

## SCHEDULE A: GLOSSARY

### SECTION 1.0 GENERAL

When appropriate, the definitions set forth in the Florida Statutes and the Florida Administrative Code shall guide the City in the application and interpretation of this Code.

Unless specifically defined below or in the specific chapter in which they appear, words or phrases used in this Code shall be interpreted so as to give them the meaning they have in common usage, and to give this Code its most reasonable application.

The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

The word "shall" is mandatory; the word "may" is permissive.

The word "used" or "occupied" includes the words "intended," "designed," or "arranged to be used or occupied."

The word "structure" includes the word "building" as well as other things constructed or erected on the ground, attached to something having location on the ground, or requiring construction or erection on the ground.

The use of the word "including" is not intended to act as a word of limitation and, unless followed by words such as "only", "solely", "exclusively" or a similar word, shall be deemed to mean "including, but not limited to".

### SECTION 2.0 DEFINITIONS AND LAND USE CATEGORIES

The words defined below are words which have special or limited meanings as used in the City of Sanford land development regulations. Definitions specific to certain schedules may be found at the front of Schedules J, K, R and S.

**Accessory Building** - a detached building, including carports, the use of which is customarily clearly incidental and subordinate to that of the principal building and use located on the same parcel with such accessory building.

**Accessory Dwelling Unit** - one (1) dwelling unit contained within the principal building located on the premises and occupied by the owner, relative of the owner-occupant, caretaker or watchman employed on the premises.

**Accessory Occupation** - an occupation or activity which may be compatibly conducted and maintained within a dwelling unit and/or an accessory building to a one-family dwelling.

**Accessory Residential Structure** - one (1) one-family dwelling located on the premises in addition to the principal building and occupied by the owner, relative of the owner-occupant, caretaker or watchman employed on the premises.

**Accessory Use** - a use customarily and clearly incidental and subordinate in area, extent and purpose to the principal use of the premises.

**Accessway** - a private traffic-carrying way set aside for vehicular traffic primarily serving only one premise or planned development project, including private driveways, entrances or exitways and similar private vehicular access, located on the parcel served thereby.

**Administrative Official** - the person appointed by the City Manager who is responsible for the overall administration and enforcement of the City's land development regulations or his duly authorized representative.

**Adult Arcade Amusement Center** – an arcade or other similar entertainment enterprise or business at which electronic, mechanical, computer or other similar games of amusement, chance or skill are played, whether for consideration or not. The presence of games or gaming devices that are similar to, or in the nature of, slot machines shall result in a rebuttable presumption that the enterprise or business at which such machines are located is an adult arcade or amusement center. Adult arcades or amusement centers shall be referred to herein from time-to-time as “the enterprise or business”.

**Adult Performance Establishment** - any use that is defined as an Adult Performance Establishment as set forth in Ordinance No. 3185 (as codified), entitled "The City of Sanford Adult Entertainment Regulations."

**Agricultural Building** - any agricultural building accessory to the principal permitted farming, forestry, horticultural nursery farm, livestock, poultry or mining use of the land. The term agricultural building specifically includes greenhouses, frame houses, cloth houses, lath houses and/or similar sheathing type structures accessory to horticultural nursery farm products.

**Agricultural Processing Establishment** - a premises, or portion of a premises, occupied by an establishment primarily engaged in the mechanical or chemical transformation of agricultural products into new products for the wholesale market. Agricultural processing includes non-retail cooperage, packing, canning, shipping, rendering, slaughtering and other similar processing of agricultural products; Feedlots; Saw mills; Paper and pulp mills.

**Agriculture** – the production or raising of plants and food including farming, forestry, horticultural nurseries, the raising of livestock and poultry and similar activities except agricultural processing establishments.

**Aircraft Sales** - an establishment primarily engaged in the retail selling of new and/or used aircraft, related new parts and accessories directly to ultimate consumers and not for resale. Aircraft sales establishments may include repair departments provided such repair departments are incidental and accessory to the principal retail selling of aircraft and related aircraft accessories.

**Altered or Alteration** - any change or addition to the load bearing members or the foundation of a structure or any change or addition which increases the size of a structure or a building area.

**Animal Raising** - the housing, penning, caging, boarding, keeping, training and/or raising of the following animals in the specified number(s) when such animals have reached the specified age as measured from birth: 4 or more dogs or cats of four (4) months; ; 3 or more rabbits of 10 weeks; one of more rare animals of 10 weeks; one or more other specialty animals of 8 weeks.

**Antique Store** - an establishment primarily engaged in the retail selling of antique items and related accessories directly to ultimate consumers.

**Auction Sales Establishment** - an establishment primarily engaged in the selling of merchandise, goods and other items by means of auctioneer or other similar process of bidding on a routine or otherwise regularly schedule basis.

**Automotive, Automobile Uses.** See vehicle, vehicular.

**Bail Bond** - an establishment used for the posting of bond for persons who are accused of a crime, including, but not limited to bondsmen licensed in the City of Sanford and businesses regulated by F. S. 539 or its successor.

**Base Building Line** - a line drawn parallel to the centerline of the existing or proposed street right-of-way at the interior boundary of the designated right-of-way and/or minimum building setback required by the City of Sanford land development regulations.

**Basement** - a story which has at least fifty-one (51) percent or more of its outside surface area on one (1) or more exterior walls located below finished grade and is used for storage, parking, mechanical equipment or other accessory use rather than for the principal use of the premises.

**Bedroom** - a single room for living purposes without cooking or other amenities that is located within a dwelling unit. Such a room is generally intended and designed to be utilized for human slumber. A bedroom shall not be construed to mean a sleeping room, sleeping unit or dwelling unit.

**Board of Adjustment** - the Board of Adjustment authorized by the land development regulations of the City.

**Boarding House** - is a term which includes the following:

- A. **Lodging House** - a building in which up to four (4) sleeping rooms are provided for occupancy by persons with or without meals for compensation. A lodging house may include living quarters containing independent cooking facilities designed for the resident manager only.
- B. **Rooming House** - a building, or portion of a building, in which five (5) or more sleeping rooms are provided for occupancy by persons with or without meals for compensation. A rooming house may include living quarters containing independent cooking facilities designed for the resident manager only.
- C. **Dormitory, Fraternity or Sorority House** - a building in which sleeping rooms are provided for occupancy by, and maintained as a place of residence exclusively for students affiliated with an academic or professional college or university, with or without

meals, and when approved and regulated by such institution. A dormitory, fraternity or sorority house may include living quarters containing independent cooking facilities designed for the resident manager only.

D. **Bed and Breakfast** - a building in which up to four (4) sleeping rooms are provided for transient occupancy by persons with limited meals for compensation. A bed and breakfast may include living quarters containing independent cooking facilities designed for the resident manager only.

**Boat Livery** - a premises, or portion of a premises, where boats, boat motors, minor repair and maintenance of boats and boat motors and small boat hauling or launching facilities are provided and includes marinas.

**Boat Yards and Ways** - a premises, or portion of a premises, where facilities for the construction, reconstruction, major repair, maintenance and/or sale of boats, marine engines, equipment and services of all kinds are provided including marine railways, lifting or launching services, boat livery and marinas.

