ANTENNA. An antenna or array of antennas at one location intended to broadcast and receive signals as part of a wide-area, communication system such as cellular telephone systems, pager systems or wireless computer networks, but excluding short-wave radio antennas operated primarily as a hobby.

COMMUNICATION TOWER. A ground-mounted guyed, monopole or self-supporting tower, constructed as free-standing structure or in association with a building, other permanent structure or equipment, containing one or more antennas intended for transmitting or receiving television, AM/FM, digital, microwave, cellular, telephone, or similar forms of electric communication.

1. **Lattice Tower.** A guyed or self-supporting three or four sided, open, steel frame structure used to support telecommunications equipment.
2. **Monopole Tower.** A communication tower consisting of a single pole, constructed without guy wires and ground anchors.

COMPREHENSIVE PLAN: A long-range master plan for area development, including studies of land use, traffic volume and flow, schools, parks, public buildings and other public facilities.

CONSTRUCTION SALES AND SERVICE: An establishment engaged in the retail or wholesale sale of materials used in the construction of buildings or other structures, as well as the outdoor storage of construction equipment or materials at the place of business. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, construction equipment sales and rental, electrical, plumbing, air conditioning and heating supply stores, swimming pool sales, construction and trade contractors' storage yards.

COURT: An area enclosed or partially enclosed on not more than three sides -by exterior walls, buildings, or groups of buildings and lot lines on which walls are allowable, with one side or end open to a street, driveway, alley, or yard.

COVERAGE: That percentage of the plot or lot area covered by the building area.

CUL-DE-SAC: The turnaround at the end of a dead-end street.

DAY CARE, LICENSED: A facility giving regular care for less than 24 hours per day to a maximum of six (6) children under Kindergarten age {includes the family's own children in this age group and four additional children kindergarten age and over, with a maximum of ten (10) children including the provider's children.

DAY CARE, REGISTERED: A facility/dwelling in which care is provided for a maximum of ten children under fourteen years of age, not more than six of whom are under kindergarten age and which is licensed and regulated through the Kansas Department of Health and Environment.

DOUBLE FRONTAGE LOTS: A lot, two opposite lot lines of which abut public streets that are more or less parallel.

DRAINAGE COURSE (WATERCOURSE): Any natural or man-made depression, draw or ravine that directs and facilitates the flow of water.

DUMP: A lot of land or part thereof used primarily for the disposal by abandonment, dumping, burial, burning or any other means and for whatever purpose of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind.

DWELLING, SINGLE-FAMILY UNIT: A house keeping unit that is not attached to any other dwelling by any means and is surrounded by open space or yards.

DWELLING: A structure or portion thereof designed or used exclusively for human habitation, but not including hotels or motels.

EASEMENT: A grant by the property owner to the public, a corporation, or persons, of the use of the strip of land for specific purposes, such as access of persons, utilities or services.

ECHO HOUSING: A dwelling (including a manufactured home in the A-1 zone only) of 1,100 sq. ft. or less that is allowed in addition to the principal residence on a property. Such a dwelling can also include structures used to house persons other than elderly; however, whether elderly or not, documentation from a physician showing the need for a caregiver must be provided if the parcel on which the ECHO unit is to be placed contains acreage that does not equal at least a quarter of a quarter section.

FAMILY DAY CARE HOME: A place maintained for the purpose of providing children with food or lodging, or both, away from such children's home or homes, for less than 24 hours, provided not more than six of the children cared for at such place are less than 16 years of age and not more than three of the children cared for at such place are less than 18 months of age.

FAMILY: A group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability.

FEED LOT: An enclosure designed or used for the purpose of concentrated feeding or fattening of livestock for marketing.

FENCE: A free-standing structure of a metal, masonry, glass, or wood construction or any combination resting on or anchored in the ground and rising above ground level, and used for confinement, screening or partition purposes.

FLOOR AREA: For computing off-street parking requirements, floor area shall mean the gross floor area of the building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings and shall include all floors except that space which is used for storage or for group meeting rooms.

FRONTAGE ROAD: A service road, usually parallel to a highway, designed to reduce the number of driveways that intersect the highway.

FRONTAGE, DOUBLE: Where platted lots and tracts have a double frontage or are located at the intersection of two streets, the shortest measurement of the lot or tract will be considered as the frontage for front yard setbacks.

FRONTAGE: All the property fronting one side of a street between the two nearest intersecting streets or natural barriers.

GOVERNING BODY: The Harvey County Board of County Commissioners.

