

## Chapter 2 - Definitions and Interpretations

2.1. **Definitions.** As used in this Ordinance, the words defined below have the meanings set forth below.

**A District.** The Agricultural zoning district as further defined and described in Chapter 5 of this Ordinance.

**Accessory Building, Structure or Use.** A building, structure or use of a nature customarily incidental and subordinate to the principal building, or structure or use.

**Billboard.** Any sign or structure, including the wall of any building, on which letters, figures, or pictures are displayed.

**Boundary Line.** A line that defines one of the boundaries of a parcel.

- a. **Front Line.** The boundary line of a parcel that abuts a street and is measured from the road right of way. In the case of a parcel that abuts more than one street but is not a lot, the boundary line that abuts a street for the greatest distance shall be the front line. In the case of a lot that abuts more than one street, each boundary line abutting a street shall be measured from the road right of way.
- b. **Rear Line.** The boundary line which is opposite the front line. In the case of a lot abutting more than one street, the rear line may be opposite either front line, but there shall only be one rear line.
- c. **Side Line.** Any boundary line other than the front line or rear line.

**Building.** Anything that is constructed or erected having a roof supported by columns, walls or other supports.

**C-1 District.** The C-1 Commercial district as further defined and described in Chapter 7 of this Ordinance.

**C-2 District.** The C-2 Commercial district as further defined and described in Chapter 8 of this Ordinance.

**Commercial Recreation Facility.** Any building, structure or parcel at which recreation activities are conducted by any person other than a governmental or quasi-governmental Entity and a charge is made to users, participants or spectators, including, but not limited, billiard or pool halls, theaters, bowling alleys, miniature golf courses, driving ranges, skating rinks and video arcades.

**Condominium.** A parcel that has been submitted to condominium pursuant to MCLA §559.101 et seq.

**Contractor Yard.** An area used for the outdoor processing, repair or storage of equipment, machinery, vehicles, materials and supplies used in the building and construction trade. A contractor yard does not include a parcel on which material extraction or processing activities occur.

**Day-Care Facility.** A facility licensed and regulated by the state pursuant to MCLA §722.111 et seq.

**Group Day-Care Home.** A group day care home as defined and described in MCLA §722.111.

**Dwelling.** Any building or portion thereof that is occupied in whole or in part as a residence or sleeping place, either permanently or temporarily, by one or more families, but not including motels, hotels, tourist rooms or cabins.

- a. **Single Family Dwelling:** A single building designed for use and occupancy by one family only.
- b. **Two Family Dwelling:** A single building designed for use and occupancy by two families living independently of each other.
- c. **Multifamily Dwelling:** A single building designed for use and occupancy by three or more families, living independently of each other.

**Family.** One or more persons living together as a single nonprofit housekeeping unit, organized as a single entity in which the members share common kitchen facilities in a domestic relationship based on consanguinity, marriage, adoption or other domestic bond. This definition does not include any society, association, organization or any other group whose domestic relationship is of a transitional or seasonal nature or for an anticipated limited duration.

**Family Day-Care Home.** A family day care center as defined and described in MCLA §722.111.

**Farm.** The land, plants, animals, buildings, structures, machinery, equipment and other appurtenances used in the production of farm products. A farm may include a farm dwelling and accessory buildings necessary for the storage or housing of farm implements, farm products or farm animals or otherwise used for the farm operation.

**Farm Products.** Any plants and animals useful to humans, including, but is not limited to, forage and sod crops; grains and feed crops; dairy animals and dairy products; poultry and poultry products; livestock and livestock products; fruits, vegetables, flowers, seeds, grasses and trees; fish and fish products; bees and related products; and fur bearing animals and related products; and any farm product as defined by MCLA §286.472.

**Floor Area.** The floor area of all floors of a building measured from the outside of the exterior walls or supports.

**Home Occupation.** An income generating occupation traditionally or customarily carried on in a dwelling as a use incidental to the use of the home as a dwelling.

**I District.** The Industrial district as further defined and described in Chapter 9 of this Ordinance.

**Junk.** Dilapidated, discarded, scrap or abandoned property, materials or substances, including, but not limited to, metal, paper, wood, barrels and drums, building materials, equipment, machinery, glass, appliances, furniture, rubber or motor vehicles.

**Junk Vehicles.** Motor vehicles that have been discarded or abandoned, or that are incapable of being operated under their own power or from which some part or parts that are ordinarily components thereof have been removed or are missing.

**Kennel.** Any building or structure where four or more cats and/or dogs are boarded, housed or bred for a charge.

**Livestock Production Facility.** A livestock production facility as defined in the Generally Accepted Agriculture and Management Practices for Site Selections and Odor Control for New and Expanding Livestock Productions Facilities as adopted by the Michigan Commission of Agriculture.

**Lot.** A single parcel created pursuant to a duly recorded plat or subdivision, including any single parcel in an assessor's plat.

- a. Corner Lot: a lot which has at least two contiguous sides abutting upon a street for their full length
- b. Interior Lot: A lot other than a corner lot.
- c. Through Lot: An interior lot having frontage on two streets which do not intersect at a point contiguous to such lot.

