

Section 200: Application and Interpretation:

- A. For the purpose of these regulations, certain numbers, abbreviations, terms, words, and phrases used herein shall be used, interpreted, and defined as set forth in this article.
- B. Whenever any words and phrases used herein are not defined herein but are defined in the State Laws regulating the creation and function of various planning agencies, any such definition therein shall be deemed to apply to such words and phrases used herein, except when the context otherwise requires.
- C. For the Purpose of these regulations, certain words and phrases used herein shall be interpreted as follows:
 - 1. The word “person” includes an individual, firm, association, organization, partnership, trust, company, corporation, or any other legal entity.
 - 2. The masculine includes the feminine.
 - 3. The present tense includes the past and future tense, the singular number includes the plural.
 - 4. The word “shall” is a mandatory requirement, the word “may” is a permissive requirement, and the word “should” is a preferred requirement.
 - 5. The words “used” or “occupied” include the words “intended”, “arranged”, or “designed to be used or occupied”.
 - 6. The word “lot” includes “plot”, “parcel”, and “tract”.
 - 7. The word “property owner” includes the individual, firm, association, organization, partnership, trust, company, corporation, or any other legal entity who owns or holds title to real property. An entity which has the power of eminent domain shall be considered a property owner and have the authority to act as property owner.

Section 201: Words and Phrases Defined:

ACCESS – The principal means of ingress and egress to abutting property from street.

ACCESSORY STRUCTURE – A detached building or structure incidental and accessory to the principal building or structure.

ACCESSORY USE – A use incidental to, and on the same lot as, a principal use.

ACRE – A measurement of land area containing forty-three thousand five hundred sixty (43,560) square feet of land or water or combination thereof.

ADDITION – A structure or building added to the original structure or building at some time after the completion or issuance of a certificate of occupancy for the original structure or building.

ADULT ENTERTAINMENT ESTABLISHMENT – A commercial establishment which limits admission to “adult only” owing to the sexual nature of its merchandise or entertainment. Such

establishment may include, but not be limited to, adult bookstores, adult theaters, adult lounges, adult restaurants, adult health studios, adult photography studios, or adult novelty stores.

ADVERTISING STRUCTURE – A structure erected or installed for advertising purposes, with or without any advertising display thereon, situated upon or attached to real property, upon which any sign or other advertisement may be attached, affixed, or displayed.

AGRICULTURAL BUILDING – A structure principally utilized for the storage of machinery used for purposes of crop production or for the shelter and feeding of livestock.

AGRICULTURE – The use of land for crop production and/or raising of livestock.

AIRPORT – Any location either on land, water or structure which is designed or used for the landing and taking-off of aircraft, including all necessary buildings and facilities, if any.

AIRPORT ELEVATIONS – 806 feet above mean sea level.

ALLEY – A public or private access way primarily designed to serve as secondary access to the side or rear of a property.

ALTERATION – Any change, addition, or modification in construction, or any change in the structural members of a building, such as bearing walls, columns, beams or girders.

AMUSEMENT DEVICE – Any amusement machine or device operated by means of insertion of a coin, token, or similar object for the purpose of amusement or skill, or for the playing of which a fee is charged. This definition does not include vending machines.

ANTENNA – Means a device used to receive or transmit electromagnetic waves.

APPROACH, SURFACE – A surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in Section 994(A) of this Ordinance. The perimeter of the approach surface coincides with the perimeter of the approach zone.

APPROACH, TRANSITIONAL, HORIZONTAL, AND CONICAL ZONES – These zones are set forth in Section 994(A) of this Ordinance.

ARCADE – Any establishment, room, place or business location in which there are available to the public more than six (6) amusement devices.

ATTACHED WIRELESS COMMUNICATION FACILITY (ATTACHED WCF) – An antenna array that is attached to an existing building or structure (attachment structure), which structures shall include, but not limited to, utility poles, signs, water towers, with any accompanying pole of device (attachment device) which attaches the antenna array to the existing building or structure, transmission cables, and an equipment facility which may be located either inside or outside of the attachment structure.

BASEMENT – That portion of a building that is partly or completely below grade.

BLOCK – A tract of land bounded by streets, or a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines of waterways or boundary lines of municipalities.

BOARD – The Huntington County Advisory Board of Zoning Appeals.

