

Changes to Definitions

The following document (26 pages) details the changes to the definitions between the current code and the proposed draft (Sec. 1.4.2 Specific Terms and Phrases Defined). It is organized primarily by zone (if a term is relevant to more than one zone, it appears either in the first zone it is mentioned in, or under the General Requirements, Administration and Procedures, or Miscellaneous grouping). Changes to the definitions are categorized as New Definitions, Modified Definitions, and Removed Definitions.

AGRICULTURAL ZONE (AR)

New Definitions

- Animal Husbandry is a new definition. The current code allows this use as it is incorporated in the definition of agriculture and regulated through the development standards for the accessory structure that house the animal. For clarification, Animal Husbandry was pulled out as a distinct accessory use and, like all uses in the proposed code, was given a definition.
- Animal Services is the use group that includes Animal Boarding and Care and Veterinary Office/Hospital. This use group was given a definition for clarity.
- Antenna on Existing Structure is a use that exists in the current code, and like all uses in the proposed code, was given a definition for clarity.
- Community Garden is a new definition. Like all uses in the proposed code, it was given a definition for clarity.
- Day Care Center (Over 30 Persons) this use is allowed in the current code, but is wrapped into Day Care Center (which allows 13 and more people). The proposed draft breaks Day Care Center into two different sizes to better regulate this use. The Over 30 Persons is a new definition as all uses in the proposed code have been given a definition. This use does not cover the Family Day Care or Group Day Care where the provider is not a resident and cannot meet the non-resident provider requirement (that is accommodated in the Day Center 13-30 Persons).
- Day Care Facility is a use group that includes the day care uses (both child and senior/disabled from the current code). It is defined to provide additional information about who the care is provided for and over what period of time (less than 24 hours a day).
- dB(A) is a unit of measurement for sound that is used frequently in the current and proposed code. To aid the reader, a definition was provided that references Chapter 31B.
- Detached House is a new term in the zoning ordinance. The proposed draft distinguishes between uses and building types. A definition is provided for clarity.
- Encroachment is a term used in Article 59-4 in the context of setback and height encroachments; a definition is provided for clarity.

- Farm Airstrip, Helistop is a use that exists in the current code, and like all uses in the proposed code, was given a definition for clarity.
- Farm Supply or Machinery Sales, Storage, and Service is a use consolidation of farm machinery: sales, storage, or service and farm supply: sales, storage, or service. Like all uses in the proposed code, it was given a definition for clarity.
- Food Service Truck is a new definition. It is mentioned in the Transitory use definition, so a definition was provided for clarity.
- General Building is a new term in the zoning ordinance. The proposed draft distinguishes between uses and building types. A definition is provided for clarity.
- Greenhouse is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Home Health Practitioner (Low Impact) and Home Health Practitioner (Major Impact) are new definitions. The current code allows both a Home Health Practitioner (Low Impact) and Home Health Practitioner (Major Impact) but doesn't distinguish between the two in the use standards. For clarity, the proposed code differentiates between the two kinds of Home Health Practitioner, and like all uses in the proposed code, a definition is provided for clarity.
- Household Living is the use group that includes Single-Unit Living, Two-Unit Living, Townhouse Living, and Multi-Unit Living. This use group was given a definition for clarity.
- Lodging is the use group that includes Bed and Breakfast and Hotel, Motel. This use group was given a definition for clarity.
- Lot, Flag is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Lot Width is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Mining, Excavation is a consolidation of a number of uses including rock or stone quarry, as a temporary use and sand, gravel or clay pit, or extraction of other natural materials, as a temporary use. Like all uses in the proposed code, was given a definition for clarity.
- Parcel is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Pipeline is a use that exists in the current code, and like all uses in the proposed code, was given a definition for clarity.
- Principal Building is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.

- Property is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity and to more clearly differentiate it from a lot, site, or tract. The terms lot, site, tract, and property are used very purposefully in the proposed code and as such a definition for each is provided.
- Public Use (Except Utilities) is a use that exists in the current code, and like all uses in the proposed code, was given a definition for clarity.
- Public Utility Structure is a use that exists in the current code, and like all uses in the proposed code, was given a definition for clarity.
- Railroad Tracks is a use that exists in the current code, and like all uses in the proposed code, was given a definition for clarity.
- Religious Assembly is a use that exists in the current code, and like all uses in the proposed code, was given a definition for clarity.
- Residential Care Facility is a consolidation of 10 different residential care-type uses into one use based on size and impact. Like all uses in the proposed code, it was given a definition for clarity.
- Rural Antique Shop is a use that exists in the current code, and like all uses in the proposed code, was given a definition for clarity.
- Seasonal Outdoor Sales is a new use that incorporates the Christmas Tree Sales between Dec. 5 and Dec. 25, and like all uses in the proposed code, was given a definition for clarity.
- Site is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Solar Collection System is allowed in the current code and is called out as a specific use in the proposed code. Like all uses in the proposed code, it was given a definition for clarity.
- Surface Parking for Commercial Uses in an Historic District is a use that incorporates the provisions for parking in a historic district. It is allowed in the current code and is called out as a specific use in the proposed code. Like all uses in the proposed code, it was given a definition for clarity.
- Tract is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Wildlife, Game Preserve, and Other Conservation Areas is a use that exists in the current code, and like all uses in the proposed code, was given a definition for clarity.

