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**Best Management Practice (BMP):** Permit condition used in place of or in conjunction with effluent limitations to prevent or control the discharge of pollutants. BMP's may include schedule of activities, prohibition of practices, maintenance procedure, or other management practice. BMPs may also include, but are not limited to, treatment requirements, operating procedures, or practices to control plant site runoff, spillage, leaks, sludge or waste disposal, or drainage from raw material storage.

**Billboard:** See Outdoor Advertising Sign.

**Bikeway or Bike Lane:** A dedicated public right-of-way often paved or improved and separated from streets and sidewalks that is limited to bicycle and pedestrian uses.

**Board of Zoning Appeals:** Five elected, unpaid volunteers empowered by of the Kent City Ordinances, and as created by Chapter 1109 this Zoning Code. The Board of Zoning Appeals also serves as the Property Maintenance Appeals Board.

**Boarding Houses and Rooming Houses (Including Lodging Houses):** ~~See Chapter 1122.~~ A dwelling unit housing three (3) to fifteen (15) unrelated persons including the owner(s) of the dwelling unit who utilizes this dwelling unit as their primary residence.

**Buildable Lot Area:** The area of a lot remaining after setback regulations and open space is accounted for.

**Building:** Any structure designed or for the support, enclosure, shelter, or protection of persons, animals, chattels or property.

**Building, Accessory:** A subordinate building or structure detached from, but located on the same lot as the principal building, the use of which is incidental and accessory to that of the main building or use. Accessory structures include, but are not limited to garages, fences, decks, and various commercial and/ or industrial accessory structures.

**Building Height:** The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs, to the deck line of mansard roofs, and to the mean height between eaves and ridge for gable, hip and gambrel roofs.

**Building Line/ Building Setback Line:** See Setback Line.

**Building, Principal:** The building in which is conducted the main or principal use of the lot on which said building is situated.

**Business, General:** Commercial uses which generally require locations on or near major thoroughfares and/or their intersections, and which tend, in addition to serving day to day needs of the community, also supply the more durable and permanent needs of the whole community. General business uses include, but need not be limited to such activities as

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supermarkets; stores that sell hardware, apparel, footwear, appliances and furniture; department stores, and discount stores.

**Business, Highway:** Commercial uses which generally require locations on or near major thoroughfares and/or their intersections, and which tend to serve the motoring public. Highway business uses include but need not be limited to such activities as filling stations; truck and auto sales and service; restaurants and motels; and commercial recreation.

**Business, Office Type:** Quasi-commercial uses which may often be transitional between retail businesses and/or manufacturing, and residential uses. Office business generally accommodates such occupations as administrative, executive, professional, accounting, writing, clerical, stenographic, and drafting, and medical. Institutional offices of a charitable, philanthropic, religious or educational nature are also included in this classification.

**Business, Personal Service:** Commercial establishments which cater to the general public and can be located in close proximity to or within residential districts without creating undue vehicular congestion, excessive noise, or other objectionable influences. Typical convenience uses include, but are need not be limited to drug stores, shoe repair, watch repair, beauty salons, barber shops, carry-outs, dry cleaning and laundry pick-up facilities, grocery stores, and similar activities but excluding sexually-oriented businesses. Uses in this classification tend to serve a day-to-day need in a neighborhood.

**Business, Service:** Any profit-making activity which renders services primarily to other commercial or industrial enterprises, or which services and repairs appliances and machines used in homes and businesses.

**Business, Wholesale:** Business establishments that generally sell commodities in large quantities or by the piece to retailers, jobbers, other wholesale establishments, or manufacturing establishments. The commodities are basically for further resale, for use in the fabrication of a product, or for use by a business service.

**Canopy:** Any structure, attached to a building or freestanding, other than an awning, made of cloth or metal with frames attached to a building, projecting over a sidewalk.

**Caregiver:** An unrelated person who provides medical or personal care to an elderly person, a person with a recognized disability, or a juvenile, without which the recipient of said care would not be able to live independently.

**Carport:** A covered automobile parking space not completely enclosed by walls or doors. A carport shall be subject to all the provisions prescribed in these regulations for a private garage.

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**Easement:** Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his/her property.

**Egress:** Access or departure point or exit.

**Elderly:** Persons sixty-five (60) years of age or older.

**Emergency Work:** Any work performed for the purpose of preventing or alleviating the physical trauma or property damage threatened or caused by an emergency.

**Environmentally Sensitive Areas:** Distinct geologic, topographic, or botanical natural resource areas, such as riparian corridors, floodplains, wetlands, woodlands, steep slopes, and groundwater recharge areas, which require conservation to maintain ecologic balance and to reduce problems created by intensive development or urban-type land uses.

**Essential Services:** The erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, of underground gas, electric, steam or water transmission or distribution systems, collection, communication, supply or disposal systems or sites, including poles, wires, mains, drains, sewers, pipes, traffic signals, hydrants, or other similar equipment and accessories in connection therewith which are reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

**Excessive Sound:** Those sounds which exceed the maximum allowable limits of this Zoning Code.

**Existing Use:** The current use of a lot or structure.

**Family:** ~~See Chapter 1122.~~ Individuals who are related by marriage, legally recognized civil union, adoption, or who are within three (3) degrees (or fewer) of consanguinity. See attached Table of Consanguinity.

**Family Care Home:** A residential care facility, licensed by the State of Ohio, providing room and board, and personal care and supervision for at least two (2) but not more than eight (8), aged, mentally retarded or developmentally disabled persons who are able to be integrated into a family type setting.

**Family Day Care Home, Type A:** Pursuant to ORC 5104, a permanent residence of the administrator in which private or publicly funded child day care is provided for 7 to 12 children at one time, or a permanent residence of the provider in which private child day care is provided for 4 to 12 children at one time if four or more are under two years of age. In counting children for the purposes of this section, no children of the administrator's shall be counted.

