

Zoning Ordinance Appendix A-Definitions

1 Accessory Building. A detached subordinate building, the use of which is appropriate, subordinate, and customarily incidental to that of the main building or to the main use of the land and which is located on the same lot or parcel with the main building or use.

2 Accessory Use. A use on the same lot with, and of a nature customarily incidental and subordinate to, the principal use of the lot.

3 Agriculture. The tilling of the soil, the raising of crops, horticulture and gardening, commercial greenhouses; building, grazing and keeping or raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business, such as fruit packing plants, commercial poultry or egg production, fur farms, animal hospitals, or similar uses.

4 Agricultural Industry or Business. An industry or business involving agricultural products in manufacturing, packaging, treatment, sales, intensive feeding, or storage, including but not limited to animal feed yards, fur farms, food packaging or processing plants, commercial poultry or egg production, and similar uses.

5 Alley. A public way permanently reserved as a secondary means of access to abutting property.

6 Alteration, Structural. Any change in the supporting members of a building such as bearing walls, columns, beams or girders.

7 Automobile Service Station. A place where gasoline, or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles, and where services performed may include tube and tire repair, battery, charging, storage of merchandise, lubricating of automobiles, replacement of spark plugs, lights, fans, and other parts.

8 Basement. A story whose floor is more than twelve (12) inches below the average of the adjoining ground, but where no more than one-half (1/2) of its floor to ceiling height is above the average contact level of the adjoining ground. A basement shall be counted as a story for purposes of height measurement.

9 Bed & Breakfast Establishment: A small lodging establishment that offers overnight accommodations and breakfast meal. A bed and breakfast establishment may be one of the following:

A. Bed and Breakfast: A bed and breakfast establishment having no more than 5 guestrooms; or

B. Bed and Breakfast Inn: A bed and breakfast establishment having between 6 and 8 guestrooms.

10. Beginning of Construction: Grading the site for a building or structure.

11. Boarding House: A dwelling where at least three (3) but not more than Fifteen (15) persons reside and are provided meals for compensation.

12 Body and Fender Shop. A facility for major automobile, truck, mobile home, recreational coach or recreational vehicle repairs to body, frame, or fenders, including rebuilding.

13 Building. Any structure having a roof supported by columns or walls, built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind, but not including any vehicle, machinery and equipment.

14 Building, Accessory. A building which is subordinate to, and the use of which is incidental to, that of the main building or use on the same lot.

15 Building, Height of. The vertical distance from the average finished grade surface to the highest point of the building roof.

16 Building Inspector. The local building inspector designated by the Tropic Town Council to enforce the provisions of this Ordinance.

17 Campground. A public area designated by a public agency for camping, or a private area licensed by the Town of Tropic for camping.

18 Carport. A private garage not completely enclosed by walls or doors. For the purposes of this Ordinance, a carport shall be subject to all the regulations prescribed for a private garage.

19 Child Nursery (Including Pre-school). An establishment for the care and/or the instruction of six (6) or more children other than members of the family residing on the premises.

20 Conditional Use. A use of land for which a conditional use permit is required, pursuant to this Ordinance.

21 Condominium. An ownership structure established in accordance with the Utah Condominium Act.

22 Corral. A space, other than a building, less than one (1) acre in area, or less than one hundred (100) feet in width, used for confinement of animals or fowl.

23 District. A portion of the territory of the Town of Tropic established as a zoning district by this Ordinance; also means "zone" and "zoning."

24 Driveway. A private roadway, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which the driveway is located.

25 Dwelling. A building or portion thereof designed exclusively for residential occupancy, including single-family, two-family, and multiple-family dwellings, but not including hotels, motels, tents, travel trailers, boarding houses, hospitals, and nursing homes.

26 Dwelling, Single-family. A building arranged or designed to be occupied by one (1) family, the structure having only one (1) dwelling unit.

27 Dwelling, Two-family. A building arranged or designed to be occupied by two (2) families, the structure having only two (2) dwelling units.

28 Dwelling, Multiple-family. A building arranged or designed to be occupied by three (3) or more families, and having more than three (3) dwelling units.

29 Dwelling, Group. Two (2) or more detached one-family, two-family, or multiple-family dwellings on one (1) lot or one (1) parcel of land.

30 Dwelling Unit. One (1) or more rooms and a single kitchen, in a dwelling designed as a unit for one (1) family for living and sleeping purposes.

31 Easement. That portion of a lot or lots reserved for present or future use by a -person or agency (other than the legal owners) of said property(ies). The easement may be for use under, on, or above said lot or lots.