**Mineral Extraction And Processing.** The removal and/or processing of topsoil, sand, gravel or any other minerals.

**Mobile Home.** A structure, transportable in one or more sections, that is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems in the structure. Mobile home does not include a recreational vehicle.

**Mobile Home Park.** A parcel upon which 3 or more mobile homes are located on a continuous basis which is offered to the public for that purpose, regardless of whether a charge is made therefor.

**Parcel.** Any lot, tract, parcel or area of land that constitutes a single tax parcel as shown on the records of the Township.

**Person.** Any individual, corporation, partnership, limited liability company, trust, association or any other form of entity, whether or not established under the laws of any state.

**Principal Building, Structure or Use.** The primary or predominant building, structure or use of a parcel.

**Public Use.** Any church; accredited public, parochial or private school; trade school or college; hospital; park or non-commercial recreational facility and all recreational facilities owned or operated by any governmental or quasi-governmental entity; library; any facility owned by any governmental or quasi-governmental entity; cemetery; fire station; or any similar use providing service provided by a governmental, quasi-governmental or non-profit entity necessary to the community.

**R District.** The Residential district as further defined and described in Chapter 6 of this Ordinance.

**Recreational Vehicle.** A vehicle that is intended as a temporary, mobile living facility that is mounted on wheels and self-propelled or towed by a motor vehicle, including, but is not limited to, travel trailers, travel homes, fold down campers, truck mounted campers and converted buses.

**Salvage Yard.** Any parcel where junk; junk vehicles; waste; used or second-hand property, materials or substances or discarded or salvaged property, materials or substances are bought, sold, exchanged, stored, baled, packed, disassembled or handled.

**State Licensed Residential Facility.** A structure constructed for residential purposes that is licensed by the state pursuant to MCLA §331.681 *et seq.*, as amended or MCLA §722.11 *et seq.*, as amended, which provides resident services for 7 or more persons under 24-hour supervision or care for persons in need of that supervision or care. To the extent that any state statute expressly provides that any state licensed residential facility is not subject to the requirements of a local zoning ordinance, this Ordinance shall be deemed to be inapplicable to the extent specified in the state statute.

**Street.** A publicly owned and maintained right-of-way which affords traffic circulation and principal means of access to abutting property, including any avenue, place, way, drive, land, boulevard, highway, road or other thoroughfare, except an alley.

**Structure.** Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground, including but not limited to, buildings, signs, antennas, towers, swimming pools, parking areas and sheds.

**Structural Alterations.** Any change in the supporting members of a building or structure such as bearing walls, columns, beams or girders, any substantial change in the roof, or any addition to or diminution of a structure or building.

**Township.** Pittsford Township, Michigan.

**Township Zoning Act.** The Michigan Township Zoning Act, MCLA §125.271 *et seq.*

**Vehicle.** Every machine or device in, upon or by which any person or property is or may be transported or drawn upon a highway, except devices propelled by human power or used exclusively upon stationary rails or tracks.

**Vehicle Repair.** General repair, rebuilding or reconditioning of engines or vehicles, collision service (including body repair and frame straightening), painting or upholstering; or vehicle steam cleaning and undercoating as a business.

**Wireless Communication Facilities.** All buildings, structures and accessory uses or structures relating to the use of the radio frequency spectrum for the purpose of transmitting or receiving radio signals, including, but not limited to, radio towers, television towers, telephone devices and exchanges, microwave relay facilities, telephone transmission equipment buildings, and commercial mobile radio service facilities. Not included within this definition are citizen band radio facilities, short wave receiving facilities, radio and television broadcast reception facilities, federally licensed amateur (ham) radio facilities, satellite dishes, private mobile radio service facilities and governmental facilities that are subject to state or federal law or regulations that pre-empt Township authority.

**Yard.** A required open space unoccupied and unobstructed by any building.

- a. Front yard. A yard extending across the full width of the parcel, the depth of which is the distance between the edge of the street, alley or right-of-way line and the nearest point of a building.
- b. Rear yard. A yard extending across the full width of a parcel, the depth of which is the distance between the rear line on street, alley or right-of-way (whichever is closest to the nearest building) and the nearest point of a building.
- c. Side yard. A yard between a building and the side line or street, alley or right-of-way (whichever is closest to the nearest building). The width of the required side yard shall be measured from the nearest point of the side line to the nearest part of a building.

**2.2. Rules Applying To The Text.** The following rules of construction shall apply to the text of this Ordinance:

2.2.1. The particular shall control the general.

2.2.2. Unless the context clearly indicates to the contrary, (i) words used in the present tense shall include the future tense; (ii) words used in the singular shall include the plural; and (iii) words used in the plural shall include the singular.

2.2.3. The words “used” or “occupied” as applied to any building, structure or land shall be construed to include the words “intended,” “arranged,” “designed to use,” “be used” or “occupied.”

2.2.4. Any reference to this Ordinance or any law or regulation shall include all amendments thereof, whether now or hereafter enacted.

**2.3. Severability.** The provisions of this Ordinance are hereby declared to be severable and if any clause, sentence, word, section or provision is declared void or unenforceable for any reason by any court of competent jurisdiction, it shall not affect any portion of this Ordinance other than said part or portion thereof.