BOARD OF AVIATION – A board appointed by the City of Huntington as required by IC-8-22-2-1 et. seq.

BUFFER – Land area used to visibly separate one (1) use from another or to shield or block noise, lights, or other nuisances.

BUILDABLE AREA – That portion of a lot or building site remaining for purposes of erecting or constructing a building after required setbacks have been provided.

BUILDING – A structure having a roof supported by columns or walls designed, built, or used for the enclosure, shelter, or protection of persons, animals, or property.

BUILDING, AREA – The area within the outside perimeter of exterior walls of the ground floor of a building.

BUILDING, COMMERCIAL – A building within which a commercial use is conducted.

BUILDING, DETACHED – A building that has no structural connection with another building.

BUILDING, HEIGHT OF - The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs to the deck line of mansard roofs and to the mean height between eaves and ridges for gable, hip and gambrel roofs.

BUILDING, INDUSTRIAL – A building within which an industrial use is conducted.

BUILDING LINE – A line parallel to and equidistant from the relevant lot line (front, rear, and side) and equal to the depth of the applicable setback required for the zoning district in which the lot is located.

BUILDING WIDTH – The dimension of a building or structure from side to side.

BUSINESS OFFICE – The office of a business designed and used primarily to conduct the administrative and clerical affairs of the business.

CEMETERY – Land used or intended to be used for the burial of the human or animal dead and dedicated for cemetery purposes, including crematories, mausoleums and mortuaries if operated in connection with and within the boundaries of such cemetery for which perpetual care and maintenance is provided.

CERTIFICATE OF OCCUPANCY – A document issued by the Department allowing the occupancy or use of a building.

CHILD CARE HOME – A residential structure wherein child care services are provided in accordance with Indiana Code.

CITY/COUNTY PLANNING DEPARTMENT – The joint City of Huntington and Huntington County Planning Department.

CLINIC – A building used for the care, diagnosis and treatment of sick, ailing, infirm, or injured persons, and those who are in need of medical and surgical attention, but which building does not provide board, room, or regular hospital care and services.

CLUB – A building or portion thereof or premises owned or operated by a person for a social, literary, political, educational or recreational purpose primarily for the exclusive use of member and their guests, but not including any organization, group or association, the principal activity of which is to render a service usually and ordinarily carried on as a business.

CO-LOCATION – Means the use of common WCF or common site by two or more wireless license holders or by one wireless license holder for more than one type of communications technology and/or placement of a WCF on a structure owned or operated by a utility or other public entity.

COMMERCIAL RECREATION AREA – An area designated and used for recreational activities of a commercial nature, including swimming pools, amusement parks, batting cages, miniature golf, go-cart racing, and similar activities.

COMMERCIAL USE – Activity involving the sale or offering of goods or services.

COMMISSION – The Huntington County Advisory Plan Commission.

COMMON AREA – The total area which is available for common use by all tenants and their invitees, including but not limited to, such areas as parking lots and their appurtenances, sidewalks, landscaped areas, etc.

COMPONENT OF USE – An element of use of land including but not limited to, off-street parking, off-street loading, landscaping and signage.

COMPREHENSIVE (DEVELOPMENT) PLAN – A plan, or any portion thereof, adopted by the Plan Commission and the Board of County Commissioners, indicating the general extent of present physical facilities such as housing, industrial and commercial uses, parks, schools, and transportation and other community facilities, and projecting future needs for such facilities.

CONDITIONAL USE – A use which was approved by the Board of Zoning Appeals under Ordinance #1958-1, as amended or Ordinance #1984-2, as amended.

CONICAL SURFACE – A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet.

CONTIGUOUS – Lands which are actually joined, united, or touching each other.

COPY AREA – The entire face of a sign including advertising surfaces of any framing, trim, or molding but not including the supporting structure.

CUL-DE-SAC – See street.

DAY CARE HOME – A residential structure wherein day care services are provided in accordance with Indiana Code.

DECK – An exterior floor system supported on at least two opposing sides by an adjoining structure and/or posts, piers, or other independent system.

DENSITY – The number of individuals, dwelling units, or housing structures per unit of land.

DEPARTMENT – The Huntington Countywide Department of Community Development.

DEVELOPMENT – The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building; use or change in use of any buildings or land; or any extension of any use of land or any clearing, grading or other movement of land under the jurisdiction of any local land use authority.