Modified Definitions

- Accessory Apartment (Attached Accessory Apartment and Detached Accessory Apartment) The current code defines both attached and detached accessory apartments together under the definition for Accessory Apartment. For clarity, and because they are separated as two distinct accessory uses in the proposed code, a definition is provided for both an Attached Accessory Apartment (specifying that it is part of a detached house building type) and a Detached Accessory Apartment (specifying that it is in a separate accessory structure).
- Accessory Structure was modified from the current definition of Accessory Building to no longer include the following sentence: "In addition to any other meaning the word 'subordinate' may have in this definition, on a lot where the main building is a one-family detached residential dwelling, except for an accessory agricultural building, subordinate means that the footprint of the accessory building is smaller than the footprint of the main building." As there are use standards for an Accessory Structure that limit the size of an accessory structure in the Agricultural, Rural Residential, and Residential Detached zones, this sentence, which is more vague than the specific standards, is redundant and unnecessary.
- Accessory Use was modified from the definition in the current code to no longer include the following sentence: "A temporary structure or trailer used for construction administration or real estate sales in conjunction with and during the period of development, construction or sales within the same site or subdivision in which it is located is an accessory use." This sentence is no longer necessary as Construction Administration or Sales Office is separated out as a distinct temporary use in the use table.
- Agricultural Auction Facility was modified from the current definition of Auction Facility to clarify that this use is restricted to farm-related merchandise. As a result of this clarification, the definition no longer includes the following sentence: "This does not include a one-time sale such as a yard sale, estate sale or sale required by legal action." Garage sales, yard sales, estate sales, etc. are covered under Sec. 3.1.4.A.4.b.
- Agricultural Processing consolidates a number of uses from the current code (Agricultural processing, milk plant, grain elevator, saw mill, etc.) and as a result, the definition was modified. Current definition: "Processing of an agricultural product that causes a change in the natural form or state of the product and that entails operations of a commercial or industrial character that must be regulated to mitigate potential adverse external impacts. Agricultural processing includes, but is not limited to, an abattoir, milk plant and similar non-farm operations." Proposed definition: An operation that transforms, packages, sorts, or grades farm products into goods that are used for intermediate or final consumption, including goods for non-food use, such as the products of forestry. Agricultural Processing includes milk plant, grain elevator, and mulch or compost production and manufacturing, but does not include Slaughterhouse (see Sec. 3.2.8, Slaughterhouse)."

- Bed and Breakfast definition was modified to clarify that the maximum number of guest rooms is 5 while the language about remaining no longer than 2 weeks in any one visit was removed from the definition and placed in the use standards.
- Building Height definition was modified. The measurement of building height for any building type in the Agricultural, Rural Residential, and Residential zones was taken from the definition of building height for the R-90 and R-60 zones under the current code. As a result, the measurement in the Agricultural, Rural Residential, and Residential zones (not just the R-90 and R-60 zones) will be from average grade along the front of the building (as opposed to language in the current code that measures from the level of approved street grade opposite the middle of the front of a building if the development is less than 35 feet from the street line). In addition, terracing is no longer allowed in the Agricultural, Rural Residential, or other Residential zones. This was done for consistency and clarity in measurement of building height in zones that are predominately agricultural or residential in nature and to remove the ability to terrace, which is a common complaint about the current code. Additionally, the current code says that building height (in the R-90 and R-60 zones) is measured to either the (1) highest point of roof surface regardless of roof type, or (2) the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof. In the proposed code, this language was modified to be “the mean height level between the eaves and ridge ... or the highest point of roof surface for a flat roof” for simplicity.

In the Commercial/Residential, Employment, and Industrial zones, the measurement of height remains the same as the current code, with the exception that “measured from the level of approved street grade opposite the middle of the front of a building...” was changed to “measured from the level of approved curb grade opposite the middle of the front of a building...”

- Cable Communications System definition removes the following language from the current code and incorporates it in the use standards in the proposed code: “including the structures, buildings and facilities in which or on which said component elements are located or which otherwise support the system”. The following language was also deleted: “The term ‘cable communications system’ shall include studios and the administrative offices for the entity operating the cable communications system.”
- Cemetery definition combines both human and animal cemetery and removes the following language from the current code as it is unnecessary: “It may be either a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments or a combination of one or more thereof.”
- Child definition was modernized by removing reference to legitimate and illegitimate child and replaced with biological child.
- Conditional Use definition replaces the special exception definition. It was modified to remove reference to specific findings required (which are detailed in Article 59-8). Current code

definition (special exception): The grant of a specific use that would not be appropriate generally or without restriction, which must be based on a finding that certain conditions governing special exceptions as detailed in [Article 59-G](#) exist, and that the use is consistent with the applicable master plan and is compatible with the existing neighborhood. Proposed definition: A use that must meet the conditional use standards in Div 3.2 through Div. 3.7 and requires approval by the Board of Appeals or Hearing Examiner, under the findings in Sec. 8.3.1. A conditional use is a special exception.

