

CITY OF GRAYSON, KENTUCKY
PLANNING AND ZONING REGULATIONS

ARTICLE 20
DEFINITIONS

ESTABLISHED BY: ORDINANCE #13-2001 on NOVEMBER 6, 2001

AMENDED: Ord 1-2004; February 3, 2004

20.1 DEFINITIONS.

For the purpose of this Zoning Ordinance, certain terms are herewith defined. When not consistent with the context, words used in the present tense include the future, words in the singular number include the plural, words in the plural number include the singular; the word person includes association, firm, partnership, trust, governmental body, corporation, organization, as well as an individual; the word structure includes buildings; the word occupied includes arranged, designated or intended to be occupied; the word used includes arranged, designed or intended to be used; the word shall is always mandatory and not merely directive; the word may is permissive; and the word lot includes plot or parcel. Other words and terms shall have the following respective meanings.

Accessory Structure or Use: Any structure or use, other than the principal structure or use, directly incident to, or required for the permitted use of any premises; also, as specifically designated under the Zoning District Regulation.

Administrative Official: Any department, employee, or advisory, elected or appointed body which is authorized by the Board of Adjustment, Commission, or Council to administer any provision of the Zoning Regulation, subdivision regulations, and if delegated, any provision of any housing or building regulation or any other land use control regulation.

Agricultural Property: Any piece of property, which is classified and taxed as agricultural property by the Carter County Property Valuation Administrator.

Agricultural Use: The use of a tract of at least five (5) contiguous acres for the production of agricultural or horticultural crops, including but not limited to fish, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants, including provisions for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public.

Alley: A narrow way (less than twenty (20) feet wide), which primarily functions to grant access to the back or sides of lots and/or buildings.

Alterations: Any change or addition to the supporting members or foundation of a structure.

Basement Apartment Unit: An accessory living unit located in the basement of a single-family detached structure on a conditional use basis.

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Billboard: Any sign, notice or advertisement, pictorial or otherwise, used as an outdoor display for the purpose of making anything known, the origin or place of sale of which is not on the lot with such display. Billboards may also be known as off-premises signs and treated as such.

Board: The Board of Adjustment for the City of Grayson unless the context indicates otherwise.

Boarding, Lodging, and Group Home: A building where, for compensation and by prearrangement for definite periods, meals or lodging or both are provided for less than six (6) persons, primarily not transients, not including members of the keeper's immediate family. Where cooking equipment or provisions for the same are included in a sleeping room, such room shall be deemed a dwelling unit.

Buffer Zone: Fences, walls, hedges, earthen berms and/or a wide band of trees and shrubbery required along the property lines of a nonresidential development that adjoins a residential district.

All buffer walls shall be constructed to protect residential land uses from commercial land uses and will incorporate the use of trees, shrubs, and vegetation on the residential side of the buffer as deemed necessary by the Planning Commission. The goal of a buffer zone is to decrease the visibility through the wall by 70% during the growing season. The buffer zone shall be properly maintained by the developer or assigns to the satisfaction of the City of Grayson.

Building: Any structure enclosed and isolated by exterior walls constructed or used for residence, business, industry or other public or private purposes, or accessory thereto, to include tents and swimming pools.

Building Line: A line across a lot establishing the minimum open space to be provided between the principal buildings and the property line. Said line may be established by a regulation of this Ordinance or by a separate private covenant.

Building Line Front: A line drawn across a lot, as close to parallel to the street frontage as possible, which designates the minimum spacing between all buildings and property lines adjacent to streets (with the exception of reverse-frontage lots).

Certificate of Occupancy: Permit issued by administrative official stating that the building or proposed use of a building, or premises, complies with all health, housing or building regulations of the Commonwealth of Kentucky, County of Carter, and City of Grayson.

Child Care/Day Care Center: A facility providing direct care and protection of five (5) or more infants, preschool and school age or children outside of their own homes during a portion of a twenty-four (24) hour day.

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Church: A building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship. Does not include an undertaker's chapel.

Citizen Member: Any member of the Planning Commission or Board of Adjustment who is not an elected or appointed official or employee of the city or county.

City: The City of Grayson, Kentucky.

Clinic, Medical or Dental: A building in which a group of physicians, chiropractors, dentists, or physicians and dentists, and allied professional assistants (i.e. physical therapist, etc.) are associated for the purpose of carrying on their profession. The clinic may include a dental or medical laboratory. It may include out-patient care and/or operating rooms for minor surgery.

