

**Article B – Definitions**

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**13-1-41 Interpretation and Word Usage**

For the purpose of this Title, certain terms are defined as indicated in this article. These definitions and all other provisions of this Title are subject to the following rules of interpretation:

- (a) The interpretation of this Title shall abide by the provisions and rules of this Article 2, except where the context clearly requires otherwise, or where the result would clearly be inconsistent with the manifest intent of this Title. Any word not defined in this Article should be construed as defined in normal dictionary usage.
- (b) Words used or defined in one tense or form shall include other tenses and derivative forms.
- (c) Words in the singular number shall include the plural number, and words in the plural number shall include the single number.
- (d) The masculine gender shall include the feminine, and vice versa.
- (e) The words "shall", "must" and "will" are mandatory and not discretionary.
- (f) The words "may", "can" and "might" are permissive.
- (g) The word "person" includes individuals, firms, corporations, partnerships, associations, trusts, and any other similar entities.
- (h) The word "City" shall mean the City of Verona, Wisconsin.
- (i) The word "County" shall mean the County of Dane, Wisconsin.
- (j) The word "State" shall mean the State of Wisconsin.
- (k) The word "Commission" shall mean the City of Verona Plan Commission.
- (l) The words "Council", "City Council", and "Common Council" shall refer to the City of Verona Common Council.
- (m) The word "Board" shall mean the City of Verona Board of Zoning Appeals.
- (n) All measured quantities shall be to the nearest integral unit of measure, and if a fraction is one-half or greater, the next highest integral unit shall be used, unless otherwise noted.
- (o) The word "structure" includes the word "building." The word "building" does not include the word "structure".
- (p) The phrase "used for" shall include the phrase "maintained for," "reserved for," and "occupied for."
- (q) If there is any ambiguity between the text of this Article and any caption, illustration, or table, the text shall control.

**13-1-42 Abbreviations**

The following abbreviations in this Title are intended to have the following meanings:

- (a) ac: acre
- (b) CC: Central Commercial (zoning district)
- (c) db: decibel
- (d) EV: Electric Vehicle
- (e) FAR: Floor Area Ratio
- (f) ft: foot
- (g) GSA: Gross Site Area
- (h) max: maximum
- (i) MGD: Maximum Gross Density
- (j) min: minimum
- (k) MLA: Minimum Lot Area
- (l) MR: Mixed Residential (zoning district)
- (m) N/A: not applicable
- (n) NO: Neighborhood Office (zoning district)
- (o) NR: Neighborhood Residential (zoning district)
- (p) nonres: nonresidential
- (q) PD: Planned Development

- (r) PI: Public Institutional (zoning district)
- (s) RA: Rural Agricultural (zoning district)
- (t) res: residential
- (u) RPA: Resource Protection Area
- (v) SC: Suburban Commercial (zoning district)
- (w) SI: Suburban Industrial (zoning district)
- (x) SO: Suburban Office (zoning district)
- (y) sf: square feet
- (z) UI: Urban Industrial (zoning district)
- (aa) UR: Urban Residential (zoning district)
- (bb) 8-: 8 or fewer
- (cc) 9+: 9 or more
- (dd) 16+: 16 or more
- (ee) #F: number of floors

### 13-1-43 Definitions – A

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Abutting.** Having a common border with or being separated from such common border by an alley or easement.
- (b) **Access.** A means of approach accessed via transportation device, i.e., entry to or exit from a property, street or highway.
- (c) **Acre.** 43,560 sf.
- (d) **Accessory Building (accessory land use).** Any building with a permanent foundation and which requires the issuance of a building permit, other than the principal building or use, that is secondary and incidental to, subordinate in area, extent or purpose to the principal building or use served or required for the principal building or use of the premises and is located on the same zoning lot as the principal building or principal use.
- (e) **Accessory Dwelling Unit (accessory land use).** A smaller, independent residential dwelling unit located on the same lot as a stand-alone single-family detached home.
- (f) **Accessory Structure (accessory land use).** Any structure without a permanent foundation and which does not require the issuance of a building permit, that is secondary and incidental to, subordinate in area, extent or purpose to the principal building or use served or required for the principal building or use of the premises and is located on the same zoning lot as the principal building or principal use.
- (g) **Accessory use.** A use subordinate to, and serving, the principal use or structure on the same lot and customarily incidental thereto.
- (h) **Activity center.** An area which is typified by a concentration of nonresidential and/or multifamily development.
- (i) **Addition.** Any walled and roofed expansion to the perimeter and/or height of a building in which the addition is connected by a common load-bearing wall. Any walled and roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls is new construction.
- (j) **Adjacent.** Abutting, or being located directly across a right-of-way from, a separate lot.
- (k) **Adult Bookstore.** An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas or an establishment with a segment or section devoted to the sale or display of such material.
- (l) **Adult Entertainment.** Any exhibition of sexually-oriented motion pictures, live performance, display or dance of any type which has as a significant or substantial portion of such performance any actual or simulated performance of specified sexual activities or exhibition and viewing of specified anatomical areas,

removal of articles of clothing or appearing unclothed, pantomime, modeling, or any other personal service offered customers.