DEVELOPMENT PLAN – A specific plan, as required by the Zoning Code, for the development of real property.

DEVELOPMENT REQUIREMENT – A requirement for development of real property in a zoning district for which a Development Plan is required.

DEVELOPMENT STANDARDS – The minimum development requirements established by the Zoning Ordinance. The requirements include, but not limited to, setback, building height, ground floor area, lot size, lot width, lot frontage, parking, signage, and landscaping.

DIRECTOR – The Executive Director of the Huntington Countywide Department of Community Development.

DISTRICT – A specifically delineated area within which regulations and requirements uniformly govern the use and development of the land.

DRIVEWAY – Vehicular drive to not more than two (2) lots which provides access to a parking space, garage, dwelling, or other structure.

DWELLING UNIT – One (1) or more rooms designed exclusively for residential occupancy, which include lawful cooking and lawful sanitary facilities.

DWELLING, MULTI-FAMILY – A building or structure containing three (3) or more dwelling units.

DWELLING, SINGLE-FAMILY – A building or structure containing one (1) dwelling unit.

DWELLING, TWO-FAMILY – A building or structure containing two (two) dwelling units.

EASEMENT – An authorization or grant by a property owner to specific person(s) or to the public to use the land for specific purposes.

EGRESS – An exit from a property.

ESTABLISHMENT – An economic unit, generally at a single physical location, where business is conducted or services are offered.

EQUIPMENT FACILITY – Any structure used to contain ancillary equipment for a WCF which includes cabinets, shelters, a buildout of an existing structure, pedestals and other similar structures.

EXECUTIVE DIRECTOR — The Director of the Huntington Countywide Department of Community Development.

FACTORY-BUILT HOUSING – A structure built or constructed in a factory and designed for long-term residential use. For the purposes of these regulations, factory built housing consist of four types: modular homes, sectional homes, mobile homes, and manufactured homes.

FACTORY-BUILT STRUCTURE – A structure built or constructed in a factory and installed or assembled on a building site.

FARM – A lot utilized for agricultural purposes.

FENCE – Any artificially constructed barrier of any material or combination of materials constructed or erected to enclose or screen areas of land.

FENCE, PRIVACY – Any fence constructed of materials which creates an opaque wall or screen.

FLOOR AREA, GROSS – The sum of the horizontal areas of all floors of a building or structure measured from the exterior face of exterior walls, but not including any space where the floor-to-ceiling height is less than six (6) feet.

FLOOR AREA, GROUND – The sum of the horizontal areas of the ground floor of a building containing a dwelling unit, excluding a mobile home, measured from the exterior face of exterior walls, but not including open porches, decks, terraces, garages, or exterior stairways.

GRADE – The finished surface elevation of land adjacent to a sign, building, or other structure.

GROUND COVER – Low growing living plant material that is planted to form a continuous cover over the ground.

GROUP HOME – A residential structure in which care is provided in accordance with Indiana Code.

HAZARD TO AIR NAVIGATION – An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

HEARING OFFICER – The individual appointed by the Plan Commission with the authority granted by the Plan Commission to review and act upon applications for a variance from development standard.

HEIGHT – For the purpose of determining height limits within the Airport Height Restrictions Overlay District, the datum shall be mean sea level elevation unless otherwise specified.

HEIGHT OF TOWER – Means the vertical distance measured in feet from the average existing level of the ground surrounding the tower and within ten feet thereof to the topmost point of the tower including any antenna or other appurtenances. The existing elevation shall mean the actual or approved elevations of the property at the time of application.

HEIGHT PERMIT – A permit issued by the City/County Planning Department and required by Section 994 for lands located in the Airport Height Restriction Overlay District, and in addition to any other applicable building permit requirements found elsewhere in this code.

HEIGHT VARIANCE – A variance granted by the Board of Zoning Appeals after a public hearing and required by Section 994 for structures to be built in excess of the applicable height limitations on land located within the Airport Height Restriction Overlay District.

HOME OCCUPATION – An occupation, profession, activity or use carried out by a resident with the intention for economic gain, and which is conducted as an accessory use in the resident's dwelling unit or accessory structure on the premises.