- Coverage definition was modified from the current Building Coverage definition to clarify what is included in coverage (e.g. structured parking, other roofed structures, etc.) and what is not included (e.g. paved areas such as driveways, pedestrian walkways, bay windows, etc.)
- Day Care Center (13 – 30) definition was modified from the current child day care center as this use is now broken down by size in the proposed draft (13-30 and over 30).
- Distribution Line is a use consolidation of electric power transmission and distribution lines, telephone and telegraph lines, and cable lines. The definition incorporates these uses.
- Family Day Care definition was modified, as the result of use consolidation, to include both the child family day care and the day care for seniors and disabled persons (up to 8 max).
- Farm Market, On-site definition was modified. The language about the event of crop failure and the percent of the farm market than can be used for display and sale of agricultural products not produced on a farm under the control of the owner or operator of the farm market was moved to the use standards as this component of the use is only allowed in certain zones.
- Farming definition was modified from the current definition of farm to include the full definition of agriculture (as opposed to just referencing it) at the request of the agricultural community. The definition has also been modified to include footnotes from the current code that identify the list of the uses that are considered accessory to a farm.
- Group Day Care (9-12 Persons) definition was modified as the result of use consolidation, to include both the child group day care home and the day care for seniors and disabled persons. As a result, the definition is broader and the language related to regulations for a child group day care home that takes place in a dwelling was moved to the use standards.
- Home Occupation definition was modified. The reference to residential character, and the list of characteristics have been moved to the use standards. In addition, the definitions for Home Occupation (No Impact), Home Occupation (Low Impact), and Home Occupation (Major Impact) have been modified to include the number of non-resident employees to better distinguish between the three uses.
- Household definition was modified from the definition of family to include people related by adoption or guardianship; two unrelated people and any children, parents, siblings, or other

persons related to either of them by blood, adoption, or guardianship; and not more than 8 unrelated people who are “handicapped” as defined by the Fair Housing Act.

- Lawn Maintenance Service definition was modified to no longer include reference to it being run as a Home Occupation; however, the Planning Board on May 23, 2013 voted in favor of retaining language about having to meet the requirements of a Home Occupation (Low Impact).
- Lot definition was modified to more clearly differentiate it from a site or a tract. The terms lot, site, and tract are used very purposefully in the proposed code and as such, the definition of lot was modified to fit into this scheme.
- Lot Area definition was modified from the current definition of lot area, net; the following language was removed: “excluding any street or highways, whether dedicated or not dedicated to public use, including off-street automobile parking areas and other accessory uses.”
- Mobile Home definition was modified because the proposed code distinguishes between a manufactured home (with a permanent foundation) and a mobile home (without a permanent foundation).
- Nursery definition was modified because the proposed code distinguishes between a Nursery (Retail) and a Nursery (Wholesale) use. In addition, the reference to the sale, from a farm, of horticultural products was moved to the definition of Farming, since it is describing a use that is accessory to a farm.
- Persons with Disability definition was modified to remove the age restriction/adult reference.
- Predevelopment Level of Ground definition was modified from the current definition of pre-development grade. The following language was removed because it was determined to be incorrect: “or the grade necessary to implement an approved subdivision plan”.
- Receiving Area definition was modified to clarify that it is land designated on the zoning map (as opposed to on an approved and adopted general, master, sector or functional plan).
- Security Pavilion definition was modified. The language about not being designed or used as a dwelling unit or for the storage of goods, materials, or automobiles was taken out of the definition and moved to the use standards.
- Shooting Range (Outdoor) definition was modified to distinguish between an outdoor and indoor shooting range.
- Single-Unit Living definition was modified from the current definition of dwelling unit, one-family detached to incorporate the concept of building type and how it differentiates from use.
- Structure definition was modified to clarify that requires permanent location on the ground or attachment to something having permanent location on the ground. The long list of examples was shortened to buildings and fences.

- Telecommunications Tower definition was modified from the current definition of Telecommunications Facility. The language about not being staffed and the types of antennas allowed was removed from the definition and placed in the use standards.
- Transfer of Development Rights definition was modified. Reference to “deed, easement, or other legal instrument” was removed as it is covered by “as authorized by law.” In addition, reference to the development right transferring to another parcel of land was changed to transferring to another tract of land. Changing parcel to tract was done because of the purposeful distinction that the proposed code makes between parcel, lot, site, and tract. The change will not impact how TDRs function.
- Transitory Use definition was modified by deleting the reference to Chapter 47 and moving it to the use standards. The language that is in the referenced Sec. 59-A-6.13 is incorporated in the use standards and therefore, a section reference isn’t required in the definition.
- Veterinary Office/Hospital definition was modified to clarify that animals may stay overnight only for medical purposes.

RURAL RESIDENTIAL ZONES (R, RC, RNC)

New Definitions

- Duplex is a new term in the zoning ordinance (it’s only used once in the current code). The proposed draft distinguishes between uses and building types. A definition is provided for clarity.
- Golf Course, Country Club is a use that exists in the current code and like all uses in the proposed code, it was given a definition for clarity.
- Impervious Surface is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Townhouse is a term in the current code, but it is used differently in the proposed code. In the proposed code it is a building type (the most common associated use is Townhouse Living). The proposed draft distinguishes between uses and building types. A definition is provided for clarity.
- Townhouse Living is a use and like all uses in the proposed code, it was given a definition for clarity.
- Transportation Management Plan is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Two-Unit Living is a use and like all uses in the proposed code, it was given a definition for clarity.