- (m) **Adult Entertainment Cabaret.** A public or private establishment which features topless or nude dancers and/or waitresses, strippers, male or female impersonators and/or similar entertainers.
- (n) **Adult Entertainment Center.** An enclosed building with the capacity for less than fifty (50) persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.
- (o) **Adult Gift Shop.** An establishment having as a substantial or significant portion of its stock in trade pictures, photographs, drawings, diagrams, paraphernalia, apparatus or other objects which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas or an establishment with a segment or section devoted for the sale or display of such material.
- (p) **Adult Movie Theater.** An enclosed building with a capacity of fifty (50) persons or more used primarily for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons therein.
- (q) **Adult Use (land use).** Any facility that provides goods or services or is otherwise oriented to the display of materials characterized as sexual or adult in nature, such as videos, movies, slides, photos, books, or magazines; or actual persons displaying and/or touching sexually specified areas. Examples include adult bookstores, adult entertainment cabarets, adult entertainment centers, adult gift shops, and adult movie theaters, as defined in this Article 2.
- (r) **Adult Use, Sexually-oriented material.** Any media which displays sexually specified area(s) or specified sexual activities, as those terms are defined in this Article 2.
- (s) **Adult Use, Sexually Specified Areas.**
  - (1) Less than completely and opaquely covered human genitals, pubic region, the female breast below a point immediately above the areola to a point immediately below the areola, said opaque cover covering the entire areola, or anal area.
  - (2) The display of the human male genitals in a discernibly turgid state, real or simulated, even if completely and opaquely covered.
- (t) **Adult Use, Specified Sexual Activities.** Actual or simulated human genitals in a state of sexual stimulation or arousal; acts or simulated acts of human masturbation, sexual intercourse or sodomy; acts or simulated acts of oral sexual conduct; fondling or other erotic touching of human genitals, pubic region, buttock or female breast; or excretory functions as part of or in connection with any activities set forth in this definition.
- (u) **Agricultural land use(s).** Land uses encompassing Community Garden, Solar Energy Collection Farm and Indoor and Outdoor Urban Agriculture, as those terms are defined in this Article 2.
- (v) **Airport/Heliport (land use).** A transportation facility providing takeoff, landing, servicing, storage and other services to any type of air transportation.
- (w) **Alley.** A public right-of-way, usually of reduced width, which affords a secondary means of access to abutting property.
- (x) **Apartment/Condominium, Above Ground Floor as Part of Mixed-Use (land use).** One or more dwelling units designed, built, rented, leased, let, purchased or sold to be occupied for residential purposes located immediately above a ground-floor commercial use.
- (y) **Apartment / Condominium, Building (land use).** A multifamily residential building designed for occupancy by multiple people living independently of each other in separate dwelling units separated by a common fire barrier, with each dwelling unit accessible from a shared entrance or hallway and owned or leased.
- (z) **Apartment / Condominium, Complex (land use).** A development consisting of more than one apartment/condominium building.
- (aa) **Applicant.** A property owner or developer.

- (bb) **Archery/Gun Range, Indoor (land use).** An indoor area or facility designated or operated primarily for the use of a bow and arrow, long bow, recurve bow, compound bow or crossbow or for the use of firearms.
- (cc) **Arterial.** Freeways, highways and other major roadways that connect between cities. Characterized by high speeds, multiple lanes and limited access to land.
- (dd) **Article.** Each of the nine major divisions of the Zoning Ordinance into different topical categories. By way of illustration, this Article 2 is entitled “Definitions.”
- (ee) **Artisan Manufacturing (land use).** Small-scale businesses that produce artisan goods or specialty foods, primarily for direct sales to consumers, such as artisan leather, glass, wood, paper, ceramic, textile and yarn products, specialty foods and baked goods. This land use includes the design, processing, fabrication, assembly, treatment and packaging of products; as well as the incidental storage, sales and distribution of such products.
- (ff) **Autobody Repair (land use).** Facilities that provide substantial motor vehicle body repair services to the shell of automobiles, major painting or undercoating services, engine rebuilding, reconditioning of motor vehicles, collision repair services, such as body, frame or fender straightening and repair, overall painting and undercoating.
- (gg) **Average ground elevation.** The average level of the finished surface of the ground adjacent to the exterior walls of a building or structure.