HORIZONTAL SURFACE – A horizontal plane which is 956 feet above mean sea level (150 feet above the established airport elevation of 806 feet above mean sea level) the perimeter of which coincides with the perimeter of the horizontal zone.

HOTEL OR MOTEL AND APARTMENT HOTEL – A building in which lodging or boarding and lodging are provided and offered to the public for compensation. As such it is open to the public in contrast to a rooming house, boarding house, lodging house, or dormitory which is herein separately defined.

HOUSE OF WORSHIP – A building wherein persons regularly assemble for religious worship which is used only for such purpose and those accessory activities as are customarily associated therewith.

IMPERVIOUS SURFACE – A surface that has been compacted or covered with any material that substantially reduces or prevents the infiltration of storm water into previously undeveloped land. Impervious surface shall include, but is not limited to, buildings, driveways, parking areas, roads, sidewalks, areas of compacted gravel, and any areas of concrete or asphalt.

IMPROVEMENT – Any structure or man-made feature which becomes part of, placed upon, or is affixed to land.

IMPROVEMENT LOCATION PERMIT – A permit issued by the Director stating that the proposed erection, construction, enlargement, moving, or locating of the building or structure referred to on the permit application is in compliance with the development and use standards and regulations of the Zoning Ordinance.

INDUSTRIAL USE – Activity involving the manufacturing, assembly, or distribution of goods or products.

INGRESS – Access or entry to a property.

KENNEL – Any premises operated as a commercial venture where three (3) or more animals over four (4) months of age are housed, groomed, bred, boarded, trained or sold and which may offer provisions for minor medical treatment.

LANDSCAPING – Any combination of living plants (such as grass, ground cover, shrubs or trees) and non-living landscape material (such as rocks, sand or mulch).

LARGER THAN UTILITY RUNWAY – A runway that is constructed for and intended to be used by propeller driven aircraft of greater than 12,500 pounds maximum gross weight and jet powered aircraft.

LEGAL ACCESS – A dedicated or recorded street, private drive, or driveway, affording perpetual ingress and egress from a property to a street.

LOADING AREA – The total area devoted to the parking, unloading, and maneuvering of delivery vehicles.

LOADING SPACE, OFF-STREET – Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space. All off-street loading spaces shall be located totally outside of any street or alley right-of-way.

LOT – For the purposes of this Ordinance, a lot is a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street, and may consist of:

- a. A single lot of record;
- b. A portion of lot of record;
- c. A combination of complete lots of record, or of complete lots of record and portions of lots of record, or of portions of lots of record.

LOT AREA – The total horizontal area of a lot exclusive of any right-of-way.

LOT OF RECORD – A lot which exists as shown or described on a plat or deed, in the records of Huntington County.

LOT, FLAG – A lot designed in accordance with specific development standards, which may differ from those for typical lots in the applicable zoning districts, and where access to the public road is by a narrow driveway.

LOT, FRONTAGE – The width of a lot measured along the street or private drive. For lots on a cul-de-sac, the width is measured at the minimum required front building setback line.

LOT COVERAGE – That portion of the area of a lot, expressed as a percentage, occupied by all buildings or structures which are roofed or otherwise covered.

LOT LINE – A line dividing one lot from another lot or from a street, alley, or other right-of-way.

LOT LINE, FRONT – The line separating a lot from a street right-of-way or private drive.

LOT LINE, REAR – The lot line not intersecting a front lot line that is most distant from and most closely parallel to the front lot line.

LOT LINE, SIDE – Any lot line other than a front or rear lot line.

LOT TYPES – Terminology used in this Ordinance with reference to different types of lots is as follows:

- a. Corner lot - a lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if tangent projections of the front lot lines drawn perpendicular at the side lot lines meet at an interior angle of less than 135 degrees in front of the lot.
- b. Interior lot - a lot with only one frontage on a street.
- c. Through lot - a lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
- d. Reversed frontage lot - a lot on which frontage is at right angles to the general pattern of the area. A reversed frontage lot may also be a corner lot.

MANUFACTURING, EXTRACTIVE – Any mining, quarrying, or other forms of extraction, and processing, storing, separating, cleaning or marketing of any mineral, oil, gas, or other natural resource.

MANUFACTURED HOME – A dwelling unit, designed and constructed in a factory, which bears a seal certifying that it was built in compliance with the Federal Manufactured Housing Construction and Safety Standards Law of 1974.