Modified Definitions

- Common Open Space definition was modified to better describe where it occurs (outdoors) and what it is intended for (recreational use by residents and their visitors).
- Country Inn definition was modified to remove extraneous language that didn't help describe the use, and to add that it includes certain subordinate uses, which were previously identified in the Country Inn zone.
- Cultural Institution is a use in the current CR zone and has a definition; however, the proposed draft modifies the definition to be limited to privately owned/run establishments and to only include establishments such as a museum, art gallery or library (current definition also encompasses recreation and entertainment uses, which the proposed draft calls out separately.)
- Educational Institution (Private) definition was modified. This language from the current code: "...which offers a program of college, professional, preparatory, high school, junior high school, elementary, kindergarten, or nursery school instruction, or any combination thereof, or any program of trade, technical or artistic instruction" was modified to "providing instruction or programs of learning" because it better described the types of things that a private educational institution includes, as listed in the definition.
- Green Area definition was modified as it now applies to use standards for certain uses (Independent Living Facility for Seniors or Persons with Disabilities; Residential Care Facility; Charitable, Philanthropic Institution) and not to zones like the Industrial zones.
- Independent Living Facility for Seniors or Persons with Disabilities definition was modified slightly from the current Housing and Related Facilities for Seniors or Persons with Disabilities definition. The reference to occupancy is restricted as provided in a specific section was removed because the occupancy restrictions are now in the use standards.
- Swimming Pool (Community) definition was modified by removing the reference to the minimum number of families and clarified the use.
- Usable Area definition was modified. In the current code, it is measured by deducting from the tract all land indicated on the master plan of highways as a right-of-way with a width of 100 feet or more and all 100-year flood plain areas, which in the opinion of the Planning Board, would constitute an excessively high percentage of the total area of the tract. The proposed code makes the measurement of useable area less subjective by only deducting area if more than 50% of the tract is within environmental buffers. If that is the case, the incremental area of the environmental buffer that exceeds 50% is deducted from the tract. It also no longer deducts the land indicated on the master plan of highways.

Removed Definitions

- Camp Retreat, Non-Profit definition was removed since this use was consolidated with Campground.
- Camper definition was removed since the proposed code doesn't use this term.
- Camper Unit definition was removed since the proposed code doesn't use this term.
- Campsite definition was removed since it is not a separate use, and where used, the term has the same meaning as that found in a dictionary.
- Community Sewerage System definition was removed as it is only referenced once within the proposed code and appears to be self-explanatory.
- Community Water Supply System definition was removed as it is only referenced once within the proposed code and appears to be self-explanatory.
- Dwelling, two-family; Dwelling unit, one-family attached; Dwelling unit, one-family semidetached; Dwelling unit, townhouse definitions have been removed because the proposed code differentiates between use and building type and uses more clear terms and descriptions to differentiate between types of dwellings.
- Life Care (Continuing Care) Facility definition was removed since this use was consolidated with the Residential Care Facility.
- Nursing Home definition was removed since this use was consolidated with the Residential Care Facility.
- Paddock definition was removed because it is a commonly used term.

RESIDENTIAL ZONES (RE-2, RE-2C, RE-1, R-200, R-90, R-60, R-40, TLD, TMD, THD, R-30, R-20, R-10)

New Definitions

- Agricultural Vending is a use that exists in the current code and like all uses in the proposed code, it was given a definition for clarity.
- Ambulance, Rescue Squad (Private) is a use that exists in the current code and like all uses in the proposed code, it was given a definition for clarity.
- Apartment/condo is a new term in the zoning ordinance. The proposed draft distinguishes between uses and building types. A definition is provided for clarity.

- Parking is the use group that includes Structured Parking, Surface Parking for Use Allowed in the Zone, and Surface Parking for Commercial Uses in an Historic District. This use group was given a definition for clarity.
- Playground, Outdoor Area (Private) is a use and like all uses in the proposed code, it was given a definition for clarity.
- Special Event Parking is a type of parking currently allowed in some Residential zones. For clarity, it was pulled out as a separate use and like all uses in the proposed code, it was given a definition.
- Surface Parking for Use Allowed in the Zone is a consolidation of a few uses and like all uses in the proposed code, it was given a definition for clarity.
- Urban Farming is a use and like all uses in the proposed code, it was given a definition for clarity.

Modified Definitions

- Catering Facility, Outdoors was modified to provide a clearer definition and the following language was moved to the use standards for Recreation and Entertainment Facility, Outdoors in the R-200 zone (which is where this activity is currently allowed): “all catering parties are held under pavilions, or in the open, and may include various recreational activities.”
- Commercial Kitchen definition was modified to specify the uses that it must be associated with (which is a footnote in the current code).
- Group Picnic, Catering, and Recreation Facility was consolidated into the Recreation and Entertainment Facility use and is called out in the use standards for the RE-2C zone as it is the only Recreation and Entertainment Facility use allowed in that zone (in keeping with the current code). The definition was simplified by removing overly descriptive language.
- Hospital definition was modified to provide clarity by adding a list of accessory facilities that are included in the use. In addition, the definition was modernized by removing this part of the definition: “obstetrical, psychological, or chemical dependency disorders including general hospitals and institutions in which service is limited to special fields.” The more general definition covers all of these items without the need to specifically list them.
- Infill Development definition was modified. The references to “after April 28, 2009” and “existing on April 28, 2009 is no longer needed as any building or construction occurring under the proposed code will be after that date. In addition, because stories are not used in the proposed code when measuring height, the following language was removed: “ the construction proposed is more than one story, excluding any basement if the average

elevation of the finished grade is higher along the front of the dwelling than the average elevation along the rear of the dwelling.”

- Medical Practitioner definition was modified to include physician’s assistant or nurse practitioner.
- Multi-Unit Living definition was modified from the current definition of dwelling unit, multiple family to incorporate the concept of building type and how it differentiates from use.
- Office is a consolidation of more than 10 uses and therefore the definition was modified from the current office definitions to encompass all the different types of office uses.
- Overlay Zone definition was modified to be more clear.