**13-1-44 Definitions – B**

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Basement.** A portion of a building located partly underground but having one-half or less of its floor to ceiling height below the average grade of the adjoining ground.
- (b) **Bed and Breakfast Establishment (land use).** Exclusively indoor lodging facilities which provide meals only to paying lodgers. Bed and Breakfast establishments do not include motels, hotels, boarding houses, or food service establishments.
- (c) **Brewery/Winery/Distillery (land use).** An establishment primarily engaged in brewing fermented malt beverages including beer, ale, malt liquors, and nonalcoholic beer (brewery), manufacturing and bottling wine on the premises (winery), or manufacturing, by distillation, intoxicating spirits on the premises (distillery).
- (d) **Brewery/Winery/Distillery, Tasting Room (land use).** See Tasting Room
- (e) **Building.** A structure built, maintained, or intended for use for the shelter or enclosure of persons, animals, or property of any kind. The term is inclusive of any part thereof. Separate entrances are divided by party walls, each unit is a building.
- (f) **Building coverage.** The percentage of a lot covered by principal and accessory buildings, including all structures with a roof.
- (g) **Building front.** That exterior wall of a building which faces the front lot line of the lot.
- (h) **Building height.** The vertical distance from: (1) the average elevation of the adjoining ground level or (2) the established grade, whichever is lower to the top of the cornice of a flat roof, to the deck line of a mansard roof, to a point of the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance of the highest gable on a pitched or hip roof. Also applies to structures.
- (i) **Building line.** A line on a lot, generally parallel to a lot line or road right-of-way line, located a sufficient distance therefrom to provide the minimum yards required by this Title. The building line determines the area in which buildings are permitted subject to all applicable provisions of this Title. This is also referred to as a "setback".
- (j) **Building, Multiunit.** One building containing four or more dwelling units located on a single lot with yards, courts, and/or facilities in common.
- (k) **Building, Multiunit Complex.** Two or more detached buildings each containing four or more dwelling units located on a single lot with yards, courts, and/or facilities in common.
- (l) **Building, principal.** The primary structure on a property intended for the main or principal use.
- (m) **Building separation.** The narrowest distance between two (2) buildings.
- (n) **Building size.** The total gross floor area of a building.
- (o) **Bulk (of a building).** The combination of building height, size, and location on a lot.

**13-1-45 Definitions – C**

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Car Wash (land use).** The use of a site for automated or manual washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.
- (b) **Caliper.** A measurement of the size of a tree equal to the diameter of its trunk measurement one-half (0.5) foot above natural grade. This term is used for trees in a nursery setting.
- (c) **Certificate of occupancy.** Formal permission from the Building Inspector to use or occupy land or a building upon confirmation that both the building and the proposed use of a building or land substantially complies with this Title.
- (d) **Check Cashing / Pay Day Loan Store (land use).** An establishment that provides to the customer an amount of money that is equal to the face value of the check, warrant, draft, money order or other commercial paper securing the same purpose, or the amount specified in the written authorization for an electronic transfer of money, less any fee charged for the transaction, whereby the check casher refrains from depositing a personal check written by a customer until a specific date. Such establishments may also engage in money transfers, payday advances and issuance of money orders. This use shall not include a state or federally chartered bank, savings association, credit union, industrial loan association, or rental-purchase company and shall not include a retail seller engaged primarily in the business of selling consumer goods, including consumables, to retail buyers that cashes checks or issues money orders for a nominal flat fee as a service to its customers incidental to the main use of the establishment.
- (e) **Class 1 collocation towers.** This shall have the meaning provided for “Class 1 Collocation” in Wis. Stat. § 66.0404, as amended from time to time, as applied to a “Support Structure,” defined in Wis. Stat. § 66.0404, as amended from time to time.
- (f) **Class 2 collocation towers.** This shall have the meaning provided for “Class 2 Collocation” in Wis. Stat. § 66.0404, as amended from time to time, as applied to a “Support Structure,” defined in Wis. Stat. § 66.0404, as amended from time to time.
- (d) **Cluster Mailbox (land use).** A multi-unit mailbox centralized for communal use, in which all occupants receive mail from individualized mail slots or lockers contained within a single, centralized location.
- (e) **Coffee/Tea Shop (land use).** An informal eatery primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may be sold for on- or off-premises consumption, but not alcoholic beverages.
- (f) **Collector street.** Major or minor road featuring lower speeds and less mobility but with greater land access that primarily serves to connect local streets with arterial streets.
- (g) **College/University (land use).** An institution of higher learning that offers courses of general or specialized study leading to a degree, including instructional and recreational uses, with or without living quarters, dining rooms, restaurants, heating plants and other incidental facilities for students, teachers and employees. Such institutions are certified by the state or by a recognized accrediting agency. Examples include universities, liberal arts colleges, community colleges, nursing and medical schools not accessory to a hospital, conservatories and seminaries.
- (h) **Commercial Animal Boarding (land use).** A facility providing short-term and/or long-term boarding for dogs, cats and other household pets. Examples of this land use include commercial kennels and dog daycares.
- (i) **Commercial vehicle.** Any motor vehicle used for business or institutional purposes or having painted thereon or affixed thereto a sign identifying a business or institution or a principal product or service of a business or institution. Agricultural equipment used as part of a permitted agricultural principal use shall not be considered as a commercial vehicle.
- (j) **Common Council.** An elected governing body who has final approval for several items listed in this Ordinance.