**Borrow Pit** - extraction of minerals; Quarrying of sand gravel, rock peat or other material below grade; Processing activities including washing, crushing, storing, distributing and activities of a similar nature.

**Breezeway** - means an outdoor covered pedestrian walkway.

**Building** - means any structure which encloses space for occupancy by persons or their activities.

**Building Area** - the square footage of the building measured on a horizontal plane at the base of each building and accessory building and including any area of land covered by breezeways, porte-cocheres, outdoor covered patio areas at finished grade, carports, garages or other off-street parking structures. The term building area shall not, however, include uncovered entrance platforms, terraces or steps.

**Building Height** - the vertical distance measured from the mean finished grade at the front building line to the highest point of the building including mechanical equipment, but excluding chimneys, spires and steeples on structures utilized for institutional and public uses only, radio or television antenna, flagpoles, solar apparatus, and utility poles. However, in no event shall any of the exclusions enumerated above be construed to permit any habitable or usable space to exceed the applicable height limitations. In the case of airport zones, as enumerated in Schedule R, Airports and Aircraft, the height limitations therein shall be absolute and the above shall not apply.

**Building Line** - a line drawn parallel to the front parcel line and tangent to the nearest part of the principal building and extending from parcel line to parcel line.

**Building Permit** - a valid permit for construction issued by appropriate authority under the provisions of the City's Building Code.

**Building Setback** – the area from boundary of a of a lot or parcel in which construction activity is generally not permitted.

**Business and Professional Office** - an establishment in which a person, or persons, practice an occupation requiring specialized knowledge and considerable training or an establishment in which persons engaged in a business or profession for a fee or charge. This land use category includes real estate and insurance offices, medical, law, engineering, advertising, radio, television offices, broadcasting and transmission studios, offices of charitable organizations and unions, mailing, court reporting and stenographer services, blueprinting and photocopying services and other offices of a similar nature.

**Business Training School** - an establishment primarily engaged in furnishing nonacademic instruction and trade courses normally for a fee or charge. This land use category includes correspondence and business schools, beauty and barber schools, dancing and martial arts schools and other training schools of a similar nature but does not include training that normally occurs out-of-doors such as heavy equipment training, truck driver training and fire fighting training.

**Cemetery** - a premises, or portion of a premises, occupied by an establishment whose primary function is to provide burial places or grounds. The term cemetery includes burial places or grounds for pet animals such as dogs, cats, rabbits, hamsters or other small animals, birds or reptiles but does not include livestock.

**Central Sewage Treatment Facilities** - a premises, or portion of a premises, occupied by a structure designed for the treatment of sewage and intended to serve more than one (1) tract, platted subdivision or planned development project.

**Central Water Treatment Facilities** - a premises, or portion of a premises, occupied by a structure designed for the treatment of water and intended to serve more than one (1) tract, platted subdivision or planned development project.

**Certificate of Completion** - the certificate issued by appropriate authority under the provisions of this Code, which authorizes the use of a structure or premises and is required prior to such use.

**Certificate of Occupancy** - A certificate issued by the City building Official to an applicant, indicating that the building is in proper condition to be occupied and complies with the all the requirements of the City's Code and other applicable jurisdictional requirements.

**City** - the City of Sanford, Florida.

**City Clerk** - the City Clerk established by the Charter of the City of Sanford, Florida.

**City Commission** - the City Commission established by the Charter of the City of Sanford, Florida.

**Commercial Amusements** - an establishment whose primary function is to provide profit oriented amusements and is engaged in the commercial operation of sports and recreational services normally on payment of a fee or admission charge. Commercial amusement establishments include commercial marinas, boat liveries, health clubs and bingo parlors, but

does not include motion picture theaters, adult performance establishments or temporary commercial amusements.

**Community Residential Home** - a facility licensed to serve clients of the Department of Health and Rehabilitative Services, as covered in Chapter 419, Florida Statutes, which provides a living environment for one (1) to six (6) or for seven (7) to fourteen (14) unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. As used in this definition Resident means any aged person; physically disabled or handicapped person; developmentally disabled person; nondangerous mentally ill person; or child as defined in the Florida Statutes.

**Community Resource Facility** – a public or private facility providing resources for the welfare of the community including, but not limited to, substance abuse and mental health services, food, commodity distribution and meals for social service purposes, community residential homes and residential care facilities that serve persons who are under court order because of criminal activity or who are undergoing rehabilitation for substance abuse. This use excludes houses of worship when house of worship is the principal use. This use requires conditional use approval and approval by the City Commission.

**Conditional Use** - a use which would not be generally compatible with, or appropriate in, the zoning district in which it is located and which could impair the integrity and character of the specific area in which it is located or adjoining areas unless restrictions or conditions on location, size, extent, character and time of performance are imposed in addition to those specifically imposed by the City's land development regulations.

**Conditional Use Permit** - the permit issued by appropriate authority in accordance with the provisions of this Code which authorizes a conditional use and is required prior to issuance of a site development permit or certificate of completion for the premises.

**Contractor** - the person, firm or corporation authorized by the owner or developer to undertake any construction, installation and/or maintenance activities defined in this Code.

**Convenience Store** – A small, often franchised, commercial retail business that is open long hours and which provides food and non-food items for sale to the consumer in small quantities. This type of use does not include the dispensing of gasoline.

**County Clerk** - the Clerk of the Circuit Court of Seminole County, Florida.

**Cultural Facility** - a premises, or portion of a premises, occupied by such establishments as museums, art galleries and arboreta, botanical and zoological gardens.

**Day Care Facility** - a premises, or portion of a premises, occupied by person or establishment licensed to provide day care and related services to unrelated individuals for periods of time less than twenty-four (24) hours. Day care facilities may include living quarters containing a kitchen located within the principal building and designed for the resident family, owner, caretaker or watchman employed on the premises. This land use category includes child care centers, nursery

schools and kindergartens, and adult care facilities, but excludes family day care home as defined by Subsection 402.302 (5), F. S.

**Density, Residential** – the number of residential units permitted per land area. Density is determined by dividing the number of units by the total area of land within the boundaries of a lot or parcel less dedicated rights-of-way, flood-prone, preservation, wetlands and undevelopable areas. For any given lot or parcel, one (1) residential unit may be transferred from within the hundred (100) year flood zone to an area of the lot or parcel not within the hundred (100) year flood zone provided that the area within the hundred (100) year flood zone is at least one acre in size. In determining the number of residential dwelling units to be permitted on a specific parcel of land, a fractional unit shall not entitle the applicant to an additional unit.

**Department of Planning and Development Services-** means the Department of Planning and Development Services of the City.

**Department Store** - an establishment selling a wide variety of goods arranged in several departments.

**Developer** - means the owner or the owner's authorized agent undertaking any use or activity defined in this Code.

**Dispensing facility (marijuana)** – as defined in Florida Statutes (Chapter 381).

**Domestic and Business Service** - an establishment in which a person or persons, practice a vocation that performs a type of labor, act or work, that results primarily in a specialized aid or assistance intended and directly incidental to the customer's domestic or business operations normally for a fee or charge. This land use category includes window cleaning, floor cleaning, waxing and restoration, window cleaning, office cleaning and janitorial services, septic tank, exterminating and catering services, off-premise laundry services, sign installers and services of a similar nature.