MANUFACTURING – Establishments engaged in the mechanical or chemical transformation of materials or substances into new products.

MINIMUM LIVING AREA – The area of the floor or floors of a residential building measured from the inside of exterior walls, excluding the area for garages, carports, open porches, open breezeways, or storage rooms not accessible from the interior of the building.

MOBILE HOME – A transportable, factory-built dwelling unit, designed to be used as a year round residential dwelling and built prior to enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

MOBILE HOME PARK – A site with required improvements and utilities for the long-term residential occupancy of three (3) or more mobile homes and manufactured homes.

NON-CONFORMING COMPONENT OF USE – A component of use lawfully existing at the time of enactment of the Zoning Ordinance or amendments thereto, which does not conform to the applicable development standards.

NON-CONFORMING LOT – A lot which was platted or otherwise lawfully created as part of a subdivision plat and recorded in the Huntington County Recorder's Office, or approved as part of an exempt subdivision by the Huntington Countywide Department of Community Development, prior to the date of adoption of the Zoning Ordinance or amendments thereto, which lot now fails to comply with the applicable provisions of the Zoning Ordinance

NON-CONFORMING STRUCTURE – A building or structure lawfully existing at the time of enactment of the Zoning Ordinance or amendment thereto, which does not conform to the applicable development standards of the district in which it is located.

NON-CONFORMING USE – A use lawfully existing at the time of enactment of the Zoning Ordinance or amendments thereto, which does not comply with the use provisions of the zoning district in which it is located.

NON-PRECISION INSTRUMENT RUNWAY – A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight in non-precision instrument approach procedure has been approved or planned.

NURSERY, PLANT MATERIALS – Land, buildings, structures or combination thereof for the storage, cultivation, transplanting of live trees, shrubs, or plants offered for retail sale on the premises including products used for gardening and landscaping.

NURSING HOME – An extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness, or infirmity, are unable to care for themselves.

OBSTRUCTION – Any structure or other object, including a mobile object, which exceeds a limiting height set forth in Section 994 of this Ordinance.

OCCUPANT – The person or persons in actual possession of a building, structure, or lot.

OCCUPIED SPACE – The total area of a lot horizontally covered by a building or structure, excluding accessory structures such as, but not limited to, garages, patios, and porches.

OFF-STREET PARKING SPACE – A parking space which is located entirely upon private property.

OPEN SPACE – An exterior open area, clear from the ground upward, devoid of any structures and impervious surfaces.

ORDINANCE – Any legislative action, however denominated, of the County, which has the force of law, including any amendment or repeal of any Ordinance.

OUTDOOR STORAGE – The keeping of any goods, material merchandise, or vehicles for more than twenty-four (24) hours in an area open to the sky and/or visible from adjacent properties or rights-of-way.

PARK – An area designated and used for active and passive recreation, aesthetic, and cultural purposes.

PARKING AREA – The total area devoted to the parking and maneuvering of vehicles.

PARKING SPACE – An area, enclosed or unenclosed, specifically designed for the sole purpose of parking one (1) vehicle.

PARTY WALL – A wall starting from the foundation and extending continuously through all stories to or above the roof which separates one building from another and is in joint use by each building.

PERMITTED USE – A use allowed in a district and subject to the development standards for that district.

PERSON – An individual, firm, partnership, corporation, company, association, joint stock association or government entity; includes a trustee, a receiver, an assignee, or a similar representative of any of them.

PLAN COMMISSION – The Huntington County Advisory Plan Commission.

PLANNED UNIT DEVELOPMENT – A land area under unified control designed and planned to be developed in a single operation or by a series of pre-scheduled development phases according to an officially approved master plan which does not necessarily correspond to the property development standards and use regulations of the district in which the development is located.

PLAT COMMITTEE – A committee established under the Rules of Procedure of the Commission responsible for review of subdivisions and certain Improvement Location Permits.

PORCH – A roofed area, which may be screened-in or enclosed as permitted by the Zoning Ordinance, attached to and with direct access to or from a building.

PREMISES – One or more lots which are in the same ownership and are contiguous or separated only by a road or water body, including all buildings, structures, and improvements.

PRIMARY SURFACE – A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway.

The width of the primary surface is set forth in Section 994 of this Ordinance. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.