- (k) **Communication Tower (land use).** Free-standing broadcasting, receiving, or relay structures, and similar principal land uses, including without limitation structures used for the provision of cellular telecommunications services or personal communications services; and any office, studio or other land uses directly related to the function of the tower.
- (l) **Community character.** The impression which an area makes in regard to the type, intensity, density, quality, appearance, and age of development.
- (m) **Community Garden (land use).** A site where any kind of plant, including flowers, is grown, and several individuals or households cultivate the site. The site may be divided into individual allotments, or gardeners may work together to cultivate the entire property. The land may be publicly or privately owned. The plants are grown for personal use by the gardeners or for donation.
- (n) **Community Living, 1-8 Persons (land use).** All facilities provided for in Sec. 46.03(22), Wis. Stats., including child welfare agencies, group homes for children, foster homes, treatment foster homes, and community based residential facilities, where care, treatment or services above the level of room and board but less than skilled nursing care are provided to up to eight (8) persons residing in the facility. Such care, treatment or services are provided as the primary function of such facility. Adult family homes, day care homes, nursing homes, general hospitals, special hospitals, prisons, jails and foster family homes that are the primary domiciles of a foster parent and four (4) or fewer children are not community living arrangements for purposes of this ordinance.
- (o) **Community Living, 9-15 Persons (land use).** All facilities provided for in Sec. 46.03(22), Wis. Stats., including child welfare agencies, group homes for children, foster homes, treatment foster homes, and community based residential facilities, where care, treatment or services above the level of room and board but less than skilled nursing care are provided to 9 – 15 persons residing in the facility. Such care, treatment or services are provided as the primary function of such facility. Adult family homes, day care homes, nursing homes, general hospitals, special hospitals, prisons, jails and foster family homes that are the primary domiciles of a foster parent and four (4) or fewer children are not community living arrangements for purposes of this ordinance.
- (p) **Community Living, 16+ Persons (land use).** All facilities provided for in Sec. 46.03(22), Wis. Stats., including child welfare agencies, group homes for children, foster homes, treatment foster homes, and community based residential facilities, where care, treatment or services above the level of room and board but less than skilled nursing care are provided to more than 16 persons residing in the facility. Such care, treatment or services are provided as the primary function of such facility. Adult family homes, day care homes, nursing homes, general hospitals, special hospitals, prisons, jails and foster family homes that are the primary domiciles of a foster parent and four (4) or fewer children are not community living arrangements for purposes of this ordinance.
- (q) **Community based residential facilities.** A group home or specialized residential care home serving persons with disabilities that have been determined to be eligible for services by an independent service coordination agency, and which agency has determined that joint occupancy of a residential property is medically necessary or beneficial for the person with disabilities. A community residence does not include a residence that serves persons as an alternative to incarceration for a criminal offense.
- (r) **Company Cafeteria (accessory land use).** A food service operation which provides food only to company employees and their guests, which meets State food service requirements, and is located on the same property as a principal land use engaged in an operation other than food service.
- (s) **Company Provided On-Site Recreation (accessory land use).** Any active or passive recreational facility located on the same site as a principal land use, and which is reserved solely for the use of company employees and their guests. Facilities using night lighting for activities shall be a conditional use.
- (t) **Composting Bin (accessory land use).** An outdoor container in which vegetation, garden waste and other organic matter is placed in order to expedite the decomposition of organic wastes.
- (u) **Composting Operation (land use).** Land uses devoted to the collection, storage, processing and/or disposal of vegetation.