**Domestic Rental** - an establishment primarily engaged in renting or leasing small miscellaneous merchandise, products or goods directly to ultimate consumers.

**Drive-In Restaurant** - an eating and drinking establishment designed to provide for the quick, efficient and convenient ordering and dispensing of food and/or beverages to automobile oriented customers. Such establishments normally specialize in carry-out purchases which may be consumed on the premises, within automobiles or off the premises entirely. Off-street parking, automobile access to the premises and automobile drive-through window service or similar in-car service facilities normally constitute a major service factor in the function of the establishment.

**Dwelling** - a building containing one (1) or more dwelling units each of which provides shelter, sanitation and the amenities for permanent human habitation. A dwelling does not include transient lodging establishments, boarding houses, day care facilities, residential care facilities, mobile homes, travel trailers, whether such trailers or mobile homes be mobile or located in a stationary fashion as on blocks or other foundations, tents, houseboats, travel trailers, or other

forms of temporary or portable housing, or any community resource facility, temporary lodging, boarding or rooming building or structure designed for transient residence.

- A. Dwelling, Efficiency** - a multiple-family dwelling unit consisting of not more than one (1) habitable room together with cooking and sanitary facilities. An efficiency shall not be construed to mean a sleeping unit, bedroom or sleeping room.
- B. Dwelling, multifamily** - a building containing three or more dwelling units.
- C. Dwelling, multiple-dwelling use** - for the purposes of determining whether a lot is in multiple-dwelling use, the following considerations shall apply:
- a. Multiple-dwelling uses may involve dwelling units intended to be rented and maintained under central ownership and management or cooperative apartments, condominiums, townhouses, and the like.
  - b. A lot shall be considered to have a in multiple-dwelling use if there are three (3) or more dwelling units on the lot, even though the individual buildings may each contain less than three (3) dwelling units.
  - c. Any multiple dwelling in which dwelling units are available for rental for periods of less than thirty (30) days shall be considered a transient lodging establishment.
- D. Dwelling, single-family.** a building containing only one (1) dwelling unit.
- E. Dwelling, townhome.** two (2) or more attached privately owned single family dwelling units that each share a common wall with the adjacent dwelling unit(s). A townhouse is not an architectural style and may contain any number of stories. All townhouses, however, have the following features:
- Townhouses never have other units above or below;
  - Townhouses always have individual exterior entries;
  - Townhouses have no more than two walls that are common with adjacent units.
- F. Dwelling, two-family or duplex.** a building containing only two (2) dwelling units.

**Dwelling Unit** - a building consisting of one (1) or more rooms which are arranged, designed, or used as living quarters for one (1) family only, containing independent sanitation and cooking facilities (one kitchen only).

**Easement** - any strip of land created for public or private utilities, drainage, sanitation, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

**Education Facilities** - an establishment primarily engaged in furnishing accredited academic courses and/or technical instruction. Educational facilities include Grade K through post graduate and vocational educational courses.

**Exceptional Uses** – uses that may provide adverse impacts to the area in which they are located, if not regulated. Exceptional uses include, but are not limited to, temporary day labor services,



body piercing establishments, tattoo parlors, check cashing facilities, pawn shops, fortunetelling, psychic, and palm readers and blood plasma centers.

**Family** - one (1) person, or group of two (2) or more persons occupying a dwelling unit as a separate and independent housekeeping unit with a single set of culinary facilities. The persons thus constituting a family may also include gratuitous guests and domestic servants. Unless all persons are related by blood, marriage, adoption or foster care responsibility, no such family shall contain over five (5) persons. **Farming** - a premises, or portion of a premises, occupied by an establishment primarily having as the principal purpose of business the production for sale of field crops, fruit, tree nuts and/or vegetables.

**Farming Service Establishment** - an establishment providing off premise farming services such as crop dusting, vegetable and fruit packing, harvesting, plowing and similar operations.

**Farm Supply Sales** - an establishment primarily engaged in retail selling of farm and garden hardware and supplies directly to ultimate consumers and not for resale.

**Finished Grade** - the top surface elevation of lawns, accessways, walkways or other improved surfaces after completion of construction or grading operations.

**Fishery** - an establishment primarily engaged in commercial fishing and the operation of fish hatcheries or fishing preserves.

**Floor Area, Gross (GFA)** - the sum of the horizontal areas of the stories of a building or buildings, measured from the exterior faces of exterior walls or from the centerlines of walls which separate buildings. Included within such sum shall be the areas of all stories, including those areas which are not heated or air-conditioned, storage areas, interior balconies and mezzanines, and any other space reasonably usable for any purpose except parking,

**Floor Area Ratio** - ratio of the gross floor area to gross land area.

**Forestry** - an establishment primarily engaged in the commercial operation of timber tracts, forest nurseries and related activities such as reforestation services and the gathering of gums, barks, needles, sap, Spanish moss and other forest products.

**Forestry Service Establishment** - an establishment in which a person, or persons, practice a vocation or occupation that performs a type of labor, act or work, off the premises that primarily results in services related to timber production, wood technology, forestry economics and marketing, and other forestry services such as fire fighting, reforestation and similar operations on a given forestry premises normally on a contract basis for a fee charge.

**Funeral Home And/Or Crematory** - a building or portion of a building occupied by an establishment primarily engaged in preparing the dead for burial, conducting funerals and/or cremating the dead and may include emergency ambulance service.

**Government Owned Use** - any land, building, structure, use or activity that is owned and operated by the City, County, State or Federal Government or legally empowered special governmental district and is necessary to the conduct of government, the furnishing of public

services or of an institutional character and over which such governments exercise direct and complete control. Government owned uses are subject to the same requirements as nongovernmental owned uses of the same type except as otherwise provided for in the land development regulations. Government owned uses for which there is no similar nongovernmental owned use shall be permitted in any zoning district subject to approval by the City Commission after due public notice and subject to the procedures City's land development regulations.

**Gross Floor Area (GFA)** - the sum of the horizontal areas of the stories of a building or buildings, measured from the exterior faces of exterior walls or from the centerlines of walls which separate buildings. Included within such sum shall be the areas of all stories, including those areas which are not heated or air-conditioned, storage areas, interior balconies and mezzanines, and any other space reasonably usable for any purpose except parking.

**Gross Land Area** - the total area of land within the boundaries of a lot or parcel not including dedicated rights-of-way, wetlands and undevelopable areas such as flood plains.

**Hazardous Use** – any use that includes uses and/or activities involving explosive, radioactive, corrosive, toxic, combustible or flammable materials or wastes, incinerators or furnaces, fertilizer and petroleum products of any kind.

**Health Club** - an establishment, including saunas and steam baths, offering facilities for, and instruction in, general health, physical fitness, and controlled exercises such as weight lifting, calisthenics and aerobics.

**Home Occupation** - an occupation or activity which is compatibly conducted by the occupant and maintained within a dwelling unit. Such activities shall be incidental to the principal residential use of the premises.

**Horticultural Nursery Farm** - an establishment where plants are grown for resale, transplanting, or experimentation. Horticultural nursery farms do not include landscaping service establishments or horticultural nursery sales.

**Horticultural Nursery Sales** - an establishment primarily engaged in the retail selling of horticultural specialty products directly to ultimate consumers and not for resale. Horticultural nursery sales does not include horticultural nursery farms or landscaping service establishments.