Club or Lodge: An association of persons for the promotion of some non-profit common object, educational or recreational purpose such as literature, science, politics, good fellowship who meet periodically and limited to members.

Commercial Floor Area: Floor area of buildings which is devoted to the storage and display of merchandise, the performance of consumer services, or the circulation and accommodation of customers, and the housing or cooling equipment for the commercial building.

Commercial Use: The use of any land, building or structure which is involved in the sale, display or storage of merchandise, or is involved in the performance of consumer, business or personal services, or involved in the accommodation and circulation of customers.

Commission: The City of Grayson Planning Commission.

Concealed Light Source: An artificial light intended to illuminate the face of a sign which light is shielded from public view and from adjoining lots.

Conditional Use: A use which is essential to or would promote the public health, safety or welfare in one or more zones, but which would impair the integrity and character of zone in which it is located, or in adjoining zones, unless restrictions on location, size, extent, and character of performance are imposed in addition to those imposed in the Zoning Regulation.

Conditional Use Permit: Legal authorization to undertake a conditional use, issued by the Board of Adjustment, consisting of two parts:

- A. A statement of the factual determination by the Board of Adjustments which justified the issuance of the permit, and

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B. A statement of the specific conditions which must be met in order for the use to be permitted

Consumer Services: Sale of any service to individual customers for their own personal benefit, enjoyment, or convenience, and for fulfillment of their own personal needs. For example, consumer services include the provision of the personal services such as cleaning and barbering, the provision of lodging, entertainment, specialized instruction, financial services, automobile storage, transportation, and similar services.

Council: The Grayson City Council.

Development: Any considerations, reconstruction, modification, extension or expansion of buildings or structures, parking areas, placement of fill, dumping, storage of materials, land excavation, land cleaning or any combination thereof.

Development Plan: Written and graphic material for the provision of a development, including any or all of the following; location and bulk of buildings and other structures, intensity of use, density of development, streets, ways, parking facilities, signs, drainage of surface water, access points, a plan for screening or buffering, utilities, existing manmade and natural conditions and all other conditions agreed to by the Applicant.

Dimensional Variance: Departure from the terms of the Zoning Ordinance pertaining to height and width of structure and size of yards and open spaces where such departure will not be contrary to the public interest, and where owing to shape, or topography and not as a result of the action of the applicant, the literal enforcement of this Zoning Regulation would result in unnecessary and undue hardship.

Dwelling Unit: A dwelling is a building providing shelter, sanitation, and the amenities for permanent habitation. It does not include mobile homes, temporary lodging, or sleeping rooms. A dwelling unit means the dwelling accommodation designed for one individual family unit maintaining separate and independent housekeeping.

Dwelling Unit, Attached: A dwelling unit in which one or more of the exterior walls are party/common walls. Not to include mobile homes.

Dwelling Unit, Detached: A dwelling unit in which one of the exterior walls are attached to the exterior walls of another principal structure. Not to include mobile homes.

Dwelling Unit, Multi-Family: A building, or portion thereof, designed for, or occupied by, three or more families living independently of each other.

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Easement: A grant by a property owner to the general public and/or other specified persons for a specific use or a designated land area.

Easement, Access: A private way, which is reserved by vehicular and/or pedestrian access to abutting property and the size and location of which are public record.

Enforcement Officer: See “Administrative Official”.

Engineer: A professional engineer registered by the Commonwealth of Kentucky through the Board of Professional Engineers and Land Surveyors.

Erosion: The process by which the ground surface is worn away by the action of wind and/or water.

Fabrication: Manufacturing, excluding the refining or other initial processing of basic raw materials such as metal ores, lumber or rubber. Fabrication relates to stamping, cutting, packaging or otherwise turning the processed materials into useful and/or saleable products.

Family, Single: One or more persons occupying a premise and living as a single non-profit housekeeping unit. Single families may consist of the following:

A. Any number of persons immediately related by blood, marriage, or adoption.

B. Five (5) or fewer persons not necessarily related by blood, marriage, or adoption. Plus in each of these cases domestic servants employed for service on the premises shall be allowed. However, shall not include a boarding and rooming house, club, lodge, fraternity or sorority house.

Fence: Any construction of wood, metal, wire, masonry, or other material, created for the purpose of assuring privacy, protection, compatibility, enclosure or for aesthetic reasons, but excluding shrubbery and plantings.

Fill: Any material which is used to alter the contours of the original land surface.

Fine Art Objects: Individual art pieces not mass produced consisting of one or more of the following: paintings, drawings, etchings, sculptures, ceramics, inlays, needlework, knitting, weaving, and/or craftwork, leather, wood, metal, glass, or photography.