Removed Definitions

- Boardinghouse definition was removed since this use is not in the proposed code.
- Chancery definition was removed as it was consolidated into the more broad Office use.
- Embassy definition was removed as it was consolidated into Single-Unit Living use.
- Home Occupation Residential Parking Area definition was removed because this term isn’t used in the proposed code.
- Home Occupation, Visit definition was removed as a visit to a home occupation is no different than a visit to another establishment; self-explanatory.
- Life Sciences Center definition has been removed because this use is no longer allowed in the R-200 zone (the use Life Sciences, which is in the LSC zone, is still in the proposed code)
- Office, Professional, Nonresidential definition was removed as it was consolidated into the more broad Office use. In the Residential Detached zones, the reference to having to be in an existing detached house was moved to the use standards.
- Sending Area definition was removed because this term isn’t used in the proposed code.

COMMERCIAL/RESIDENTIAL ZONES (CRN, CRT, CR)

New Definitions

- Blank Wall is a new term in the zoning ordinance and since there is a minimum requirement in the Commercial/Residential and Employment zones, the term is defined.

- Build-to Area is a new term in the zoning ordinance and since there is a minimum requirement in the Commercial/Residential and Employment zones, the term is defined.
- Bus, Rail Terminal/Station is a use and like all uses in the proposed code, it was given a definition for clarity.
- Drive Thru is proposed as an accessory use and like all uses in the proposed code, it was given a definition for clarity.
- Floor Area Ratio (FAR) definition was modified based on the proposed distinctions between a lot, site, tract, etc. In the proposed draft, FAR is measured based on the area of the tract (the current code references the gross tract area of the lot, which is equivalent to the proposed tract).
- Footprint is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Grocery Store is a use in the current code and was consolidated into the Retail/Service Establishment use. In the CRN, a Retail/Service Establishment over a certain size is limited to a grocery store and grocery stores are specifically referenced in some of the overlay zones. As a result, a definition was provided for clarity.
- Light Vehicle Sales and Rental (Indoor) is a consolidation of a number of uses and like all uses in the proposed code, it was given a definition for clarity.
- Light Vehicle Sales and Rental (Outdoor) is a consolidation of a number of uses, and like all uses in the proposed code, it was given a definition for clarity.
- Medical, Dental Laboratory is a consolidation of 2 uses and like all uses in the proposed code, it was given a definition for clarity.
- Medical/Scientific Manufacturing and Production is a consolidation of 3 uses and like all uses in the proposed code, it was given a definition for clarity.
- Multi Use Building is a new term in the zoning ordinance. The proposed draft distinguishes between uses and building types. A definition is provided for clarity.
- Non-Auto Driver Mode Share (NADMS) is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Recreation and Entertainment Facility, Indoor is a consolidation of more than 10 uses and like all uses in the proposed code, it was given a definition for clarity.
- Recreation and Entertainment Facility, Major is a consolidation of more than 10 uses and like all uses in the proposed code, it was given a definition for clarity.

- Recreation and Entertainment Facility, Outdoor is a consolidation of a number of uses and like all uses in the proposed code, it was given a definition for clarity.
- Repair (Major) is a new use that incorporates the current automobile repair and services use and like all uses in the proposed code, it was given a definition for clarity.
- Repair (Minor) is a new use that incorporates the current automobile repair and services use and like all uses in the proposed code, it was given a definition for clarity.
- Restaurant is a consolidation of at least 3 uses and like all uses in the proposed code, it was given a definition for clarity.
- Retail/Service Establishment is a consolidation of dozens of uses that are now differentiated by size (impact) as opposed to a specific type of retail. Like all uses in the proposed code, it was given a definition for clarity.
- Self-Storage is a use that exists in the current code and like all uses in the proposed code, it was given a definition for clarity.
- Site Design is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Storage Facility is a consolidation of a few uses and like all uses in the proposed code, it was given a definition for clarity.
- Structured Parking is a consolidation of a few uses and like all uses in the proposed code, it was given a definition for clarity.
- Taxi/Limo Facility is a consolidation of 2 uses and like all uses in the proposed code, it was given a definition for clarity.
- Transparency is a new regulation for certain building types in certain zones. It is defined to provide clarity.

Modified Definitions

- Hotel, Motel definition was modified to reference a specific period of time for short-term stays (less than 30 days) rather than refer to transient visitors. In addition, for clarity meeting rooms and banquet facilities were added to the list of things that a Hotel, Motel includes.
- Live/Work Unit definition was modified to provide additional detail/description.
- Public Open Space definition was modified from the current public use space to be much more broad. The definition no longer includes a list of what public open space does and does not include because that information has been moved to the body of the code under Div. 7.3.

Removed Definitions

- Amusement Center definition was removed since this use was consolidated with the Recreation and Entertainment Facility uses.
- Arts and Entertainment Use definition was removed since it is not used in the current code or proposed code. This type of use is covered by Recreation and Entertainment Facility.
- Automobile Fluid Maintenance Station definition was removed because this use was consolidated with the Repair (Minor) use.
- Automobile Garage, Public definition was removed because this use was consolidated with the Structure Parking use.
- Automobile Parking Facility definition was removed since this term isn't used in the proposed code.
- Automobile Repair and Service Station definition was removed because this use was consolidated with the Repair (Minor) and Repair (Major) use.
- Automobile Sales, Retail Showroom definition was removed since this use was consolidated with the Light Vehicle Sales and Rental (Indoor) use.
- Automobile Sales and Service Mall definition was removed since this use was consolidated with the Light Vehicle Sales and Rental (Indoor) use.
- Bus Transit Center was removed since the proposed code does not use this term.
- Combination Retail Store definition was removed since this use was consolidated with the Retail/Service Establishment use.
- Convenience Food and Beverage Store definition was removed since this use was consolidated with the Retail/Service Establishment use.
- Corporate Training Center definition was removed since this use was consolidated with the Conference Center use.
- Drive-in Restaurant definition was removed since this use was consolidated with the Restaurant use and the Drive-Thru accessory use.
- Dry Cleaning and Laundry Pick-Up Station definition was removed since this use was consolidated with the Retail/Service Establishment use.
- Duplicating Service definition was removed since this use was consolidated with the Retail/Service Establishment use.