- (v) **Comprehensive Master Plan.** An adopted long-range document that is revisited every decade and is amended when neighborhood plans are adopted.
- (w) **Conditional use.** A use only allowed subject to compliance with a set of conditions or requirements.
- (x) **Construction, Start of.** The date the building permit is issued, provided the actual start of activity was within a hundred and eighty (180) calendar days of the permit date. The actual start of activity means either the first placement of permanent construction of a structure on the site such as the pouring of a slab or footings, the installation of piles, or the construction of columns. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers, or foundations; nor does it include the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or shed not occupied as dwelling units or part of the main structure.
- (y) **Construction Related (temporary land use).** Contractors' office or trailer and equipment shed(s) when accessory to a construction project, provided that no such use will contain any sleeping or cooking accommodations and is strictly limited to a period not to exceed the duration of the active construction phase of the associated project.
- (z) **Corner Yard.** A yard extending along the street-side lot line between the front yard and the rear lot line and extending inward from the street-side lot line to the street-side face of the building.
- (aa) **Corporate Campus (land use).** Office complexes and corporate headquarters featuring substantial buildings and ample open space, including limited services for employees such as shopping and food service establishments.

**13-1-46 Definitions – D**

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Day Care.** The provision of care by qualified persons in occupied residences or group day care centers. This term includes child and adult care.
- (b) **Day Care, 4 – 8 Persons (accessory land use).** Occupied residences in which a qualified person or persons provide care for 4 to 8 people.
- (c) **Day Care, 9+ Persons (accessory land use).** Intermediate day care homes are occupied residences in which a qualified person or persons provide care for more than eight (8) people.
- (d) **Day Spa (land use).** A business, employing professionally-licensed therapists, which provides a variety of services for the purpose of improving health, beauty and relaxation through personal care treatments including, but not limited to, therapeutic massages and body or facial treatments.
- (e) **Debris.** Broken concrete, bricks, blocks, or other mineral matter; bottles, porcelain and other glass or crockery; boxes, lumber, posts, sticks, or other wood; paper; rags; cardboard; rubber, plastic, wire, tin and metal items; discarded household goods or appliances; tar paper; residues from burning; or any similar materials which may constitute health, fire or safety hazards.
- (f) **Deck.** A structure that has no roof or walls that can be attached or detached to the principle structure.
- (g) **Dedication.** The transfer of property interest from private to public ownership for a public purpose. The transfer may be of fee-simple interest or of a less than fee-simple interest, including an easement.
- (h) **Density.** A term used to describe the number of dwelling units per acre.
- (i) **Developer.** The legal or beneficial owner(s) of a lot or parcel of any land proposed for inclusion in a development, including an optionee or contract purchaser.
- (j) **Development.** Any construction, change or other action related to a structure or land (other than maintenance of existing structures, paved areas and landscaping and interior remodeling of existing structures), including, without limitation, the division of a parcel of land into two (2) or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any buildings; any use or change in use of any buildings or land; any extension of any use of land; or any clearing, grading, or other movement of land, for which permission may be required pursuant to this Title.
- (k) **Development option(s).** The type of residential or nonresidential development as categorized by the proportion of the site devoted to permanently protected green space.
- (l) **Development pad.** The area of a lot for development which is devoted to structures and infrastructure.
- (m) **Direct access.** A condition of immediate physical connection resulting from adjacency of a road or right-of-way abutting a property.
- (n) **Distribution Center (land use).** Facilities oriented to the short-term indoor storage and possible repackaging and reshipment of materials involving the activities and products of a single user.
- (o) **Double Frontage Lot.** A lot with two (2) or more sides that abut a street.
- (p) **Drainage.** The removal of surface water or groundwater from land by drains, grading, or other means. Drainage includes the control of runoff, to minimize erosion and sedimentation during and after development, and the means necessary for water supply preservation or prevention or alleviation of flooding.
- (q) **Drainageway.** Drainageways are non-navigable, above-ground watercourses, detention basins and/or their environs which are identified by the presence of one or more of the following: (a) All areas within seventy-five (75) feet of the ordinary high water mark of a "perennial stream" as shown on USGS 7.5 minute topographic maps for the City of Verona and its environs; (b) All areas within fifty (50) feet of the ordinary high water mark of an "intermittent stream" or "open channel drainageway" as shown on USGS 7.5 minute topographic maps for the City of Verona and its environs.
- (r) **Dripline.** Outer perimeter edge of a tree canopy as transferred perpendicularly to ground.
- (s) **Drive Through (accessory land use).** An establishment that dispenses products or services to patrons who remain in vehicles.