32 Family. An individual, or two (2) or more persons related by blood or marriage, or a group of not more than five (5) persons (excluding servants who are not related by blood or marriage living together in a dwelling unit.

33 Fence. A physical barrier to delineate, contain, or, designate an area designed for a specific use e.g., an enclosure for a dwelling unit; an area for storage, etc.

34 Floor Area. The area in square feet within a building, including the exterior walls but not including the area of inner courts and shaft enclosures.

35 Flood Hazard. A hazard to land or improvements due to inundation or overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of water courses.

36 Garage, Private. A detached accessory building or portion of a main building for the parking or temporary storage of automobiles.

37 Garage, Public. A building other than a private garage used for the storage, care, repair, or equipment of motor driven vehicles, or a building in which such vehicles are parked or stored for remuneration, hire, or sale.

38 Geological Hazard. A hazard inherent in the crust of the earth or artificially created, which is dangerous to life, property, or improvements, due to movement, failure, or shifting of the earth.

39 Grade (Ground Level). The average of the finished ground level at the center of each wall of a building or side of a fence. In case walls are parallel to and within five (5) feet of a sidewalk, the above ground level shall be measured at the sidewalk at the center of that wall adjoining the street.

40 Guest. Any person, not a member of the family, who rents or occupies a room for sleeping purposes.

41 Home Occupation. An occupation conducted entirely within a dwelling or other authorized structure.

42 House, Boarding or Rooming. A building containing a single dwelling unit and not more than five (5) guest rooms where, for compensation, lodging and/or meals are provided.

43 Household Pets. Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, and canaries, but not including a sufficient number of dogs as to constitute a kennel as defined in this Ordinance. Household pets shall not include the keeping of dangerous animals.

44 Hotel. Any building containing six (6) or more rooms intended or designed to be used for sleeping purposes by guests, but in which no provision is made for cooking in any individual room or suite.

45 Junk. Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris or other waste or salvage materials; dismantled, junked, or wrecked automobiles or parts thereof; and old scrap ferrous or nonferrous metal materials.

46 Junkyard. The use of any lot, portion of a lot, or tract of land for storage, keeping or abandonment of junk, including scrap metals or other scrap material, or for dismantling, demolition or abandonment of automobiles, or other vehicles, or machinery or parts thereof; provided that this definition shall be deemed not to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.

47 Kennel. Any premises where three (3) or more dogs older than four (4) months are kept.

48 Lot. A parcel or unit of land described by metes and bounds and held or intended to be held in separate lease or ownership, or a parcel or unit of land shown as a lot or parcel on a recorded subdivision map, or shown on a plat used in the lease or sale or offer of lease or sale of land resulting from the division of a larger tract into three (3) or more smaller units.

49 Lot, Corner. A lot located at the junction of and fronting on two or more intersecting streets.

50 Lot, Front of. The boundary of a lot bordering on a street. In the case of a corner lot, either street may be the front of the lot.

51 Lot, Rear of. That boundary which is opposite and more or less parallel to the front lot line. In the case of an L-shaped or other irregular lot where two or more lines are so located, all shall be considered to be rear lines, except such as may be within fifty (50) feet of the front line or which may be twenty (20) feet or less in length. In the case of a lot which comes to a point at the rear, the rear lot line shall be that imaginary line parallel to the front lot line, not less than ten (10) feet long, lying wholly within the lot and farthest from the front lot line.

52 Lot, Width. The horizontal distance between the side lot lines measured at right angles to the lot depth at a point along the front yard setback line or rear yard setback line, whichever is shorter.

53 Mobile Home. A detached single-family dwelling unit not less than forty-five (45) feet in length, designed for long-term occupancy and to be transported on its own wheels, or on flatbed or other trailers or detachable wheels, and arriving at the site where it is to be occupied as a complete dwelling unit ready for occupancy except for connections to utilities and other minor work; removal of such wheels or placing such dwelling unit on a foundation shall not remove the unit from the mobile home category, unless the building meets the dwelling standards for single-family conventional housing as contained in the building codes.

54 Mobile Home Lot. A lot within a mobile home subdivision, designed and to be used for the accommodation of one (1) mobile home.

55 Mobile Home Park. Any plot of ground upon which two (2) or more mobile homes occupied for permanent dwelling purposes are located, whether or not a change is made for such accommodations.

56 Mobile Home Space. A space within a mobile home park, designed and to be used for the accommodation of one (1) mobile home.