- Dwelling, multiple-family; Dwelling, multiple group definitions have been removed because the proposed code differentiates between use and building type and uses more clear terms and descriptions to differentiate between types of dwellings.
- Dwelling, Carriage House definition has been removed because this term isn't in the proposed code.
- Emergency Health Care Facility definition was removed since this use was consolidated with the Clinic use.
- Ground Area of a Building definition was removed as it is redundant with the concept and definition of footprint.
- Guest Room definition was removed since this use was consolidated with the Household Living uses.
- Highway Fuel and Food Service definition was removed since this use was consolidated with the Automobile Filling Station use.
- Hotel, Apartment definition was removed because this use is not retained in the proposed code.
- Integrated Shopping Center definition was removed because this term isn't used in the proposed code.
- International Organization definition was removed since this use was consolidated with the Office use.
- Office, General definition was removed since this use was consolidated with the Office use.
- Pawnshop definition was removed since this use was consolidated with the Retail/Service Establishment use.
- Radio and Television Broadcasting Studio definition was removed since this use was consolidated with the Office use.
- Roomer definition was removed since it is not used in the proposed code.
- Swimming Pool, Commercial definition was removed since this use was consolidated with Recreation and Entertainment Facility.
- Telephone Office or Communications Center definition was removed since this use was consolidated with the Office use.
- Theater, Indoor definition was removed since this use was consolidated with Recreation and Entertainment Facility.

- Theater, Legitimate definition was removed since this use was consolidated with Recreation and Entertainment Facility.
- Theater, Outdoor definition was removed since this use was consolidated with Recreation and Entertainment Facility.
- Tourist Home definition was removed since this use was consolidated with Hotel, Motel.

EMPLOYMENT ZONES (GR, NR, LSC, EOF)

New Definitions

- Amenity Open Space replaces green area in the industrial and commercial zones (proposed GR, NR, EOF, IL, IM, IH zones) and has a new, broader definition. Specific standards for how the space must be designed and what it can consist of is no longer in the definition, but is outlined in Div. 7.3.
- Animal Research Facility is a use that exists in the current code and like all uses in the proposed code, it was given a definition for clarity.
- Automobile Storage Lot is a use that exists in the current code and like all uses in the proposed code, it was given a definition for clarity.
- Dwelling for Caretaker/Watchkeeper is a use that exists in the current code and like all uses in the proposed code, it was given a definition for clarity.
- Heavy Vehicle Sales and Rental is a consolidation of use and like all uses in the proposed code, it was given a definition for clarity.
- Light Manufacturing and Production consolidates more than 15 uses from the current code and like all uses in the proposed code, it was given a definition for clarity.

Modified Definitions

- Helipad, Heliport definition was modified from the current definition of Heliport to remove the references to and description of a private use facility vs. a public use facility as public uses are permitted in all zones.
- High Technology definition was modified slightly. The word “advanced” was added before “scientific equipment” to clarify that high technology involves some level of “advanced” or “high level” scientific equipment.
- Shooting Range (Indoor) definition was modified to distinguish between an outdoor and indoor shooting range.

Removed Definitions

- Building Lot Termination Easement definition was removed as Building Lot Termination is defined and easement is a commonly used term.

INDUSTRIAL ZONES (IL, IM, IH)

New Definitions

- Contractor Storage Yard is a use that exists in the current code and like all uses in the proposed code, it was given a definition for clarity.
- Crematory is a new use and like all uses in the proposed code, it was given a definition for clarity.
- Hazardous Material Storage is a new use and like all uses in the proposed code, it was given a definition for clarity.
- Heavy Manufacturing and Production consolidates more than 15 uses from the current code and like all uses in the proposed code, it was given a definition for clarity.
- Landfill, Incinerator, or Transfer Station is a consolidation of 3 uses from the current code and like all uses in the proposed code, it was given a definition for clarity.
- Mineral Storage is a use that exists in the current code and like all uses in the proposed code, it was given a definition for clarity.
- Mining, Excavation is a consolidation of 2 uses and like all uses in the proposed code, it was given a definition for clarity.
- Repair (Commercial Vehicle) is a new use that incorporates the current use aircraft parts, sales and service and like all uses in the proposed code, it was given a definition for clarity.

Modified Definitions

- Freight Movement definition was modified from the definition of trucking terminal to be broader than just truck-related transportation.

Removed Definitions

- Accessory Residential Unit definition was removed because it was consolidated into Multi-Unit Living. The language about having to be located above the first floor and comprising less than 40% of the total floor area was retained in the Industrial Mixed Use Overlay zone.
- Automobile Recycling Facility definition was removed because this use was consolidated with the Recycling Collection and Processing use.