GOVERNMENT AGENCY: Any department, commission, independent agency, or instrumentality of the United States, of a state, county, incorporated or unincorporated municipality, township, authority, district, or other governmental unit.

GROUP DAY CARE HOME: A facility licensed and regulated through the Kansas Department of Health and Environment which is located in a single family dwelling unit in which care is provided for a maximum of 12 children under fourteen years of age, which care is provided by two providers, one of whom shall be a bona-fide resident of the dwelling unit.

GROUP HOME: A facility in a residential design building for the care and supervision of developmentally disabled and/or elderly persons according to the guidelines provided by current Kansas Law.

HEAVY CONSTRUCTION TRADES: An establishment primarily engaged in the heavy construction of highways, streets, bridges, sewers, railroads, irrigation projects, or flood control projects; and including specialty contractors primarily engaged in trenching, grading, rock removal, and pavement with asphalt or cement materials.

HOTEL AND MOTEL: An establishment used, maintained, or advertised as a place where sleeping accommodations are supplied for short-term rent to tenants, in which rooms are furnished for the accommodation of such guests, which may have as an accessory uses one or more dining rooms, and may include individual, convenience kitchen facilities.

IMPROVEMENT: Any permanent structure that becomes part of, placed upon, or is affixed to real estate.

INOPERABLE VEHICLE OR EQUIPMENT: A motor passenger vehicle, truck, bus, aircraft, or other motorized equipment or machine shall be determined to be inoperable when it does not have a current state license plate, or when it has a current state license plate, but is disassembled or wrecked in part or whole and is unable to move under its own power, or any major parts thereof such as body, chassis, engine, frame, or the trailer portion of tractor trailer rig is not in condition to be operated in a normal or customary manner.

KENNEL: Any place, area, building or structure where five or more dogs or other animals (including those under one year of age) are boarded, housed, cared for, fed or trained; also includes animals kept for purposes of breeding or raising for a fee.

LOADING SPACE: An off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials and which abuts upon a street or other appropriate means of access.

LOT OF RECORD: A parcel of land, the deed to which was recorded prior to the original adoption of the Harvey County Zoning Regulations. .

LOT SPLIT: The division of a lot or tract into two separate and distinct lots that does not involve the use of new easements.

LOT, CORNER: A lot or parcel of land abutting two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees.

LOT, COVERAGE: That portion of the lot covered by buildings and all impervious surface improvements on the ground, such as paving, pools, and driveways.

LOT, DEPTH: The horizontal distance between the front and rear lot lines, measured along the midpoint between the two sidelines.

LOT, WIDTH: The horizontal distance between the side lot lines, measured at right angles to the lot depth at the front building setback line.

LOT: Land occupied or to be occupied by a building or unit group of buildings and accessory buildings, together with such yards and lot area as are required by this article and having its principal frontage upon a street or a place approved by the Governing Body. A lot may include one or more platted lots or metes and bounds described tract, but must be under single ownership and, when more than one parcel, contiguous.

MAJOR STREET: A street, highway or roadway designated as such on the official major street and/or County road plan, or resolution.

MANUFACTURED HOME: A structure which bears the HUD "seal of approval" and is subject to the federal manufactured home construction and safety standards established pursuant to 42 U.S.C 5403, and constructed on or after June 15, 1976.

MARGINAL ACCESS STREET OR FRONTAGE ROADS: A minor street that is generally parallel to or adjacent to a major thoroughfare, highway or railroad right-of-way and provides access to abutting property.

RESIDENTIAL-DESIGN MANUFACTURED HOME: A manufactured home that satisfies the following additional criteria:

1. The pitch of the roof of the manufactured home has a minimum vertical rise of three feet for each 12 feet of horizontal run and the roof is finished with a type of shingle that is commonly used in standard residential construction in the city.
2. The manufactured home has minimum dimensions of 22 feet in width and 40 feet in length.
3. All roof structures shall provide an eave projection of no less than six inches, which may include a gutter.
4. The exterior siding consists of vinyl or metal horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood, or hardboard, comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction.
5. The manufactured home set up in accordance with the recommended installation procedures of the manufacturer and the standards set by the National Conference of States on Building Codes and Standards and published in "Manufactured Home Installations, 198711 (NCS BCS A225.1), and a continuous, permanent masonry foundation or masonry curtain wall not pierced except for required ventilation and access, is installed under the perimeter of the manufactured home; and

MOBILE HOME: A transportable (not RV) dwelling unit built prior to June 15, 1976, that is 600 square feet or larger in floor area, designed to be used as a year-round residential dwelling.