PRINCIPAL STRUCTURE – A building or structure in which the principal use of the lot on which the building or structure is located is conducted.

PRINCIPAL USE – The primary or predominate use of any lot, building, or structure.

PRIVATE DRIVE – Vehicular access way to three (3) or more lots.

PROFESSIONAL OFFICE – The office of a member of a recognized profession maintained for the conduct of business in any of the following related categories: architectural, engineering, planning, law, interior design, accounting, insurance, real estate, medical, dental, optical, or any similar type profession.

RECREATIONAL VEHICLE (RV) – A vehicle primarily designed as a temporary living quarters for recreation, camping or travel, either with their own motor power or mounted on or towed by another powered vehicle.

RECYCLING FACILITY – A facility, not operated as a salvage yard, in which recoverable resources, such as newspapers, glass, metal cans, plastic, and other products are recycled, reprocessed, or treated to return such products to a condition in which they may again be used. A recycling facility may include an area set aside for composting.

RESIDENT – An individual whose principal place of living and sleeping is in a particular location is a resident of that location.

RIGHT-OF-WAY – A strip of land occupied or intended to be occupied by a street, alley, sidewalk, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, special landscaping, or for another special use.

RUNWAY – A defined area on an airport prepared for landing and takeoff of aircraft along its length.

SALVAGE YARD – A lot, building, or part thereof which is maintained, operated, or used for storing, keeping, processing, buying or selling of salvage materials, including steel, vehicles, and similar materials.

SANITARY LANDFILL – An area, approved by the Indiana Department of Environmental Management, utilized for the disposal of non-hazardous solid waste.

SCREENING – A method of visually shielding or obscuring one (1) abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

SETBACK – That area between any lot line and any required, parallel setback line wherein no structure, building, or portion thereof shall be permitted, erected, or constructed, or placed unless specifically permitted by the Zoning Ordinance.

SETBACKS – When referring to a support structure, setbacks shall mean the required distance from the support structure to the property line of the parcel on which the WCF is located.

SETBACK LINE – A line parallel to and equidistant from the relevant lot line (front, rear, and side).

SEWERS, CENTRAL OR GROUP – An approved sewage disposal system which provides a collection network and disposal system and central sewage treatment facility for a single development, community or region.

SEWER, ON-SITE – A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation official having jurisdiction.

SIDEWALK – That portion of the road right-of-way outside the roadway, which is improved for the use of pedestrian traffic.

SIGN – Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images:

1. Abandoned sign: A building, free-standing, or off premises sign which is no longer utilized to advertise, identify, display, direct, or attract attention to an object, institution, organization, business, product, service, or event on the premises upon which the sign is located.
2. Awning sign: A building sign which is mounted, painted, or printed on, or attached to an awning, canopy or marquee. For the purposes of this definition, a canopy sign and a marquee sign shall be construed to be an awning sign.
3. Banner sign: A sign, intended to be suspended for display, either with or without frames, having characters, letters, illustrations, or ornamentations applied to cloth, paper, plastic, balloons, or fabric of any kind with such material acting as a back. Governmental flags and flags which are emblems of religious, charitable, public and nonprofit organizations shall not be considered banners provided that such flags, emblems, and insignia are displayed for noncommercial purposes.
4. Building sign: A sign supported by a building, which may be erected flat against the building, upon or against the roof structure of a building, or projecting from the building. For the purposes of this definition, a wall, window, bulletin board, awning, home occupation, incidental, political, roof, and projecting sign may be construed to be building signs.
5. Bulletin board sign: A building or free-standing sign erected by or for a charitable, educational, governmental, or religious institution, or a public body, which is erected on the same lot as said institution for the purpose of displaying posters, bulletins, or announcements of events to be held by such institution.
6. Construction sign: A free-standing sign erected on the premises on which development is taking place during the period of such development. Such sign may indicate the names of architects, engineers, landscape architects, contractors or similar individuals and the owners, financial supporters, sponsors, or similar individuals or firms having a role or interest with respect to the structure or project.
7. Elevated sign: A free-standing sign supported by one (1) or more column(s), pole(s) or

pillar(s) which are set firmly in or below the ground surface, so that there is a minimum of an eight (8) foot clearance between the bottom edge of the sign and the grade of the lot upon which the sign is to be located.