- (t) **Duplex/Townhome, less than or equal to 4 units (land use).** A row or structure of up to four (4) attached, single-family, dwellings joined to one another at one (1) or more sides by a party wall or walls. Each dwelling has a dedicated exterior entrance.
- (u) **Duplex/Townhome, more than 4 units (land use).** A row or structure of more than four (4) attached, single-family, dwellings joined to one another at one (1) or more sides by a party wall or walls. Each dwelling has a dedicated exterior entrance.
- (v) **Dwelling unit.** A building or a portion of a building providing or intended to provide living facilities for not more than one (1) household.
- (w) **Dwelling unit separation.** The narrowest distance between two (2) dwelling units. See Minimum dwelling unit separation.

### 13-1-47 Definitions – E

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Easement.** Authorization by a property owner for another party to use a designated portion of their land for a specified purpose.
- (b) **Eating and Drinking land use(s).** Uses of land including Brewery, Winery, Distillery, Tasting Room, Coffee and Tea Shop, Microbrewery, and various types of Restaurants, as those terms are defined in this Article 2.
- (c) **Electric Vehicle Charging Station (land use).** A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy to a battery or other energy storage device in an electric vehicle.
- (d) **Employee.** Shall have the meaning set forth in Wis. Stat. § 108.02(12), as amended.
- (e) **Encroachment.** Any building, sign, other structure or object of any kind which is placed, located or maintained in, on, under or over any portion of an area in which improvements are not allowed due to regulatory restrictions or competing public or private interests in land.
- (f) **Environmental Control Facility.** Any facility, temporary or permanent, which is reasonably expected to abate, reduce, or aid in the prevention, measurement, control or monitoring of noise, air, or water pollutants, solid waste or thermal pollution, radiation or other pollutants, including facilities installed principally to supplement or to replace existing property or equipment not meeting or allegedly not meeting acceptable pollution control standards or which are to be supplemented or replaced by other pollution control facilities.
- (g) **Environs.** The area surrounding or within the vicinity of a given reference point. When used in connection with the City of Verona, it shall reference the area outside of the City's corporate boundaries but within its extraterritorial jurisdiction.
- (h) **Erosion.** The detachment and movement of soil or rock fragments by water, wind, ice, and/or gravity.
- (i) **Event Center (land use).** A building, room, or portions thereof, whose principal use is to provide space, whether reserved, rented, leased or otherwise made available, to any person, group, or entity for an event or function, that may or may not have food and beverage service, such as a conference or meeting, party, wedding, reception, fundraiser, or other similar functions, for the group's members and any guests, to which the general public is not admitted.
- (j) **Extraterritorial area.** The area outside of the City Limits in which the City of Verona exercises extraterritorial powers of land division and/or zoning review.

### 13-1-48 Definitions – F

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Façade.** The front of a building including entries, parapets and rooflines, specifically the principal face.
- (b) **Family.** An individual living alone or two (2) or more persons, each related by blood, marriage or adoption (including foster children), living together as a single housekeeping unit and occupying a single dwelling

unit; or a group of not more than four (4) persons not so related, living together as a single housekeeping unit by joint agreement and occupying a single dwelling on a nonprofit, cost-sharing basis, or a group of five (5) or more persons living in a community based residential facility.