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**Historic District:** An area designated as a "Historic District" by ordinance or zone which contains within definable geographic boundaries, the buildings, structures, appurtenances, and places, and properties that may or may not be landmarks, but which are of importance because of their contribution to the overall historical character of the designated area, through their association with history, or because of their unique architectural style, or their archeological significance.

**Home Business, Limited:** See Chapter 1119

**Home Occupation:** See Chapter 1119

**Hospital:** Any building or other structure containing beds for at least four (4) patients and devoted to medical diagnosis, treatment or other care of human ailments.

**Hotel or Motel and Extended Stay Apartment Hotel:** A facility or building in which transient lodging and/or boarding is provided and offered to the general public for compensation. Often, additional services are provided such as restaurants, meeting rooms, and recreational activities. As such, it is open to the public in contradistinction to a boarding/rooming or lodging house, or dormitory bed and breakfast which is herein separately defined.

**Household Unit:** ~~See Chapter 1122.~~ A family, a family and one unrelated person, a single person, two unrelated persons, or any of these four designations and a caregiver(s) (as these terms are defined by the City of Kent Zoning Ordinance) residing in a dwelling unit. Persons residing in a rooming house, boarding house, hotel, group dwelling, fraternity, or sorority house, together, do not constitute a household unit.

**Improvements:** Includes, but is not limited to grading, sanitary and storm sewers, water mains, pavement, curbs and gutters, sidewalks, bikeways, street signs, street lights, street trees, streetscaping, and the appropriate appurtenances required to render land suitable for the use proposed.

**Industrial Park:** A large tract of land that has been planned, subdivided and/ or developed and operated as an integrated facility for a number of individual industrial uses.

**Industrialized Unit:** An assembly of materials or products comprising all or part of a total structure which, when constructed, is self-sufficient or substantially self-sufficient, and when installed constitutes a dwelling unit, except for necessary preparations for its placement. A building unit or assembly of closed construction fabricated in an off-site facility that is substantially self-sufficient as a unit or as part of aggregate structures, and that requires transportation to the site of intended use. An industrialized unit includes units installed on the site as independent units, as part of a group of units, or incorporated with standard construction methods to form a completed structural entity. An industrialized unit does not include a manufactured home or mobile home as defined herein.

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communication/ data transfer, sanitary or storm sewer and other similar uses; Generally, the right of one to pass over the property of another.

Riparian Corridor: An area of land comprised of vegetative and wildlife habitat adjacent to perennial and intermittent streams, rivers, lakes, shorelines, wetlands, or other areas strongly influenced by courses or bodies of freshwater.

Roadside Stand: A removable structure used or intended to be used solely by the owner or the tenant of a property on which it is located for the sale of seasonable agricultural products produced on the premises and to be removed and stored back of the building line on the property at the conclusion of the seasonal sales.

Roof: A structural covering over any portion of buildings or structures including the eaves and similar permanently attached projections beyond the walls or supports of the building or structure excluding chimneys, antennas, vents, and any other mechanical equipment. A point of access to a roof shall be the top of any parapet wall or the lowest point of a roof's surface, whichever is greater. Roofs with slopes greater than 75 percent are regarded as walls.

Roof, Flat: A roof which is not pitched and the surface of which is parallel to the ground.

Roof, Hip: A roof with sloping ends and sides.

Roof, Gable: A ridged roof forming a gable at both ends of the building.

Roof, Gambrel: A gable roof with two (2) steep slopes on each side, the lower steeper than the upper.

Roof, Mansard: A roof with two slopes on each of four sides, the lower steeper than the upper.

Rooming House: A dwelling unit housing three (3) to fifteen (15) unrelated persons.

Row House: See Town House.

Satellite Signal Reception Device: A structure or combination of structures specifically designed to receive television broadcasts or other signals relayed by microwave signals from earth-orbiting communication satellites. Such structures shall be considered as accessory structures for the purpose of regulation in this ordinance and amendments hereto.

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and other traffic generators that attract moderate traffic volumes at moderate speeds over similarly longer distances of travel. They provide an interconnecting network between larger cities and towns.

**Traffic Calming:** A concept fundamentally concerned with reducing the adverse impact of motor vehicles on built-up areas. It usually involves reducing vehicle speeds, providing more space, and increasing safety for pedestrians and non-motorized vehicles.

**Transit Center:** See Multi-Modal Transportation Center.

**Tree Lawn:** The space between the street right-of-way line and the edge of the road pavement.

**Unrelated Persons:** Individuals who do not meet the definition of family or household unit.

**Use:** The purpose of which a building or premises is or may be occupied. In the classification of uses, a "use" may be a use as commonly understood or the name of an occupation, business, activity or operation carried on, or intended to be carried on in a building or on premises, or the name of a building, place or thing which name indicated the use or intended use.

**Use Permit:** A document issued by the Community Development Director authorizing the change in use or occupancy of lots, structures, land, and/ or vacant land or any purpose otherwise mandated by this ordinance. This document shall not be issued until after construction, reconstruction, alteration, or the like has ceased and the building has been inspected and certified by the Community Development Director as being in compliance with this Zoning Code.

**Used Car Lot:** Any lot on which two (2) or more motor vehicles (which have been previously titled in a name other than the manufacturer or dealer) in operating condition are offered for sale or displayed to the public.

**Variance:** A modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

**Vehicle Trip End:** The total of entering and exiting vehicles for a proposed development at full build out and occupancy.

**Veterinary Animal Hospital or Clinic:** A place used for the care, grooming, diagnosis and treatment of sick, ailing, infirm or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodations on the premises for the treatment, observation and/or recuperation.

# Table of Consanguinity

Showing degrees of relationship