8. Free-standing sign: A sign which is supported by structures or supports set firmly in or below the ground surface, and is independent of any support from any building or any other structures, whether portable or stationary. For the purposes of this definition, a pedestal, construction, bulletin board, home occupation, incidental, political, real estate, ground and elevated sign may be construed to be free-standing signs.
9. Ground sign: A free-standing sign supported by one (1) or more column(s), pole(s), or pillar(s) which are set firmly in or below the ground surface, wherein there is clearance between the bottom edge of the sign and the grade of the lot upon which the sign is to be located.
10. Home occupation sign: A building or free-standing sign, indicating the name of the individual or business operated within the dwelling.
11. Illegal sign: A building, free-standing, or off-premises sign which has been erected and is being maintained in violation of the provisions of this Zoning Ordinance.
12. Illuminated sign: A building or free-standing sign lighted by or exposed to artificial lighting, either by lights on or in the sign or directed towards the sign.
13. Incidental sign: A building or free-standing sign which indicates to the public, goods, facilities, or services available on the premises. For the purposes of this definition, credit card signs, signs indicating hours of operation, help wanted signs, and similar signs shall be construed to be incidental signs.
14. Nonconforming sign: A building, free-standing or off premises sign existing at the time of the passage of this Zoning Ordinance or amendment thereto, which does not conform to the regulations of the zoning district in which it is located, or other applicable sections of this Zoning Ordinance.
15. Off-premises sign: A sign which identifies a business, commodity, service, attraction, or other similar use offered or existing elsewhere than upon the same lot where such sign is located. For the purposes of this definition, a billboard or similar advertising structure shall be construed to be an off-premises sign.
16. Pedestal sign: A free-standing sign supported by and affixed to a base so that there is no clearance between the bottom edge of the sign and the top of the base, with such base to be comprised of materials of a permanent nature which is set firmly in or below the finished grade of the lot.
17. Political sign: A building, free-standing or off premises sign identifying a political candidate, issue or party in a local, state or national election.
18. Portable sign: A free standing or off-premises sign which is affixed to the ground, building, or other structure, which may be mounted on wheels, and can be transported from place to place.
19. Projecting sign: A building sign which projects outward, either perpendicular or at an angle to the wall or building on which it is mounted.
20. Real estate sign: A free-standing sign which is used to offer for sale, lease, or rent the lot upon which the sign is placed.
21. Roof sign: A building sign which is erected upon or against the roof structure of a building with the top edge of the sign extending no higher than the highest point of the roof structure.
22. Tenant sign: A free-standing sign temporarily erected and maintained upon a lot under a development permit that identifies future tenant(s) or occupant(s) of the site.
23. Wall sign: A building sign that is affixed, painted or printed on the wall of any building in such

a manner as to read parallel to the wall on which it is mounted, and which extends no higher than the roof level of the building upon which the sign is placed.

24. Window sign: A building sign which is attached to, placed upon, painted upon, or affixed to a window or door of a building which is intended for viewing from the exterior of such building.

SPECIAL EXCEPTION – A use designated as being permitted within a district provided it complies with all development standards of that district and satisfies the criteria which the Board of Zoning Appeals utilizes when reviewing the application for special exception approval.

STATE – State of Indiana

STORY – That part of a building between the surface of a floor and the ceiling immediately above; or if there is a floor above, the portion of the building between the surface of any floor and the surface of the floor next above. A basement shall be counted as a story and a cellar shall not be counted as a story.

STREET – A public right-of-way used, or intended to be used, for passage or travel by vehicles.

STRUCTURE – Anything constructed or erected which requires location on the ground or attached to something located on the ground.

SWIMMING POOL – Any artificial basin of water constructed or erected for wading or swimming.

SWIMMING POOL, IN-GROUND – Any pool whose sides rest in partial or full contact with the earth.

SWIMMING POOL, ON-GROUND – Any pool whose sides rest fully above the surrounding earth.

SWIMMING POOL, PERMANENT – Any in-ground pool and any on-ground pool which is greater than thirteen (13) feet in diameter for a round pool, or eight (8) feet by sixteen (16) feet for an oval pool, and more than twenty-four (24) inches in wall height.