- Central Mixing or Batching Plants for Asphalt, Concrete or Other Paving Materials definition was removed since this use was consolidated with Heavy Manufacturing and Production.
- Construction Debris Reclamation Facility definition was removed because this use was consolidated with the Recycling Collection and Processing use.
- Dairy Products or Milk Plant definition was removed since this use was consolidated with Agricultural Processing.
- Fertilizer Mixing Plant definition was removed since this use was consolidated with Heavy Manufacturing and Production.
- Sanitary Fill definition was removed since this use was consolidated with Landfill, Incinerator, or Transfer Station.
- Solid Waste Transfer Station definition was removed since this use was consolidated with Landfill, Incinerator, or Transfer Station.
- Trucking Terminal definition was removed since this use was consolidated with Freight Movement.

FLOATING ZONES (Article 59-5)

New Definitions

- Base zone is a term that occurs frequently in the current zoning code but was not defined. As it is used in the proposed code as well a definition is now provided for clarity.
- Floating Zone is a concept that exists in the current code, and it was given a definition for clarity.
- Stream Buffer Area is a new term and was given a definition for clarity.

GENERAL REQUIREMENTS (Article 59-7)

New Definitions

- Bicycle Parking, Long-Term is a new term in the zoning ordinance and since there is a minimum requirement for long-term bicycle parking, the term is defined.
- Bicycle Parking, Short-Term is a new term in the zoning ordinance and since there is a minimum requirement for short-term bicycle parking, the term is defined.
- DBH is a new term in the zoning ordinance used in the section regarding rural open space; it is defined for clarity.

- Environmental Site Design is referenced in Article 59-7 when discussing drainage of parking lots. The definition, from Chapter 19, is provided for clarity.
- Gross Leasable Area is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Lighting Fixture (Luminaire) is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Parking, Shared is a term used in Article 59-7. It was given a definition for clarity.
- Parking, Tandem is a term used in Article 59-7. It was given a definition for clarity.
- Parking Benefit District; Parking Benefit District, Primary; Parking Benefit District, Secondary are terms used in Article 59-7. They were given a definition and reference Chapter 60 for clarity.
- Permeable Area is a new term in the code and was given a definition for clarity.

Removed Definitions

- Marquee definition was removed because it is unnecessary.

ADMINISTRATION AND PROCEDURES (Article 59-8)

New Definitions

- Binding Element is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Plan, Comprehensive was added in an earlier draft when referenced in Article 59-8; it could be removed.
- Site Element is a new term. It is defined to provide clarity.

Removed Definitions

- Amend or Amendments definition was removed because as the term is used in conjunction with certain types of amendments which are defined.
- Board definition was removed because the Board of Appeals is always referred to by its full name in the proposed code.
- Newspaper, Village definition was removed because this term isn't used in the proposed code.

- Plan, Combined Urban Renewal Project and Plan, Urban Renewal definitions were removed because urban renewal projects aren't covered in the proposed code as they are regulated under Chapter 56.
- Plan, Development definition was removed because this term isn't used in the proposed code.
- Plan, Diagrammatic definition was removed because this term isn't used in the proposed code.
- Plan, Project definition was removed because this term isn't used in the proposed code.
- Plan, Site definition was removed because the description and requirements of a site plan are provided in Div. 8.3; however, certified site plan is defined.
- Plan, Public Hearing Site definition was removed because this term isn't used in the proposed code. The proposed code does require public meetings and hearings for certain approvals and the process and requirements are detailed in Article 59-8.
- Plan, Supplementary definition was removed because this term isn't used in the proposed code.

MISCELLANEOUS

New Definitions

- Abutting is a new definition, to provide clarity. This term is used often for compatibility standards.
- Adjacent is a new definition, to provide clarity.
- Awning is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Balcony is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Belt Course is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Berm is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Confronting is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.

- Euclidean Zone is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Gallery is a new definition, to provide clarity. This term is used when discussing building form in Article 59-4.
- Leader is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Light Shelf is a new term, and since it is allowed to encroach in a setback, a definition was provided for clarity.
- Modal Split is a new term. It is defined to provide clarity.
- Plan, Functional Master is term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Plan, General is term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Planning Department is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Porch is a term used in the current code, but is not defined (unenclosed and enclosed porch are defined, but not the general term of porch). Since it is used in the proposed code as well a definition is provided for clarity.
- Principal Building was modified from the current definition of building, main. The following language was removed because it is unclear and unnecessary: "In any residential zone, any dwelling shall be deemed to be a main building on the lot on which the same is located if the lot is used primarily for residential purposes."
- Rainwater Collection System is a new term, and since it is allowed to encroach in a setback and height, a definition was provided for clarity.
- Reconstruction is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Renovation is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Right-of-Way is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Road, Arterial; Road, Business, Road, Residential Primary are defined with references to Chapter 49 for clarity.

- Setback, Front; Setback, Rear; Setback, Side; Setback, Side Street are terms and concepts in the current code, but are not defined. Since these terms are used in the proposed code, a definition was provided for clarity.
- Sill is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Stoop is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Tract is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.
- Zone is a term used in the current code, but is not defined. Since it is used in the proposed code as well a definition is provided for clarity.