**Hospital/Medical Clinic** - an institution that provides medical, surgical, or psychiatric care and treatment for the sick or the injured and may include emergency ambulance and rescue service.

**Hotel** - See Transient lodging establishments. **House of Worship** - a premises, or portion of a premises, occupied by a religious organization operated primarily for worship and related activities. The term 'house of worship' does not include day care facilities, community resource facilities or educational facilities.

**Indoor** - that which is within a wholly enclosed building.

**Junk Yard** - an establishment primarily engaged in the accumulation, storage and/or processing of discarded or leftover materials which are no longer of enough value or effectiveness to be retained in their original condition and includes articles or parts which have been discarded and

are intended for permanent dismantlement and/or destruction. Junk yards may include the selling of various articles, parts and/or materials salvaged as a result of the junk yard operation provided, however, that such sales shall be incidental and accessory to the principal accumulation, storage and/or processing of discarded or leftover materials, articles or parts which have been discarded and are intended for permanent dismantlement and/or destruction.

**Land Area** - the total area of land contained within the lot, tract or project boundary lines not including dedicated rights-of-way, wetlands and undevelopable areas such as flood plains.

**Landscaping Service Establishment** - an establishment which provides services to adorn or improve a site by contouring and by planting flowers, shrubs, or trees. Landscaping services establishments do not include horticultural nursery farms or horticultural nursery sales.

**Laundry and Dry Cleaning Pick-Up Establishment** - an establishment designed primarily for the convenient and efficient pick-up of and/or drop-off of laundry or dry cleaning by a persons not employed by the establishment. No actual laundry or dry cleaning service or work is performed on the premises except for the collecting and distributing activities stated above.

**Laundry And Dry Cleaning Plant** - a building, or portion of a building occupied by an establishment primarily engaged in the commercial operation of mechanical laundries with steam or other power normally for a fee or charge or establishments supplying laundered items on a contract basis when laundry facilities are located on the same premises. Laundry and dry cleaning plants normally involve a substantial amount of equipment and serves a relatively large trade area through direct or indirect pick-up and delivery of laundry and dry cleaning articles by personnel employed by the establishment.

**Laundromats - Self-Service Or Coin-Operated** - a building, or portion of a building, occupied by an establishment designed primarily to provide limited laundry and dry cleaning facilities which are used and operated by ultimate consumers on the premises on a self-service basis for a fee or charge.

**Library** – a place in which literary and artistic materials, such as books, periodicals, newspapers, pamphlets, prints, records, and tapes, are kept for reading, reference, or lending.

**Livestock** - any domesticated hoofed quadrupeds held as property, raised for personal use or raised for the production of livestock and livestock products for sale. The term livestock includes the boarding, breeding, training, exercising, care and treatment of horses on the premises and the accessory facilities and structures designed for such purposes.

**Living Area** - the total floor area of a dwelling unit made suitable for human habitation excluding: garages; carports; areas that are not wholly enclosed such as screen rooms; common corridors, hallways or exits provided for access or vertical travel between multiple-family dwelling units; any utility room or storage area that is within the principal structure.

**Lot** - a unit of land located within a platted subdivision and which is occupied by, or to be occupied by, one (1) principal building and its accessory buildings, and including the open spaces, yards and buffer strips required by this Ordinance.

A. **Lot Area** - the total area of land contained within the lot lines.

- B. **Lot Line** - a boundary dividing a lot from a right-of-way, adjoining lot, or other adjoining tract of land.
1. **Front Lot Line** - the lot line abutting a street right-of-way line.
  2. **Rear Lot Line** - the lot line opposite the front lot line.
  3. **Side Lot Line** - lot lines other than the front or rear lot lines.
- C. **Lot Depth** - the dimension of a lot measured perpendicular to the front lot line and tangent to the nearest part of the rear lot line.
- D. **Corner Lot** - A lot which abuts on two (2) or more intersecting streets at their intersection.
- E. **Double Frontage Lot** - any lot other than a corner lot which abuts on two streets.
- F. **Lot of Record** - A lot whose location and dimensions may be ascertained by reference to a plat duly recorded in the plat books in the office of the County Clerk on the effective date of this Code.

**LOW-THC cannabis (low-THC marijuana)** - as defined in Florida Statutes (Chapter 381).

**Major Equipment Rental** - an establishment primarily engaged in renting or leasing large equipment and major machinery used in road building, construction, industry and similar uses and including maintenance facilities provided such maintenance facilities are designed for and incidental to the principal renting or leasing of large equipment and major machinery.

**Major Equipment Repairs** - an establishment engaged in the repair of large equipment and major machinery normally for a fee or charge. Major equipment repair also includes the fixing and repair of mobile homes, large boats and large farm equipment.

**Major Subdivision** - any subdivision not classified as a minor subdivision.

**Manufacturing** - an establishment primarily engaged in the processing of materials, products or personal property for the wholesale market. Processing refers to the mechanical or chemical transformation of inorganic or organic substances into new products and usually includes the use of power driven machines and material handling equipment. Processing includes the assembling of component parts of processed products if the resulting new product is neither a structure nor other fixed improvement. The final product of processing may be finished in the sense that it is ready for utilization or consumption, or it may be semi-finished to become a raw material for an establishment engaged in further processing. Processing also includes the making, packaging or any other similar activity that results in the creating or changing the form of materials, products or personal property including any major specialized cleaning or reconditioning operation or any other similar major original or restorative treatment. The term manufacturing does not include the fabricating operations performed at the site of construction by construction or contractor establishments nor the incidental and accessory minor processing operations performed by retail sales, service and repair establishments and other domestic consumer and business operation customer establishments so defined by this Code provided, however, that such processing is performed as a specialized aid, assistance of customer service intended for and directly incidental

to the needs of ultimate consumers served on the premises or as a customer service directly for the domestic consumer and business operation customer served by the establishment or if all products processed are sold at retail directly to ultimate consumers and not for resale. Manufacturing includes boat yards and research and testing laboratories, but does not include agricultural processing establishments, junk yards, or mining.

**Marijuana** – all parts of any plant of the genus Cannabis, whether growing or not; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds or resin, including low-THC cannabis, which are dispensed from a medical marijuana treatment center for medical use by a qualified patient.

**Marina** - premises, or portion of a premises, where covered or uncovered boat slips, dock space, dry storage facilities, marine fuel, lubricants, food, drink, and/or sundry items are provided.

**Medical Marijuana Dispensing Facility** is a retail establishment of a Dispensing Organization licensed by the Florida Department of Health that sells and dispenses medical marijuana, but does not engage in other activity related to preparation, wholesale storage, distribution, transfer, cultivation, or processing of any form of medical marijuana or medical marijuana product, and does not allow on-site consumption of medical marijuana.

**Medical Marijuana Treatment Center** – a facility licensed by the Florida Department of Health to cultivate, process, transport, or dispense medical marijuana or medical marijuana delivery services.

**Medical Marijuana Treatment Center Dispensary** – any treatment center, entity establishment, or portion thereof, which lawfully acquires, cultivates, possess, processes, transfer, transports, sells, dispenses or administers marijuana products containing marijuana, related supplies or educational materials.