TEMPORARY WIRELESS COMMUNICATION FACILITY (TEMPORARY WCF) – Shall mean a WCF which is to be placed in use for a limited period of time, is not deployed in a permanent manner, and does not have a permanent foundation.

TENANT – An occupant of land or a building who occupies and uses real property for a fixed time, usually through a lease agreement with the property owner and with the owner's consent.

TOWER – Means a structure that is intended to support equipment used to receive and/or transmit electromagnetic waves. Design examples of towers include (a) self-supporting lattice, (b) guyed and (c) monopole.

TRANSITIONAL SURFACES – These surfaces extend outward at 90-degree angles to the runway centerline and the runway centerline extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces.

THOROUGHFARE PLAN – An optional element of the Comprehensive Plan adopted by the County Plan Commission indicating the general location recommended for arterial, collector and local streets and roads within the County.

USE – Any purpose for which a building or other structure or a lot may be designed, arranged, maintained, or occupied; or any activity, occupation, business or operation carried on in a building or other structure on a lot.

UTILITY RUNWAY – A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

UTILITY SERVICE STRUCTURE, STATION OR YARD – A building, structure, or lot utilized for purposes of providing utility service to an area, or for storage of vehicles or materials associated with the provision of utility service.

VARIANCE – A specific approval granted by the Board of Zoning Appeals or Hearing Officer to deviate from a requirement of this Zoning Ordinance.

VEHICLE – A self-propelled device used for transportation of people or goods over land surfaces.

VETERINARY ANIMAL HOSPITAL OR CLINIC – A place used for the care, diagnosis, and treatment of sick, ailing, inform, or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodations on the premises or the treatment, observation and/or recuperation. It may also include boarding that is incidental to the principal activity or use.

VICINITY MAP – A drawing located on the plat which sets forth by dimensions or other means the relationship of the proposed subdivision or use of other nearby developments or landmarks and community facilities and services within the general area in order to better locate and orient the area in question.

VISUAL RUNWAY – A runway intended solely for the operation of aircraft using visual approach procedures.

WIRELESS COMMUNICATION – Means any personal wireless services as defined in the Federal Telecommunications Act of 1996 which includes FCC licensed commercial telecommunications services including cellular, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, and similar services that currently exist or that my in the future be developed.

WIRELESS COMMUNICATION ANTENNA ARRAY (ANTENNA ARRAY) – One or more whips, panels, discs, or similar devices used for the transmission of reception of radio frequency signals, which may include omni-directional antenna (whip), directional antenna (panel) and parabolic antenna (disc). The antenna array does not include the support structure defined below.

WIRELESS COMMUNICATION FACILITY (WCF) – Any unstaffed facility for the transmission and/or reception of wireless communication services, usually consisting of an antenna array,

transmission cables, and equipment facility, and a support structure to achieve the necessary elevation.

WIRELESS COMMUNICATION SUPPORT STRUCTURE (SUPPORT STRUCTURE) – Is a structure designed and constructed specifically to support an antenna array, and may include monopole, self-supporting (lattice) tower, guy-wire support tower and other similar structures. Any device (attachment device) which is used to attach an attached WCF to an existing building or structure (attached structure) shall be excluded from the definition of and regulations applicable to support structures.

YARD – An open space other than a court on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this Ordinance.

YARD, FRONT – A yard across the full width of the lot extending from the front lot line to the front of the building. On corner lots, both frontages must meet front yard specifications.

YARD, REAR – A yard extending the full width of the lot between the building and the rear lot line or lines.

YARD, SIDE – A yard between the buildings and side lot line, and extending from the front yard line to the rear yard line.

ZERO LOT LINE DWELLING – The location of a dwelling on a lot in such a manner that one (1) or more of the building's sides rest directly on a lot line.

ZONING – The division of an area into districts and the public regulations of the character and intensity of the use of the land, and of the buildings and structures which may be located thereon, in accordance with a Comprehensive Plan.

ZONING, AMENDMENT – Any additions or deletions to the Zoning Ordinance as enacted by the Board of County Commissioners upon the recommendations of the Plan Commission.

ZONING MAP – The official map of Huntington County upon which the boundaries of each district are designated and established as approved and adopted by ordinance, made a part of the official records of Huntington County and which is the final authority as to the zoning classification of land.

ZONING ORDINANCE – The Huntington County Zoning Ordinance.