MODULAR HOME: A manufactured residential structure built to a nationally recognized and accepted construction standard published by the Building Officials Conference of America (BOCA) or the International Conference of Building Officials (ICBO) and the unit is inspected and certified at the factory that it meets said standard. A modular home shall have exterior building materials and appearance similar to the customary single-family structures in the neighborhood.

MUNICIPAL WATER SUPPLY: Water lines extended and water supplied by an incorporated municipality.

MOBILE HOME SALES AND SERVICE: An establishment primarily engaged in the display and sale of manufactured homes; mobile homes or modular homes.

NON-CONFORMING USE: A building, structure or use of land existing at the time of enactment of this UDC and which does not conform to the regulations of the district or zone in which it is situated.

OFFICES: An establishment providing executive, management, administrative or professional services, except medical services and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, credit reporting agencies, property management firms, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, telephone answering, express mail offices (excluding major mail processing and distribution), professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions, interior decorating services; and businesses of private companies, utility companies, public agencies, trade associations, unions and non-profit organizations.

OPEN SPACE: Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining such open space. Open space may include active recreational facilities, however, the improved recreational facilities are a small part of the overall open space.

OUTDOOR STORAGE: The keeping of any goods, junk, material, merchandise, or vehicles in the same place for more than twenty-four hours.

OUTDOOR ENTERTAINMENT FACILITIES: An establishment offering recreation, entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open. Typical uses include archery ranges, skeet and/or sporting clay ranges, batting cages, golf driving ranges, miniature golf courses, and drive in theaters.

PARKING SPACE, OFF-STREET: An off-street parking space shall comprise not less than 180 square feet of parking stall plus necessary maneuvering space.

PARKING LOT: An off-street, ground-level open area, usually improved, for the temporary storage of motor vehicles.

PEDESTRIAN WAY: A right-of-way dedicated to public use, which cuts across a block to facilitate pedestrian access to adjacent streets and properties.

PLANNING COMMISSION: The Harvey County Regional Planning Commission.

PRESCHOOL: A nonresidential facility which provides learning experiences for children who have not attained the age of eligibility to enter kindergarten and who are 30 months of age or older; conducts sessions not exceeding three hours per session; which does not enroll any child more than one session per day, and which does not serve a meal, and is licensed by the state.

PUBLIC PARK: A publicly owned park, playground or other area or open space providing opportunities for active recreational activities.

PUBLIC UTILITY AND FACILITIES: A facility under public franchise or ownership that provides the general public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or other similar service. The term "facilities" includes buildings or structures, including generating and switching stations, poles, lines, pipes, pumping stations, repeaters, antennas, transmitters and receivers, valves, and all buildings and structures relating to the furnishing of utility service, such as described above.

PUBLIC SANITARY SEWER SYSTEM: A system, other than an individual septic tank or tile field, operated by a municipality or other governmental agency or a public utility for the disposal of wastes.

PUBLIC WATER SUPPLY: A system, other than a private well, operated by a municipality or other governmental agency, individual contractor or a public utility for the provision of water.

ROOMING HOUSE: A building in which board or room or both are offered to the traveling public for compensation and open to transient guests in contradistinction to a hotel or motel.

RECYCLING CENTER: A lot or parcel of land, with or without buildings, upon which used materials are separated and processed for shipment for eventual reuse in new products.

RESEARCH FACILITY: Laboratories, offices and other facilities for research (basic and applied) and development, conducted by or for any individual, organization, or concern, whether public or private.

RETAIL: An establishment providing general value added sales or rental of goods, but excluding those uses specifically classified in another use category. Typical uses include antique stores, apparel shops, appliance stores, bicycle shop, book store, card shop, camera and photographic sales and supply, carpet store, computer store, decorating shop, department store, drug store, dry goods, florist shop, food store, including grocery, bakery, meat and delicatessen, furniture and home furnishings, furrier, gift shop, hardware store, hobby shop, jewelry, leather, music supplies and instruments, newspapers and magazines, optical sales, paint and wallpaper, radio or television sales or repair, sporting good, toy store, video rental or sales.

ROOMING OR BOARDING HOUSE: A dwelling unit or part thereof in, which, for compensation, lodging and meals are provided.

SATELLITE DISH ANTENNA. A dish-shaped antenna used to receive signals transmitted from satellites.

SALVAGE FACILITY: A lot, plot or parcel of land where three or more motor vehicles, not in operating condition, are collected and/or stored for the purpose of processing parts for sale.

SCHOOL, ELEMENTARY OR SECONDARY: Any school licensed by the State and that meets the State requirements for elementary or secondary education.