**Medical use (marijuana)** – has the meaning given to Medicinal use in Florida Statutes Chapter (381).

**Mining** - the extraction of limerock, phosphate and minerals occurring naturally such as ores, petroleum and natural gas and quarrying of sand, gravel, rock, fill material and peat. Mining also includes processing activities such as well operation, washing, crushing, screening, flotation, storing and distributing necessary in conjunction with mining activities to render the materials marketable.

**Minor Subdivision** - a subdivision of land of not more than five (5) lots, provided that such subdivision does not involve the dedication of streets or easements to the City or the provision of access or utilities to a lot, tract or use by means of a right-of-way or easement established after the effective date of this Ordinance.

**Mobile Home** - a detached building containing one (1) dwelling unit which:

- A. Is identified by the manufacturer and/or the City's Building Code as a mobile home and/or displays a motor vehicle license plate identifying it as a mobile home.

- B. Is a portable unit designed to be transported after fabricating on its own detachable wheels, or on a flatbed vehicle or other similar hauling facilities.
- C. Is designed primarily for long-term permanent occupancy and contains sleeping accommodations, a flush toilet, a bath tub or shower and kitchen facilities with plumbing and electrical connections provided for attachment outside systems.
- D. Normally arrives at the site where it is to be occupied as a complete unit, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, location on foundation supports, connection to utilities, and the like.

The term mobile home does not include dwellings or travel trailers or manufactured buildings.

**Motel** - See Transient lodging establishments.

**Movie Theater** - a premises, or portion of a premises, occupied by an establishment primarily engaged in the commercial exhibition of motion pictures normally open to the general public for a fee or charge.

**Multiple-dwelling use** - for the purposes of determining whether a lot is in multiple-dwelling use, the following considerations shall apply:

- a. Multiple-dwelling uses may involve dwelling units intended to be rented and maintained under central ownership and management or cooperative apartments, condominiums, townhouses, and the like.
- b. Where an undivided lot contains more than one building and the buildings are not so located that lots and yards conforming to requirements for single (1), two (2), or multiple-family dwellings in the district could be provided, the lot shall be considered to be in multiple-dwelling use if there are three (3) or more dwelling units on the lot, even though the individual buildings may each contain less than three dwelling units.
- c. Any multiple dwelling in which dwelling units are available for rental for periods of less than one week shall be considered a transient lodging establishment.

**Multifamily Dwelling** - A building containing three (3) or more dwelling units.

**Noncommercial Amusement Facility** - a premises, or portion of a premises, occupied by facilities whose function is to provide nonprofit oriented amusements and includes the noncommercial operation of sports and recreational services normally without the payment of a fee or admission charge. Noncommercial amusement facilities include noncommercial marinas, noncommercial boat liveries and nonprofit clubs including golf, country, yacht, fraternal and related facilities.

**Nonconforming Parcel** - an undeveloped lot of record or tract of record, the location or dimensions of which do not conform with all of the provisions of the City's land development regulations .

**Nonconforming Structure or Use** - a structure or use lawfully existing on July 27, 1992 which does not conform with all of the provisions of the City's land development regulations .

**Nonhazardous Use** - manufacturing and/or wholesale storage that includes uses and/or activities that are not defined as hazardous.

**Nonmotorized Hauling Trailer** - a vehicular portable and nonmotorized enclosure designed primarily for the transporting and movement of goods and materials from one (1) place to another and includes related nonmotorized hauling accessories and moving aids.

**Nonprofit Club** - a premises, or portion of a premises, owned and operated by a group of association of persons and maintained and operated solely by and for the members of such group of association and their guests and is not available for unrestricted public access or use. Nonprofit clubs include golf, country, yacht, fraternal and similar noncommercial groups and associations of persons and related facilities.

**Occupant** - the person, persons or family in actual possession of the premises regardless of ownership of the premises.

**Open Space** - means the land area minus all impervious area.

**Ordinary High Water Mark** - means the line at which the upland stops and the water begins.

**Outdoor** - that which is not within a wholly enclosed building.

**Own** - means to hold legal or equitable title to a parcel of real property evidenced by instrument of conveyance lawfully recorded in the office of the County Clerk.

**Owner** - means the person, firm or corporation that holds legal or equitable title to a parcel of real property as evidenced by instrument of lawful conveyance.

**Parcel** - means a lot or tract as defined by this Code.

**Parkway strip** – The unpaved portion of the right-of-way between the back of curb and the sidewalk. The parkway strip typically includes street light poles and lights, utility poles, regulatory signage, traffic signal equipment and street trees. In some instances, a streetscape zone and may not have a parkway strip.

**Pawn Shop** – an establishment that accepts deposits of personal property as security for the payment of money loaned for over fifty (50) percent of the goods it sells.

**Pedestrian clear zone** – The unencumbered paved, or sidewalk portion of the streetscape zone inside the right-of-way. The pedestrian clear zone may or may not be separated from the travel lane by a street furniture zone or parkway strip.

**Permitted Uses** - are those uses which are compatible with other land uses in a land use district provided they are developed in conformity with the City’s land development regulations.

**Personal Service Establishment** - an establishment in which a person, or persons, practice a vocation that performs a type of labor, act or work that results primarily in a specialized aid or assistance directly to the personal needs of ultimate consumers normally served on the premises

for a fee or charge. Personal service establishments do not include laundry and dry cleaning plants or pharmacy/drugs stores or medical marijuana dispensary facilities.

**Pharmacy, drug stores** – a business or facility, or component of a business or facility, that is licensed under Chapter 465, Florida Statutes and where medicinal drugs are compounded, dispensed, stored, or sold or where prescriptions are filled or dispensed (this does not include a physician dispensing medicinal drug samples). Such businesses or facilities may also engage in the retail sale of non-prescription medicines, cosmetics and other retail items or may be part of a medical care facility, and may be either the primary activity or an ancillary use. Pharmacies shall not be considered personal service establishment as defined in this Schedule. Pharmacy and drug store requirements are located in the regulations are defined in the Land Development Regulations.

**Plan** - a graphic design of a parcel of land or property which is drawn to scale and shows the existing or proposed location of boundary lines, buildings, structures, uses or any other required data or information.

**Planned Development Project** - a complex of structures and uses planned as an integral unit of development having common open spaces, yards, building setbacks and buffer strips and approved in accordance with the provisions of the City's land development regulations.

**Planned Development Project Plan** - a graphic design of a parcel of land on which a planned development project is proposed, approved in accordance with the requirements of the City's land development regulations for planned development projects or, with respect to planned development projects so designated on the Zoning District Map for the City, the plan of such planned development project filed in the Office of the Administrative Official on the effective date of this Code.

**Planning and Zoning Commission** - the City's Planning and Zoning Commission established by the Charter of the City.

**Platted Subdivision** - subdivision map showing actual or planned features, such as streets and building lots which is duly recorded in the Plat Books in the Office of the County Clerk.

**Porte Cocheres** - an outdoor covered vehicular driveway at finished grade leading to the pedestrian entrance of a building which is neither designed for nor includes any space for vehicular off-street parking.

**Poultry** - domestic fowl held as property, raised for personal use or raised for the production of poultry or poultry products for sale.