Flat Sign: See wall sign.

Flashing Sign: Any sign having a conspicuous and/or intermittent variation in the illumination of the sign.

Floor Area: The sum of the gross horizontal areas of the several floors of a building, including interior balconies and mezzanines, but excluding exterior balconies. All horizontal dimensions of each floor are to be measured by the exterior faces of walls

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of each such floor, including the walls of roofed porches having more than one wall. The floor area of a building shall include the floor area of accessory buildings on the same Zone lot, measured the same way. In computing the gross floor area there shall be excluded the following: (1) any floor area devoted to mechanical equipment to service the building, providing that the floor area of such use occupies not less than 75% of the floor area of the story in which such mechanical equipment is located; (2) any floor area in a story the ceiling whereof is less than four feet above grade at the nearest building lines; and (3) any floor area used exclusively as parking space for motor vehicles.

Front Property Line: That boundary line of a lot or tract which abuts upon the boundary of a street or highway right-of-way to which there exists or has the possibility of future access.

Garage, Private: A detached accessory building or portion of a main building, used for the storage of self-propelled vehicles, or other chattels where the capacity does not exceed four (4) vehicles, or not more than one (1) per family housed in the building to which such garage is accessory, whichever is the greater, and no more than one-third the total number of vehicles stored in such garage shall be commercial vehicles.

Garage, Public: Any building or premises, except those used as a private or storage garage, used for equipping, repairing, hiring, selling or storing motor driven vehicles.

Gross floor Area: See Floor Area.

Ground Sign: Any sign which is supported by one or more poles or attached directly to the ground by more than one member or pole.

Height of Structure: The vertical distance measured from the average finished grade at any point where an exterior wall meets the ground to the highest point of the structure.

Height to Yard Ratio: Height of buildings as related to minimum rear and each side yard permitted. It must have a minimum rear and each side yard of twenty (20) feet.

Home Occupation: Occupations including professional services, but only when said permitted occupations are performed under the following conditions: (1) the use is clearly incidental and secondary to use for dwelling purposes, (2) the use is conducted entirely within a dwelling and not in any accessory buildings, (3) the use is carried on only by residents of the dwelling, (4) no commodities are sold except as are produced on the premises, (5) the use does not require external alteration of the dwelling, (6) the use does not adversely affect the uses permitted in the immediate neighborhood by excessive traffic generation or noise.

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Hospital: An institution providing health services, primarily for in-patients, and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, out-patient department, training facilities; central service facilities, and staff offices.

Housing or Building Regulation: Is the Kentucky Building Code, the Kentucky Plumbing Code, and any other building or structural code put into effect by the Commonwealth, the County of Carter, or the City of Grayson.

Illuminated Sign: Any sign designed to emit or reflect artificial light from any source fixed or incidental.

Industrial Use: Any use which is primarily involved in the manufacture, storage, transporting, assembly, processing, packaging, disassembly or fabrication of any product, raw materials or salvage materials. Transportation, warehousing, and wholesaling firms which are primarily serviced by truck (other than pick-up trucks) traffic shall also be defined as industrial uses.

Industrial, Heavy: Industries whose processing of products result in the emission of any atmospheric pollutants, light flashes or glare, odors, noise or vibration which may be heard or felt off the premises, and those industries which constitute a fire or explosion hazard.

Industrial, Light: Those industries whose processing of products result in none of the above conditions.

Junk Yard: A lot or part thereof where waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled, including but not limited to automobile or house wrecking yards, automobile salvage yards, used lumber yards, and places or yards for storage of salvaged materials and equipment; but not including such places as recycling operations which are conducted entirely within a completely enclosed building, and not including pawnshops and lots for the sale of used automobiles in operable condition or salvaged materials incidental to manufacturing operations conducted on the same lot. For purposes of this Ordinance, two (2) or more permanently disabled vehicles constitute a junkyard. A permanently disabled vehicle is defined as a vehicle that is not operable and is not presently under reconstruction.

Legislative Body: The chief body of the city with legislative power, whether it is the board of aldermen, general council, the common council, the city council, the board of commissioners, or otherwise; at times it also implies the county's fiscal court.

Land Disturbance Activity: Any activity involving the clearing, grading, transporting, filling, and any other activity which causes land to be exposed to erosion.

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Lot: A parcel of land under one (1) ownership of at least sufficient size to meet the minimum requirements for width, depth, and area.