57 Mobile Home Subdivision. A subdivision designed and intended for residential use where the lots are to be occupied by mobile homes exclusively.

58 Modular Home. A permanent dwelling structure built of prefabricated units which are assembled and erected on the site or at another location and brought to the site as a unit; said modular home is classified as a mobile home until it is placed on a permanent foundation and is in compliance with all building codes.

59 Motel or Motor Court. A group of attached or detached buildings containing guest rooms or dwelling units, some or all of which have a separate entrance leading directly from the outside of the building, with garage or parking space conveniently located on the lot and which is designed, used, or intended wholly or in part, for the accommodation of automobile transients.

60 Nonconforming Building or Structure. A building or structure, or portion thereof, which does not conform to the regulations for height, coverage, or yards of the district in which it is situated, but which was in conformity with applicable regulations, if any, at the time of its erection.

61 Nonconforming Use. The use of a building or structure or land which does not conform to the use regulations for the district in which it is situated, but which was in conformity with applicable regulations, if any, at the time of its establishment.

62 Nursing Home. An institution, other than a hospital, for the care of human illness or infirmity in which care, rather than diagnosis or treatment, constitutes the principal function. The term "nursing home" shall also include "rest home," "convalescent home," and "convalescent center."

63 Official Map. A map of existing and/or proposed streets, blocks, subdivisions and other major features which has been adopted by the Town Council and filed in the Garfield County Recorder's Office as the official map of Tropic, Utah.

64 Parking Lot. An open area, other than a street, used for the parking of more than four (4) automobiles and which is available for public use, whether free, for compensation, or accommodation for clients or customers.

65 Percent of Grade. The percentage increase in elevation over a one hundred 100 foot horizontal distance. For example, a ten (10) percent grade would be a rise in elevation of one (1) foot in ten (10) feet or ten (10) feet in one hundred (100) feet

66 Person. Any individual, firm, partnership, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, syndicate, and any other county, city, municipality, district, or other political subdivision, or any other group or combination acting as a unit.

67 Planned Unit Development. An integrated design for development of residential, commercial or industrial uses, or combinations of such uses, in which the density and location regulations of the district in which the development is situated may be varied or waived to allow flexibility and initiative in site and building design and location, in accordance with an approved plan and imposed general requirements.

68 Recreational Coach. A vehicle, such as a travel trailer, tent camper, camp car or other vehicle with or without motive power, designed and/or constructed to travel on the public thoroughfare in accordance with the provisions of the Utah Vehicle Code, and designed for use and human habitation for a temporary and recreational nature.

69 Recreational Coach Park. Any area or tract of land or a separate designated section within a mobile home park where lots are rented or held out for rent to one (1) or more owners or users of recreational coaches for a temporary period not to exceed one hundred twenty (120) days. Such park may also be designated as an "Overnight Park."

70 Setback. The shortest distance between the front street line and the building (exclusive of steps).

71 Sign. Any writing, pictorial representation, symbol, banner, or any other figure of similar character of whatever material which is used to identify, announce, direct attention to or advertise, which is placed on the ground, on any bush, tree, rock, wall, post, fence, building, structure, vehicle, or any place whatsoever and which is visible from outside a building. The term "placed" shall include constructing, erecting, posting, painting, printing, tacking, nailing, gluing, sticking, carving, stringing, or otherwise fastening, affixing, or making visible in any manner whatsoever.

72 Stable, public. Any place where horses are boarded and/or kept for hire.

73 Street. A public thoroughfare, including all land within right-of-way lines which has been dedicated, condemned, or abandoned to the public as such, other than an alley, which affords the principal means of access to abutting property.

74 Street Line. The right-of-way line between a street and the abutting property.

75 Story. That portion of a building included between the surface of any floor and the floor or ceiling next above it.

76 Story, half. A partial story under a gable, hip, or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls do not extend more than four (4) feet above the floor of such story, and the ceiling area of which does not exceed two-thirds (2/3) of the floor area of the same half story.

77 Structure. Anything constructed or erected which requires location on the ground or attached to something having a location in the ground, but not including a tent or vehicle.

78 Structural Alteration. Any change in supporting members of a building or structure, such as bearing walls, columns, beams or girders.

79 Yard. Any space on a lot other than a court, which is open and unobstructed from the ground to the sky.

80 Yard, Front. A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the main building and the street right-of-way line.

81 Yard, Rear. A yard extending across the full width of the lot, the depth of which is the minimum horizontal distance between the rear of the main building and the rear of the lot.

82 Yard, Side. A yard between a main building and the side lot line, extending from the front yard 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.