**Premises** - a parcel of land under unified ownership and all the structures on it.

**Principal Building** - the building in which is conducted the principal use of the parcel in which it is situated.



**Printing and Publishing** - an establishment engaged in the publishing and printing of documents and/or materials including, but not limited to, newspapers, business forms, brochures and similar materials.

**Private Carport** - a building or portion thereof enclosed on two (2) sides or less and designed for the parking or storage of an automobile(s) as an accessory use or structure with a dwelling unit.

**Private Garage** - a building or portion thereof enclosed and designed for the parking and storage of automobiles as an accessory use or structure with a dwelling unit.

**Property Line** - the boundary of a parcel of real property under ownership as evidenced by an instrument or instruments of conveyance lawfully recorded in the Office of the County Clerk.

**Public Service Structure** - any structure that is necessary for the operation and maintenance of a utility that is regulated or controlled by the City, County, State or Federal Government or legally empowered special governmental district, but not owned and operated by such government. Buildings intended for general administrative, executive, studio, warehousing or storage functions or general maintenance operations of a utility shall not be considered as public service structures. Potable central water storage towers associated with a utility shall be considered as public service structures; however, central gas, petroleum or similar hazardous material storage structures of a utility shall not be considered as a public service structure. Central power generating plants and related facilities shall be considered as public service structures subject to compliance with the Florida Electrical Power Plant Siting Act, Chapter 403, Florida Statutes. Central solid waste collection stations, containers or garbage boxes serving more than one parcel or planned development project shall be considered as public service structures if the site on which such structure or facility is located has been specifically approved for such use by the City Commission. Specifically approved and recorded easement, right-of-way and land or water areas, when referred to in regard to public service structures, shall include platted subdivisions, planned development project plans, master central water and sewer development plans approved by the appropriate City officials and any easement or right-of-way of a utility that is regulated or controlled by a City, the County, State or Federal Government or a legally empowered special governmental district.

**Public Transportation Terminal** -a premises, or portion of a premises, occupied by an establishment primarily engaged in providing public use passenger transportation by railway, highway, water or air normally for a fee or charge. Public transportation terminals may include maintenance facilities, and/or freight transportation provided such maintenance facilities and/or freight transportation is incidental and accessory to the principal public use passenger transportation services.

**Required Project Improvements** - all of the improvements required by the provisions of this Code for a particular type of land use or zoning district, including any buffer strip, screening or other project improvement required as a special condition or otherwise stipulated in conjunction with any official action approving such development. Project improvements proposed by the applicant and stipulated as improvements to be completed prior to any required final approval shall also be considered as required project improvements.

**Research and Testing Laboratory** – an establishment engaged in commercial and nonprofit research and testing and the incidental dissemination of information for the public health or welfare.

**Residential Care Facility** - a building or portion of a building that constitutes a living facility which operates to provide the physical, emotional and social needs of its residents in a family--like setting for a minimum of fifteen (15) residents. As used in this definition Resident means any aged person as defined in Section 400.618(3), Florida Statutes; physically disabled or handicapped person as defined in Section 760.22(5)(a), Florida Statutes; developmentally disabled person as defined in Section 393.063(6), Florida Statutes; nondangerous mentally ill person as defined in Section 394.455(3), Florida Statutes; or child as defined in Section 39.01(8) and (10), Florida Statutes. Such facilities shall include, but are not limited to: foster homes, group homes, family shelter homes and assisted living facilities as those terms may be defined in the Florida Statutes.

**Restaurant** - an establishment where meals, drinks and refreshments may be purchased for consumption on-premises.

**Retail Goods Establishments** – commercial establishments that serve both the day-to-day and the more durable needs of a community including, but not limited to, supermarkets, bakeries, drug stores, florists, gift and specialty stores, optical supplies, pet shops, discount stores, book and stationery stores, meat and seafood markets, toy stores, jewelry stores.

**Retail Sales And Service** - a premises, or portion of a premises, occupied by one (1) or more of the following:

- A. **Antique Store** - an establishment primarily engaged in the retail selling of antique items and related accessories directly to ultimate consumers.
- B. **Convenience Store** – a small, often franchised, commercial retail business that is open long hours and which provides food and non-food items for sale to the consumer in small quantities. This type of use does not include the dispensing of gasoline.
- C. **Department Store** - an establishment selling a wide variety of goods arranged in several departments.
- D. **Domestic And Business Repair** - an establishment in which a person or persons, practice a vocation that primarily performs a type of labor, act or work, the results in the fixing and repair of and article of merchandise or piece of equipment intended for and directly incidental to the customer's business of domestic use normally for a fee or charge and not for resale.
- E. **Domestic Rental** - an establishment primarily engaged in renting or leasing small miscellaneous merchandise, products or goods directly to ultimate consumers.
- F. **Farm Supply Sales** - an establishment primarily engaged in retail selling of farm and garden hardware and supplies directly to ultimate consumers and not for resale.

- G. **Horticultural Nursery Sales** - an establishment primarily engaged in the retail selling of horticultural specialty products directly to ultimate consumers and not for resale. Horticultural nursery sales does not include horticultural nursery farms or landscaping service establishments.
- H. **Large Retail Goods Establishment** – commercial establishment selling goods that require a large amount of display area and which are often delivered to the consumer after the time of purchase including, but not limited to, appliances, furniture, building and home improvement supplies, wall paper and carpeting.
- I. **Personal Service Establishment** - an establishment in which a person, or persons, practice a vocation that performs a type of labor, act or work that results primarily in a specialized aid or assistance directly to the personal needs of ultimate consumers normally served on the premises for a fee or charge. Personal service establishments do not include laundry and dry cleaning plants or pharmacy/drugs stores or medical marijuana dispensary facilities.
- J. **Retail Goods Establishments** – commercial establishments that serve both the day-to-day and the more durable needs of a community including, but not limited to, supermarkets, bakeries, drug stores, florists, gift and specialty stores, optical supplies, pet shops, discount stores, book and stationery stores, meat and seafood markets, toy stores, jewelry stores.
- K. **Secondhand Store** - an establishment primarily engaged in the retail selling of used merchandise and good directly to ultimate consumers and not for resale. Secondhand stores may include repair departments provided such repair departments are incidental and accessory to the principal retail selling of used merchandise and goods.

**Right-of-way** – the strip of land over which facilities such as highways, railroads or power lines are built. The right-of-way is generally considered to be the area between the street centerline and private property lines.

**Road** - the term road shall mean the same and be interchangeable with the term street.

**Roadside Fruit And Vegetable Sales** - a premises, or portion of a premises, occupied by an establishment primarily engaged in the retail selling of field crops, fruit, tree nuts and vegetables displayed outdoors directly to ultimate consumers on the premises and not for resale. The term roadside fruit and vegetable sales does not include the selling of livestock or livestock products but does include the accessory packing, crating and shipping of farm products sold at retail on the premises.

**Secondhand Store** - an establishment primarily engaged in the retail selling of used merchandise and good directly to ultimate consumers and not for resale. Secondhand stores may include repair departments provided such repair departments are incidental and accessory to the principal retail selling of used merchandise and goods.

**Service Area** – all areas of a site used for dumpsters, garbage cans, recycling bins, mechanical equipment, loading and unloading of delivery trucks and other similar uses that support the principal use. This definition does not apply to one (1) and two (2) family dwellings.