For the purposes of this Ordinance, a lot may include:

- A. A single lot of record
- B. A portion of a lot of record
- C. A combination of complete lots of record and portions of lots of record
- D. A parcel of land described by metes and bounds

Lot Area: The computed area contained within the lot lines.

Lot, Corner: A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street and where in either case the interior angle formed by intersection of the street lines does not exceed one hundred thirty-five (135) degrees.

Lot Coverage: The computed ground area occupied by all a lot.

Lot Depth: The mean horizontal distance between the front and rear lot lines.

Lot, Double Frontage: A lot or tract of land which has two (2) property lines adjacent to a street right-of-way to which there is existing or the possibility of future access.

Lot, Quadruple Frontage: A lot or tract of land which has all property lines adjacent to street right-of-way to which there is existing or the possibility of future access.

Lot, Reverse Frontage: A lot or tract of land which has one or more property lines adjacent to a street right-of-way but where there is no existing nor any possibility of future access. Said access may be limited by topography; state, federal, and/or local regulations; and/or private covenants. The property line adjacent to the right-of-way to which there is no access shall be defined as having reverse frontage.

Lot, Single Frontage: A lot or tract of land which has one property line adjacent to a street right-of-way to which there is existing or the possibility of future access.

Lot Frontage: See Front Property Line.

Lot Lines: The lines bounding the outer area of a lot as defined herein.

Lot of Record: Any lot which has been recorded in the office of the County Clerk or any lot illustrated on an active preliminary plat as of the effective date of this Ordinance which does not have to meet lot area nor lot width standards.

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Lot Width: The distance generally parallel to the front lot line, measured between side lot lines at the front building line.

Manufacturing: The processing and converting of raw, unfinished or finished materials or products, or any of these, into an article or substance of a different character or for use for a different purpose.

Mayor: The chief elected official of the city whether the official designation of his office is mayor or otherwise.

Mobile Home: A residential structure designed for transportation after fabrication on its wheels and arriving at the site basically ready for occupancy, except for minor incidental unpacking, placement of stands and connection to utilities. Doublewides which are placed on blocks, stands or jacks, have attached wheels and/or attached tongues shall be defined as a mobile home. A travel trailer shall not be classified as a mobile home.

Mobile Home Park: A tract of land containing two (2) or more mobile homes on one (1) lot or tract of land, minimum of ten (10) acres. Land is owned by residents of mobile homes.

Mobile Home Subdivision: A subdivision designed for and intended for residential use where residence is in mobile homes exclusively with a minimum of two (2) mobile homes, and each being located on a separate and individual deeded lot. (Article VII- Grayson Subdivision Regulations)

Modular, Sectional, and Manufactured Homes: Homes which are substantially manufactured off from the site and then transported to the site in two (2) or more sections, require assembly, are placed on permanent foundations, and designed for permanence and utilize architecture and building designs found in other single family dwelling units. Doublewides, which meet these characteristics, may be defined as modular or sectional homes.

Motel: A building or group of buildings containing individual sleeping or living units designed for the temporary occupancy of transient guests and including hotels, tourist courts, motor lodges, motor hotels, or auto courts, but not including boarding or lodging houses.

Non-Conforming Structure or Use: An activity or building, sign, structure, or portion thereof which does not conform with all applicable provisions of this Zoning Regulation, but which existed before its designation as non-conforming by the adoption or amendment of this Regulation.

Parking Area or Structure: An off-street area or structure for required parking or loading spaces including driveways, access ways, aisles, parking and maneuvering space, but excluding required front yard, or public right-of-way.

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Parking Space, Off-Street: For the purposes of this Ordinance an off-street parking space shall consist of a space adequate for parking an automobile with room for opening doors on both sides, together with properly related access to public street or alley and maneuvering room. Required off-street parking areas for three or more automobiles shall have individual spaces marked, and shall be so designed, maintained, and regulated that no parking or maneuvering incidental to parking shall be on any public street, walk, or alley, and so that any automobile may be parked and moved from the space without moving another.

For purposes of rough computation, an off-street parking space and necessary access and maneuvering room may be estimated at two hundred fifty (250) square feet, but off-street parking requirements will be considered to be met only when actual spaces meeting the requirements above are provided and maintained, improved in a manner appropriate to the circumstances of the case, and in accordance with all ordinances and regulations of the City of Grayson.

Permitted Structure: A structure meeting all the requirements established by this Ordinance for the district in which the structure is located.

Permitted Use: The activity to exist in a particular zone expressly identified as being allowed.