Modified Definitions

- Frontage definition was modified from the “length of the front property line of the lot, lots or tract of land abutting...” to “a property line shared with...”. In addition, rural right-of-way was removed and alley right-of-way or easement boundary was added.
- Gross Floor Area (GFA) definition was modified from “buildings on a lot” to “buildings on a tract” as a result of the purposeful clarification of the terms lot, site, and tract. In addition, in the list of things GFA does not include, “outside balconies which do not exceed a projection of 6 feet beyond the exterior walls of the building” was modified to “unenclosed steps, balconies, and porches”. Also, the following were added to the list of things that GFA does not include:
 - structured parking was added for clarification;
 - floor area for publicly owned or operated uses or arts and entertainment uses provided as a public benefit under the optional method of development was added as it incorporates a footnote in the current code that excludes these items from the measurement of FAR in optional method development; this has expanded the eligible area to more than the CBD’s.
 - floor area for an historic resource recommended in the master plan to be preserved and reused, which does not occupy more than 10% of the GFA was added to incorporate a footnote from the current code excludes it from the measurement of FAR, which is based on GFA;
 - interior balconies and mezzanines for common, non-leasable area in a regional shopping center ;
 - in the Commercial/Residential and Employment zones, floor area for all MPDUs that exceed the minimum 12.5% of required MPDUs was added as a way to encourage more affordable housing as a public benefit; and
 - In the LSC and Industrial zones, floor space used for mechanical equipment was added to incorporate the current language in the development standards table for the Industrial zones.

- Plan, Master definition was modified to include sector plan.
- Zoning Map definition was modified to reflect that the official zoning map will be digital.
- 100-year Flood Plain definition was modified to remove the reference to stormwater runoff and the total ultimate development of the watershed and to provide clarity.

Removed Definitions

- Access definition was removed because it is a common used term.
- Accessibility Improvement definition was removed. It could be included and modified to reflect how it is used in the proposed draft.
- Airport, including Airpark and Airfield definition was removed as it is not a use; the term is only used in relationship to height regulations, and is a commonly known term.
- Alley definition was removed because it is defined in the Road Code (Chapter 49)
- Automobile Garage, Group definition was removed because this term is not used in the proposed code.
- Automobile Garage, Private definition was removed because this term is not used in the proposed code.
- Automobile Sales Lot definition was removed because this term is not used in the proposed code.
- Block definition was removed because it is a commonly used term.
- Building Line definition was removed because it is defined with respect to lot width and the front building line.
- Corridor City definition was removed because this term is not used in the proposed code.
- Court; Court Height; Court, Inner; Court, Outer definitions were removed because these terms are not used in the proposed code.
- Dairy Farm definition was removed because this term does not appear in the current or proposed code.
- Dwelling definition was removed because it is covered by the definition of dwelling unit.
- Floor Area of a Building, Total is basically covered by the definition of gross floor area.
- Foreign Mission definition was removed because this term is not used in the proposed code.

- Foster Home definition was removed because the term is not used in the current or proposed code.
- Grade, Finished definition was removed because it is described within the definition of building height.
- Helistop, Temporary definition was removed because specific use is no longer in the use table.
- Homes Association definition was removed because this term isn't used in the proposed code.
- Household Employee definition was removed because this term isn't used in the proposed code.
- Land Use Plan definition was removed because this term isn't used in the proposed code.
- Lot, depth of; Lot, front of; Lot frontage, minimum at building line; Lot frontage, minimum at front line definition were removed because these terms have been modified and descriptions of how they are measured occur in Article 59-4.
- Lot line, front; Lot line, rear; Lot line, side definitions were removed because they are unnecessary.
- Lot, Outlot definition was removed because this term isn't used in the proposed code.
- Lot, record definition was removed because this term isn't used in the proposed code.
- Mansard Roof definition was removed because it is unnecessary.
- Marker definition was removed because it is unnecessary.
- Median Income, Area-wide definition was removed because the term isn't used in the current or proposed code.
- Metrostation Policy Area definition was removed because the term it isn't used in the proposed code.
- Mobile Home, Single Wide definition was removed because the term it isn't used in the proposed code.
- Mobile Home Stand definition was removed because the term it isn't used in the proposed code.
- Modular Home definition was removed because the term it isn't used in the proposed code.
- Opportunity Housing Project definition was removed because the term it isn't used in the proposed code.

- Parent definition was removed because it is unnecessary.
- Plan, Sector definition was removed since a sector plan is included in the definition of a master plan.
- Residential Mobile Home Option Area definition was removed because this term isn't used in the proposed code.
- Road definition was removed; definitions related to roads are in Chapter 49.
- Roof Line definition was removed because this term isn't used in the proposed code.
- Seasonal Site definition was removed because this term isn't used in the proposed code.
- Sewage Treatment Plant definition was removed because this term isn't used in the proposed code.
- Shelter, Fallout or Emergency definition was removed because this term isn't used in the proposed code.
- Solid Waste definition was removed because this term isn't used in the proposed code.
- Sound Level, Day-Night Average (DNL or Ldn) definition was removed as reference to Noise Ordinance is used.
- Story and Story, half definitions were removed because stories are not used in the measurement of height in the proposed code.
- Street definition was removed; definitions related to roads are in Chapter 49.
- Street, centerline of definition was removed because the term isn't used in the proposed code.
- Street Facade definition was removed because this term isn't used in the proposed code.
- Street Frontage definition was removed, frontage is defined.
- Street Line definition was removed.
- Street Width definition was removed because this term isn't used in the proposed code.
- Technical Manual definition was removed as the reference in the proposed draft is to the Trees Technical Manual, approved by the Planning Board as amended.
- Trailer definition was removed as it is a commonly used word.
- Transient Lodging Facility definition was removed because this term isn't used in the proposed code.

- Transmission Line definition was removed because this term isn't used in the proposed code.
- Truncation definition was removed because this term isn't used in the proposed code.
- Yard; Yard, Front; Yard, Rear; Yard, Side definitions have been removed as the proposed code references setbacks and building lines instead.