**Sign** - See Schedule K.

**Single-family Dwelling** - a building containing only one (1) dwelling unit.

**Site Development Permit** - the permit issued by appropriate authority under the provisions of this Ordinance, usually in conjunction with a building permit which authorizes the construction or alteration of a structure, and is required prior to such construction or alteration.

**Small Animal Boarding Kennel** - a premises, or portion of a premises, occupied by an establishment primarily having as the principal purpose of business the boarding and keeping of dogs and/or other specialty animals normally for a fee or charge. Small animal boarding kennels may provide grooming services.

**Solid Waste Disposal Facilities** - a premises, or portion of a premises, occupied by an establishment primarily engaged in the disposal of solid waste, rubbish, refuse and garbage, excluding animals, obtained from more than one (1) parcel or planned development project.

**Sleeping Room** - a single room rented for living purposes but without cooking facilities or other amenities for separate and independent housekeeping. A sleeping room shall not be construed to mean a dwelling unit or sleeping unit.

**Sleeping Unit** - a single room or suite intended for occupancy by persons who are lodged with or without meals for compensation. A sleeping unit shall not be construed to mean a dwelling unit.

**Story** - that portion of a building between a floor and the next floor above, or if there is no next floor, the ceiling above.

**Street** - a right-of-way for vehicular traffic regardless of size or designation, but excluding accessways. The term "street" shall specifically include only the following right-of-way:

- A. A right-of-way of the State Highway, County Road System or City Road System.
- B. An unvacated right-of-way in a platted subdivision.
- C. A right-of-way conveyed to and accepted by the City Commission by deed recorded in the Office of the County Clerk.
- D. A right-of-way established by maintenance under the provisions of Florida Statutes.
- E. A right-of-way, a deed for which is accepted by vote of the City Commission and duly recorded in the Office of the County Clerk.
- F. An easement or right-of-way for access, the location, dimensions and terminal points of which are defined in a judgment entered by a court of competent jurisdiction.

- G. A private easement or right-of-way serving more than one (1) parcel of record.
- H. A road existing prior to the effective date of this Code for which there is no formal right-of-way established of record, but which was recognized as a prescriptive public easement prior to the adoption of this Ordinance by issuance of a building permit or permits for parcels for which such easement is the sole access.

**Street furniture zone** – The paved portion of the streetscape zone typically located between the back of the curb and the sidewalk. The street furniture zone typically includes street light poles and lights, utility poles, regulatory signage, traffic signal equipment and street trees. In some cases, a streetscape zone may not have a furniture zone.

**Streetscape zone** – The portion of a street between the back of curb and the adjacent property lines, consisting of a sidewalk and a parkway strip or a street furniture zone.

**Structure** - any combination of materials fabricated to fulfill a function in a fixed location on a parcel of land including buildings and signs.

**Subdivision, Major** - any subdivision not classified as a minor subdivision.

**Subdivision, Minor** - a subdivision of land of not more than five (5) lots, provided that such subdivision does not involve the dedication of streets or easements to the City of Sanford or the provision of access or utilities to a lot, tract or use by means of a right-of-way or easement established after the effective date of this Ordinance.

**Subdivision Plat** - means a map or delineated representation of the subdivision of lands showing actual or planned features, such as streets and building lots, approved in accordance with the City's Subdivision Regulations or the Seminole County Subdivision Regulations if platted prior to incorporation into the City of Sanford, Florida.

**Substantial Progress** - binding contracts for such construction or installation have been let, or, in the absence of such contracts, that the construction of such structure or installation of such improvements has progressed to a conclusive degree or that prerequisite conditions involving significant investment shall be completed or, when construction is not a part of the use, that the use is in operation in compliance with the conditions, stipulations and regulations governing such use.

**Townhome** – See Dwelling, Townhome.

**Tract** - a unit of land other than a lot which is occupied by, or to be occupied by, one principal building and its accessory buildings and including the open spaces, building setbacks, buffers and other improvements required by this Code. A tract may consist of one (1), or more, or portions of a tract of record.

- A. **Tract Area** - the total area of land contained within the tract lines.

- B. **Tract Line** - a boundary dividing a tract, right-of-way, adjoining tract, or other adjoining parcel of land.
  - 1. **Front Tract Line** - the tract line abutting a road right-of-way line.
  - 2. **Rear Tract Line** - the tract line opposite the front tract line.
  - 3. **Side Tract Line** - tract lines other than the front or rear line.
- C. **Tract Depth** - the dimension of a tract measured perpendicular to the front tract line and tangent to the nearest part of the rear tract line.
- D. **Corner Tract** - a tract which abuts on two (2) or more intersecting roads at their intersection.
- E. **Double Frontage Tract** - any tract other than a corner tract which abuts on two roads.
- F. **Tract of Record** - a tract the location and dimensions of which are specifically described as a discrete parcel in a deed, contract for deed or other instrument of conveyance duly recorded in the office of the County Clerk.

**Temporary Commercial Amusement** - a transient activity which does not require the construction of permanent structures nor involve the use of any premises for an extended period of time and which is provided by an establishment primarily engaged in the commercial operation of such activity for a profit, fee, admission charge or other similar means of compensation. Temporary commercial amusements include circuses, carnivals, fairs and similar promotional enterprises of a transient nature.

**Temporary Construction Activities** - a transient use of the premises on which a permitted use is under construction, or, the transient use of a parcel located within a subdivision or planned development project which is under construction or contains new housing units or parcels for sale, provided such transient use is necessary to provide essential promotion, sales, storage and related activities which shall occur only during construction and/or sale of new housing units or parcels and which terminates upon completion of the construction, sales of all parcels and sale of all new housing units. Temporary construction activities include the following uses: temporary real estate sales offices; model housing units; offices for persons engaged in construction of the project; construction materials storage, processing and fabrication; equipment storage; housing; radio transmitting equipment; and similar uses of a transient nature which are not considered or authorized as part of the activities normally associated with the construction of a permitted use for which a valid land use permit has been issued or the construction of a subdivision or planned development project.

**Temporary/Day Labor Services** – an employment service that hires laborers by the day.

**Temporary Noncommercial Amusement Facility** - a transient activity which does not require the construction of permanent structure nor involve the use of any premises for an extended period of time and which is provided by and/or sponsored by a nonprofit club.

**Transient lodging establishments** - any unit, group of units, dwelling, building, group of buildings within a single complex of buildings, or any similar place whether denominated a hotel or motel room, apartment, condominium unit, cooperative unit, time-share unit, single-family unit, or otherwise which is rented more than three (3) times in a calendar year for periods of less than thirty (30) days or one (1) calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to transient residents not including any hospital, nursing home, sanitarium, adult congregate living facility, community resource facility or other similar care facility; or any dormitory or other living or sleeping facility maintained by a public or private school, college, or university for the use of students, faculty, or visitors; and, any condominium common elements not containing sleeping accommodations such as swimming pools, club houses, tennis courts or similar elements.

**Transient Resident** – a visitor to the community who does not use the dwelling as principal residence, who is neither gainfully employed in the community nor a student currently enrolled in a school located in the community or who resides in the dwelling for less than thirty (30) days or one (1) calendar month per year, whichever is less.