Planned Unit Development: A complex of structures and uses planned as an integral unit of development rather than as single structures on single lots.

Planning Operations: The formulating of plans for the physical development and social and economic well-being of a planning unit and the formulating of proposals for means of implementing the plans.

Planning Unit: Any city or county, or any combination of cities, counties, or parts of counties engaged in planning operations.

Plat: The map of a subdivision.

Political Subdivision: The City of Grayson, Kentucky.

Principal Building or Structure: A structure or building on a lot which performs an independent significant function and which does not need the support of another building on the lot to make its function complete.

Processing: Manufacturing, packaging, repairing, cleaning, and any other similar original or restorative treatment applied to raw materials, products, or personal property. Processing does not refer to the fabrication of structures.

Professional Office: The office of a person engaged in any occupation, vocation or calling, not purely commercial, mechanical or agricultural, in which a professed knowledge or skill in some department of science or learning used by its practical

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application to the affairs of others, either advising or guiding them in serving their interest or welfare through the practice of an act founded thereon.

Public Facility: Any use of land whether publicly or privately owned for transportation, utilities, or communications or for the benefit of the general public, including, but not limited to, libraries, streets, schools, fire or police stations, county buildings, municipal buildings, recreational centers including parks and cemeteries.

Restaurant: An eating establishment where food is served and/or consumed only within the building.

Restaurant, Drive-in: An eating establishment where food is generally served by employees or by self-service on the premises outside the building and generally consumed on the premises outside the building or off the premises.

Retail Sales: Sale of any product or merchandise to customers for their own personal consumption and use, not for resale.

Roadside Stand: A temporary structure designed or used for the display or sale of agricultural or other products grown or produced on the premises upon which such a stand is located.

Sediment: Oil or other surface materials that are transported by wind or water as a result of erosion.

Set-Back Space: The required distance, and the land resulting therefrom, between a lot line and the closest possible line of conforming structure.

Several: Two (2) or more.

Shopping Center, Planned: A retail business development, planned as a unit, and characterized by groups of retail uses having the common use of specifically designated off-street areas for access, parking, and service.

Sign: Any words, lettering, parts of letters, figures, numerals, phases, sentences, emblems, devices, designs, pictures, trade names, or trademarks by which anything is made known such as are used to designate an individual, a firm, an association, a corporation, a profession, a business, a service, a commodity or product, which are visible from any public street or right-of-way and designed to attract attention. For sale and for rent signs shall be deemed signs within the meaning of this definition, but the term sign shall not include the flag, pennant or insignia of any nation, state, city, or other political unit, or of any political, education, charitable, philanthropic, civic, professional, religious or like campaign, drive, monument or event used for a public purpose in the public interest.

Any question as to a sign being permitted in a specific zone is subject to final approval by the Grayson Board of Zoning Adjustment.

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Sign, Directional: Any non-commercial sign of an industrial nature, bearing no business advertising and displayed for the convenience of the public.

Sign, Illuminated: Any sign designed to emit artificial light.

Sign, Non-Illuminated: Any sign which is not artificially lighted either directly or indirectly.

Sign, Surface Area of: The entire aggregate area of the actual sign surface. It does not include any structural elements outside the limits of such sign and not forming an integral part of the display. Only one (1) side of a double-faced sign structure shall be used in computing total surface area.

Sign, Temporary: Any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard, or other light materials, with or without frames intended to be displayed for a limited amount of time only.

Sign, Wall: Any sign including a fascia sign which is attached parallel to the face of the wall of a building or other structure.

Single- Family Dwelling Unit: A single detached structure having but one (1) kitchen (with no fixtures or equipment installed or roughed in for additional kitchens) and housing only one (1) of the following groups of persons living together as a single non-profit housekeeping unit: any number of persons immediately related by blood, marriage, or adoption, or five (5) or fewer persons not necessarily related by blood, marriage, or adoption, plus in each of the foregoing instances domestic servants employed for services on the premises.

Street: Any open vehicular way which affords the principal means of access to two or more properties:

A. Arterial: A street which provides an avenue for a high level of traffic (8,000 A.D.T. and up) to move steadily and expeditiously from one large area to another. Normally, arterials are of considerable scope and size, have limited access points and have collectors feeding into them.

B. Collector: A street which provides access to various large sections of a city. Collectors are characterized by volumes of traffic ranging from 3,000 to 8,000 A.D.T. and have several local streets feeding traffic into them.