- (c) **First floor.** The top surface above an unfinished basement, cellar or crawl space that is intended for living quarters.
- (d) **Fitness Facility and Entertainment land use(s).** Uses of land including Archery/Gun Range, and Fitness Facility/Entertainment Facility, as those terms are defined in this Article 2.
- (e) **Fitness Facility/Entertainment Facility, Indoor, less than 10,000 square feet (land use).** A commercial facility less than 10,000 square feet in aggregate indoor area providing athletic or amusement services such as yoga, game courts, exercise equipment, locker rooms, training studios, saunas, pro shop, laser tag, miniature golf, skating rink, arcade, escape room, bowling alley, movie theater, trampoline park, or bounce houses.
- (f) **Fitness Facility/Entertainment Facility, Indoor, 10,000 – 49,999 square feet (land use).** A commercial facility between ten thousand (10,000) square feet and forty-nine thousand nine-hundred and ninety-nine (49,999) square feet in aggregate indoor area providing athletic or amusement services such as yoga, game courts, exercise equipment, locker rooms, training studios, saunas, pro shop, laser tag, miniature golf, skating rink, arcade, escape room, bowling alley, movie theater, trampoline park, or bounce houses.
- (g) **Fitness Facility/Entertainment Facility, Indoor, more than 50,000 square feet (land use).** A commercial facility exceeding fifty thousand (50,000) square feet in aggregate indoor area providing athletic or amusement services such as yoga, game courts, exercise equipment, locker rooms, training studios, saunas, pro shop, laser tag, miniature golf, skating rink, arcade, escape room, bowling alley, movie theater, trampoline park, or bounce houses.
- (h) **Fitness Facility/Entertainment Facility, Outdoor (land use).** A commercial facility providing outdoor athletic or amusement services such as game courts, golf driving range, miniature golf, skating rink, or amphitheater.
- (i) **Floodplain.** The land consisting of the floodway and the flood fringe that is subject to inundation by a 100-year flood, as defined by the Federal Emergency Management Agency (FEMA).
- (j) **Floor area, gross.** The sum of the gross horizontal areas of the several floors of a building including interior balconies, mezzanines, basements and attached accessory buildings, fitting rooms, stairs, escalators, unenclosed porches, detached accessory buildings utilized as dead storage, heating and utility rooms, and inside off-street parking or loading space. Measurements shall be made from the inside of the exterior walls and to the center of interior walls.
- (k) **Floor area ratio (FAR).** The ratio calculated by dividing the total gross floor area of all buildings on a site by the gross area of the site. See Maximum floor area ratio
- (l) **Footcandle.** A unit of illumination produced on a surface, all points of which are one (1) foot from a uniform point source of one (1) candle.
- (m) **Front Yard.** A yard extending along the full width of the front lot line and extending inward from the front lot line to the front face of the building.
- (n) **Frontage.** Any boundary line of a lot or parcel of land that coincides with the right-of-way of a street.
- (o) **Fuel Sales (land use).** Buildings and premises where gasoline, oil, grease, batteries, tires, and automobile accessories may be supplied and dispensed at retail, and where in addition indoor retail sales of convenience items are made. Commonly known as a gas station.

**13-1-49 Definitions – G**

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Garage (residential).** A detached accessory building or portion of the principal building, including a carport, which is used primarily for storing passenger vehicles, trailers, boats, or one (1) truck of a rated capacity not in excess of ten thousand (10,000) pounds.
- (b) **Garage / Estate Sale (temporary land use).** All general sales of goods open to the public, conducted from a residential premises including, but not limited to, all sales entitled “garage,” “lawn,” “yard,” “attic,” “porch,” “room,” “backyard,” “patio,” “flea market,” “rummage,” “estate,” or “moving” sale.
- (c) **General floor plans.** A graphic representation of the anticipated utilization of the floor area within a building or structure, but not as detailed as construction plans.
- (d) **General Retail, less than 10,000 square feet (land use).** A facility less than 10,000 square feet in size, in which the retail sale of products to the general public are offered, sometimes with provision of related services.
- (e) **General Retail, 10,000 – 49,999 square feet (land use).** A facility between 10,000 – 49,999 square feet in size (inclusive), in which the retail sale of products to the general public are offered, sometimes with provision of related services.
- (f) **General Retail, more than 50,000 square feet (land use).** A facility greater than 50,000 square feet in size, in which the retail sale of products to the general public are offered, sometimes with provision of related services.
- (g) **General Services, less than 10,000 square feet (land use).** An establishment less than 10,000 square feet in size primarily engaged in rendering services to individuals and business establishments which services cannot be categorized into one of the other defined Service Use categories in this Title. The services are typically provided without the retail sale of products or which such product sales are incidental to the service-driven purposes of the establishment, such as a beauty salon or barber shop.
- (h) **General Services, more than 10,000 square feet (land use).** An establishment 10,000 square feet or greater in size primarily engaged in rendering services to individuals and business establishments which services cannot be categorized into one of the other defined Service Use categories in this Title. The services are typically provided without the retail sale of products or which such product sales are incidental to the service-driven purposes of the establishment, such as a sufficiently large beauty salon or small appliance repair shop.
- (i) **Glare.** The brightness of a light source which causes eye discomfort.
- (j) **Government Uses, Indoor.** An indoor facility owned, operated, or occupied by a governmental agency to provide a governmental service to the public, such as City Hall.
- (k) **Government Uses, Outdoor.** An outdoor facility owned, operated, or occupied by a governmental agency to provide a governmental service to the public, such as a water tower or public works yard.
- (l) **Green space, other permanently protected.** Permanently protected green space areas which are not constrained by one of the protected natural resources (wetlands, floodplains, steep slopes, lakeshores, drainageways, and woodlands). Examples include portions of private lots, outlots, or parcels commonly held by a property owners' association which are deed restricted from site disruption.
- (m) **Gross density.** The result of dividing the number of dwelling units located on a site by the total site area. See Maximum gross density.
- (n) **Gross floor area.** The total floor area of a building used for occupancy.
- (o) **Gross site area (GSA).** The total area of a site available for inclusion in calculations of the maximum permitted density or intensity of development. See also Site Area.
- (p) **Group Day Care Center, +9 persons (land use).** A facility licensed as a day care by the state of Wisconsin where care and supervision is provided for children, adolescents or adults for less than twenty-four (24) hours per day.