SCRAP STORAGE YARD: A lot, land or structure, or part thereof, used primarily for the collecting, storage and sale of waste papers, rags, scrap metal or discarded material or for the collecting, dismantling, storage and salvaging of machinery or vehicles not in running condition and for the sale of parts thereof.

SECRETARY: Secretary of the Harvey County Regional Planning Commission.

SETBACK LINE OR BUILDING LINE: A line on a plat generally parallel to the street right-of-way, indicating the limit beyond which buildings or structures may be erected or altered, except as otherwise provided in the Zoning Regulations of the County.

SIGHT TRIANGLE: A triangular-shaped portion of land established at street intersections in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.

SIDEWALK: A sidewalk for foot passengers on the side of a road or street.

SUBDIVIDER: A person, firm, corporation, partnership or association who causes land to be divided into a subdivision.

SUBDIVISION: The division of a lot, tract or parcel of land, into two or more parts for the purpose of sale or building development, whether immediate or future, including the resubdivision or replatting of land or lots. The term "resubdivision" as used herein shall include any further subdivision of a lot or parcel of land previously subdivided for sale, use or other purposes, which varies from the latest, approved subdivision of the same.

SIGN: Any words, numerals, figures, devices, designs or trademarks by which anything is made known, such as are used to designate an individual, firm, profession, business or commodity, and which are visible from any public street or air. See Article 18 for complete sign definitions.

SELF-SERVICE STORAGE: An establishment where independent, fully enclosed bays are leased or rented to persons exclusively for storage of household or personal property.

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

STREET: A right-of-way, dedicated to the public use or private right-of way serving more than one ownership, which provides principal vehicular and pedestrian access to adjacent properties.

STREET LINE: The legal line between street right-of-way and abutting property.

STRUCTURE: Anything constructed or erected that requires location on the ground or attached to something having a location on the ground.

STRUCTURAL ALTERATION: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any complete rebuilding of the roof or the exterior walls. For the purpose of this regulation, the following shall not be considered as structural alterations.

1. Attachment of a new front where structural supports are not changed.
2. Addition of fire escapes where structural supports are not changed.
3. New windows where lintels and support walls are not materially changed.
4. Repair or replacement of non-structural members.

TAVERN: An establishment primarily engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises and which may also provide entertainment or serve food.

TRANSFER STATION: An establishment engaged in an intermediate destination for solid waste, including solid waste storage, separation, and compacting.

TRUCK TERMINAL: An establishment or premises used for loading or unloading of trucks upon which storage of cargo is incidental to the primary function of motor freight shipment or shipment point and which is designed to accommodate the simultaneous loading or unloading of five or more trucks.

USE: The purpose for which land or a building is arranged, designed or intended or for which either land or a building is or may be occupied or maintained.

GENERAL WAREHOUSE: An establishment primarily engaged in the storage and sales of goods to other firms for resale, as well as activities involved in transporting, moving, and storing of products or equipment. Uses include maintenance facilities, courier services, public warehousing, and food distribution and storage plants.

VEHICLE AND EQUIPMENT SALES OR RENTAL: An establishment engaged in the retail, or wholesale, or rental, from the premises, of motorized vehicles or equipment, along with incidental service or maintenance. Typical uses include new and used automobile and truck sales, automobile rental, boat sales, motorcycle sales, moving truck or trailer rental, and machinery sales and rental. The term does not include farm implement sales and service, or RV/camper trailer sales and service.

VETERINARY CLINIC: An establishment providing medical care and treatment for animals, which may include accessory grooming or boarding services. (This does not include open kennels or runs).

YARD: An open space other than a court on the same lot with a building or group of buildings, which open space lies between the building or group of buildings and the nearest lot line and is unoccupied and unobstructed from the ground upward.

YARD, REAR: A yard extending across the full width of the lot between the nearest rear main building and the rear lot lines. The depth of the required rear yard shall be measured horizontally from the nearest part of a main building toward the nearest point of the rear lot lines.

YARD, SIDE: A yard between a main building and the side lot line, extending from the front yard or front lot lines where no front yard is required to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of the side lot line toward the nearest part of the main building.

YARD, FRONT: A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot.

ZONING ADMINISTRATOR: The person appointed by the Governing Body to administer these regulations.

ZONING LOT: A parcel of land designated or developed as a tract of land to be used or built upon as a unit under single ownership. A single lot of record or a portion of lot of record, or a combination of complete lots of record, complete lots and portions or a lot of record, or portions of lots of record can qualify as a zoning lot.

ZONING REGULATIONS: The lawfully adopted zoning rules of Harvey County.