C. Cul-de-sac: A permanently dead-end street with an appropriate turn around facility at the end. Cul-de-sacs have minimum pavement length and width standards associated with them and carry volumes of traffic less than 500 A.D.T.

D. Local: A street which provides access to the various parcels of land which are not served by other streets. Minor/ local streets carry loads of

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traffic ranging from 500 to 3,000 A.D.T. which has been primarily generated from the abutting properties.

Structure: Anything constructed or erected, the use of which required location on the ground or attached to something having a location on the ground, including buildings and signs; but not including fences or poles and appurtenances thereto used for the provision of public utilities.

Subdivision: The division of a parcel of land into three (3) or more lots for the purpose, whether immediate or future, of sale, lease or building development, or if a new street is involved, any division of a parcel of land; providing that a division of land for agricultural purposes into lots or parcels of five (5) acres or more and not involving new streets shall not be deemed a subdivision. The term includes re-subdivision and when appropriate to the context, shall relate to the process of subdivision or to the land sub-divided. Any division or re-division of land into parcels of less than one (1) acre occurring within twelve (12) months following a division of the same land shall be deemed a subdivision within the meaning of this Ordinance.

Townhouse: A single-family dwelling, attached or detached, each dwelling designed and erected as a unit on a separate lot and separated from one another by a yard or common wall.

Trade and Business Schools: Secretarial school or college, or business school or college, when not public and not owned or conducted by or under the sponsorship of a religious or charitable organization; school conducted as commercial enterprise for teaching industrial skills in which machinery is employed as a means of instruction.

Trailer: Any vehicle or similar portable structure used or so constructed as to permit its being used as a conveyance to transport cargo other than persons upon the streets and highways. The term "trailer" does not mean "mobile home" or "travel trailer" as defined and used in this Ordinance. (See "Mobile Homes")

Trailer Park or Campground: Any premises where two or more trailer coaches are parked for living and sleeping purposes on a short term basis, or any premises used or set apart for the purpose of supplying to the public short term parking space for two or more trailer coaches for living and sleeping purposes, and which includes any buildings, structures, vehicles or enclosure used or intended for use as a part of the equipment of such trailer camp or park.

Travel Trailer: A trailer containing accommodations for touring and sleeping that is not a mobile home.

Unit: One (1) living unit or independent household.

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Usable Open Space: Outdoor area of a lot which is designed and used for normal outdoor living, recreation, pedestrian access or landscaping. Such areas may be ground or roof spaces, which are 75% open to the sky, balconies a minimum of five (5) feet wide, an unenclosed deck or porch. Off-street parking and loading, driveways, and areas of severe slope or flood proneness do not qualify as usable open space.

Use: The activities which take place on any land or premises, also refers to the structures located thereon and designed for those activities.

Variance: A departure from the terms of the Zoning Regulations pertaining to height or width of structures and size of yards and open spaces where such departure will not be contrary to the public interest, and where, owing to conditions peculiar to the property because of its size, shape or topography and not as a result of the actions of the applicant, the literal enforcement of the Zoning Regulations would result in unnecessary and undue hardship. The terms “variance” and “dimensional variance” are used interchangeable.

Wall Sign: A sign, which is essentially parallel to and extending not more than eighteen (18) inches from the wall of a building with no copy on the side or edges. This definition includes painted, individual letter, cabinet signs, and signs on a mansard.

Warehousing: The depositing or securing of goods, wares, and merchandise in a warehouse.

Wholesaling: Sale for resale, not for direct consumption.

Window Sign: Any sign installed inside a window and designed to be viewed from the outside.

Yard: The open space surrounding the principal building on any lot, unoccupied and unobstructed by any portion of that building from the ground to the sky except where specifically permitted by the Zoning Regulation. Yards are further defined as follows:

- A. Front Yard: That portion of the yard extending the full width of the lot and located between any property line adjacent to a street and a parallel line tangent to any exterior wall of the principal structure which is adjacent to said property line.
- B. Rear Yard: That portion of the yard extending the full width of the lot and measured from the lot line to the rear of the primary structure towards the structure the required distance set by ordinance.
- C. Side Yard: That portion of the yard extending from the front yard to the rear yard and measured between the side lot lines and parallel lines tangent to the nearest parts of the principal building.

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Zero Lot Line Design: A site design technique in which two (2) or more buildings are located on lots in such a manner that one or both of their exterior walls are placed upon one or both side lot lines.

Zoning Districts: Any area or section of the city for which regulations governing the use of buildings and premises or the height and area of buildings are uniform. The terms “zone” and “district” are used interchangeably.