**Travel Trailer** - a vehicular portable unit which:

- A. Is identified by the manufacturer as a travel trailer or recreational vehicle; or,
  - 1. Is not more than eight (8) feet in body width; or,
  - 2. Is of any weight provided its body length does not exceed thirty-two (32) feet; or,
  - 3. Is of any length provided its gross weight, factory equipped for use, does not exceed four thousand five hundred (4,500) pounds.
- B. Is designed primarily for short-term temporary living and sleeping purposes for travel, recreation and vacation purposes.
- C. Include units designed to be mounted on, or attached to, a truck or automobile chassis of motorized self-propelled vehicles constructed as an integral unit.
- D. Removal of the means of conveyance from a travel trailer or the construction of a permanent foundation for a travel trailer does not change the structure to something other than a travel trailer.

**Use** - the activities which take place on any land or premises and, when appropriate, the structures located thereon and designed for those activities.

**Vacate or Vacation plat of a subdivision** - means the procedures to void or annul the plat pursuant to Chapter 177, Florida Statutes.

**Variance** - means official approval to modify the terms and development standards of these regulations.

**Vehicle, Vehicular** - trucks, automobiles, boats, recreational vehicles, travel trailers, mobile homes, farm equipment and nonmotorized hauling trailers and pleasure craft that are normally displayed or kept outside.

**Vehicular Accessory Sales and Installation** - a premises, or portion of a premises, occupied by an establishment primarily engaged in the retail selling and installation of vehicular parts, tires, batteries and accessories directly to ultimate consumers and not for resale. Vehicular accessory sales establishments includes installation of accessories sold on the premises provided such activities are incidental and accessory to the principal retail selling of tires, batteries and automotive accessories.

**Vehicle Rental** - an establishment primarily engaged in renting or leasing of vehicles without drivers, as well as nonmotorized hauling trailers intended to meet the needs of ultimate consumers. Vehicle rental establishments may include maintenance facilities provided such maintenance facilities are designed for and incidental to the principal renting or leasing of passenger automobiles, trucks and nonmotorized hauling trailers.

**Vehicle Rental Office** - a premises, or portion of a premises, occupied by an establishment primarily engaged in renting or leasing vehicles without drivers intended to meet the needs of ultimate consumers. Automobile rental offices do not include nonmotorized hauling trailer or truck rental or leasing or maintenance facilities. In addition, the maximum number of rental vehicles that may be stored or parked on the premises at any one time shall not exceed ten (10).

**Vehicle Repair** - an establishment engaged in the fixing and restoration of vehicles.

**Vehicle Sales** - an establishment primarily engaged in the retail selling of new and/or used automobiles and trucks, boats, farm equipment, road building equipment, mobile homes travel trailers and pleasure craft that are normally displayed or kept outside. Vehicular sales establishments may include repair departments provided such repair departments are incidental and accessory to the principal retail selling of vehicles.

**Vehicle Service** - a premises, or portion of a premises, occupied by one (1) or more of the following:

- A. **Automobile Parking Establishment** - a facility primarily used in providing commercial parking facilities on open air lots and/or structures for relatively short periods of time directly to meet the needs of ultimate consumers normally for a fee or charge.
- B. **Automobile Cleaning Establishment** - a facility primarily engaged in furnishing automobile washing, waxing, polishing, detailing and/or similar services except repairs, intended for and directly incidental to the needs of ultimate consumers normally for a fee or charge.
- C. **Gasoline Service Station** - an establishment primarily engaged in the retail selling of gasoline and lubricating oils. Gasoline service stations may include the retail selling of minor automotive accessories, the performing of minor automotive repair work and the renting of small nonmotorized hauling trailers and/or trucks without drivers provided



such activities are incidental and accessory to the principal retail selling of gasoline and lubricating oils,

**Veterinarian And Animal Hospital** - a premises, or portion of a premises, occupied by an establishment engaged in providing health care, medicine, dentistry, surgery and/or similar procedures and services to animals normally for a fee or charge. Veterinarian and animal hospital include grooming and boarding facilities.

**Welding Establishment** - a premises or portion of a premises, occupied by an establishment in which a person, or persons engage in the welding of an article of merchandise or piece of equipment intended for and directly incidental to the needs of ultimate consumers normally for a fee or charge.

**Wholesale And Storage** - a premises, or portion of a premises, occupied by one (1) or more of the following:

- A. **Construction And Contractor Yard** - an establishment in which a person, or persons, practice a vocation or occupation that performs a type of labor, act or work, off the premises that directly results in the fabrication, construction, addition, alteration, repair or development of land, buildings or structures on a given premises normally on a contract basis or for sale, resale, lease, rent or for a fee, charge or other means of compensation and including the equipment, materials and other items utilized by such person, or persons, in practicing their vocation or occupation. Construction and contractor yard establishments may include maintenance facilities provided such maintenance facilities are designed to be utilized only for the maintenance of equipment accessory and incident to the principal use and activities of the construction and contractor yard establishment which is located on the premises.
- B. **Heating Fuel Sales** - an establishment engaged primarily in the retail selling of coal, wood, heating fuel oil and/or bottled gas directly to ultimate consumers and not for resale.
- C. **Motor Freight Transportation** - an establishment primarily engaged in furnishing local or long distance trucking, transfer and draying services with or without the storage of merchandise, products or materials normally for a fee or charge and including maintenance and storage facilities provided such maintenance and storage facilities are designed for and incidental to the principal trucking and freight handling services.
- D. **Nonretail Sales And Service** - an establishment primarily engaged in the nonretail selling of merchandise, products, or materials in bulk quantities directly to person who intend resale of the merchandise, products or materials so bought or handled; or, where merchandise, products or materials are stored or held primarily for safekeeping until later disposal or distribution usually for a fee or charge or delivery departments or warehouses operated by business concerns for their own use.

**Wireless communication facility** – Any equipment or facility used for the transmission or reception of wireless communications. This term includes but is not limited to wireless support structure, antennas, cabling, regular and backup power supplies, and comparable equipment,

regardless of technological configuration (including distributed antenna systems (“DAS”) and small cell networks). For purposes of this definition, the term shall not include communication towers.

**Wireless infrastructure** – As defined in Florida Statutes (Chapter 337).

**Wireless provider** - As defined in Florida Statutes (Chapter 337).

**Wireless Services** - As defined in Florida Statutes (Chapter 337).

**Wireless Services Provider** - As defined in Florida Statutes (Chapter 337).

**Wireless Support Structure** - As defined in Florida Statutes (Chapter 337).

**Yard** - means the land area surrounding the principal building on any parcel which is neither occupied or obstructed by a portion of the principal building from the finished grade to the sky or below the finished grade except where such occupancy, obstruction or encroachment is specifically permitted by this Code.

- A. **Front Yard** - that portion of the yard extending the full width of the parcel and measured between the front parcel line and a parallel line tangent to the nearest part of the principal building.
- B. **Rear Yard** - that portion of the yard extending the full width of the parcel and measured between the rear parcel line and a parallel line tangent to the nearest part of the principal building.
- C. **Side Yard** - those portions of the yard extending from the required front yard to the required rear yard and measured between the side parcel lines and parallel lines tangent to the nearest part of the principal building.