**13-1-50 Definitions – H**

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Habitable buildings.** Any building, or portion thereof used for human habitation.
- (b) **Height of structure.** See Building Height.
- (c) **Helipad (accessory land use).** A landing area or platform for takeoff and landing of helicopters and powered lift aircraft.
- (d) **Home Occupation (accessory land use).** Any occupation or profession primarily carried on within a dwelling unit by a person residing in a dwelling unit as a use that is clearly incidental to the use of the dwelling unit for residential purposes. Examples include personal and professional services, and handicrafts. Home occupations refer to businesses based within a dwelling unit, and not to the use of a dwelling unit for telecommuting purposes in service of a business based in a remote location.
- (e) **Hospital (land use).** An institution providing health, medical and surgical facilities, for diagnostic, mental, and medical treatment (both surgical and nonsurgical) to inpatients with any of a wide variety of medical conditions. These establishments maintain inpatient beds, provide patients with food services and an organized staff of physicians and other medical personnel to provide patient care services. These establishments commonly provide other services, such as outpatient, diagnostic, clinical laboratory, and pharmacy services.
- (f) **Hotel (land use).** An establishment that provides lodging to the public. This does not include a dwelling unit that serves as the owner or renter's primary residence but is leased or rented for short-term lodging, such as vacation rentals or homestays, via web-based home or room sharing services such as AirBNB, VRBO, and HomeAway.

**13-1-51 Definitions – I**

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Impervious surface.** A surface that does not permit the absorption of fluids. Such surfaces are those from which fluids will bead up and run off or can be removed without their being absorbed into the surface material.
- (b) **Impervious surface ratio (d/a).** The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.
- (c) **Indoor Sales Incidental to Light Industrial Use (accessory land use).** Any retail sales activity conducted exclusively indoors which is incidental to a principal land use such as warehousing, wholesaling or any light industrial land use, on the same site.
- (d) **Industrial land use(s).** Uses of land including Light Industrial, Communication Tower, Composting Operation, Distribution Center, Storage or Wholesaling, Brewery, Winery, Distillery, and Artisan Manufacturing, as those terms are defined in this Article 2.
- (e) **Infill development.** Development located in areas which are already largely developed.
- (f) **Institutional land use(s).** Passive Outdoor Public Recreation, Active Outdoor Public Recreation, Indoor Institutional, Outdoor Institutional, Schools, Place of Worship, Government, and Public Service and Utilities, as those terms are defined in this Article 2.
- (g) **Intensity.** The type(s), amount, and level of use anticipated in the development of any parcel of land.

**13-1-52 Definitions – J**

Reserved.

**13-1-53 Definitions – K**

Reserved.

**13-1-54 Definitions – L**

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Landscape surface area.** The area of a site which is planted and continually maintained in vegetation, including grasses, flowers, herbs, garden plants, native or introduced groundcovers, shrubs, bushes, and trees. Landscaped area includes the area located within planted and continually maintained landscaped planters. The lowest permitted landscape surface ratio.
- (b) **Landscape surface area ratio (LSR).** The percentage of the gross site area or lot area which is preserved as permanently protected landscaped area.
- (c) **Land use.** The type of development and/or activity occurring on a piece of property.
- (d) **Legal Nonconforming building or structure.** Any building, or other structure, which is lawfully existing under provisions preceding this Title, which would not conform to the applicable regulations if the building or structure were to be erected under the provisions of this Title.
- (e) **Legal Nonconforming development.** A lawful development approved under provisions preceding the effective date of this Title, which would not conform to the applicable regulations if the development were to be created under the current provisions of this Title.
- (f) **Legal Nonconforming use.** An active and actual use of land, buildings or structures lawfully existing prior to this Title which has continued as the same use to the present and which does not comply with all the applicable regulations of this Title.
- (g) **Light industrial (land use).** Industrial facilities at which all operations (with the exception of loading operations):
  - (1) Are conducted entirely within an enclosed building;

- (2) Are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line;
- (3) Do not pose a significant safety hazard (such as danger of explosion); and
- (4) Comply with all of the performance standards.
- (h) **Light Industrial Incidental to Indoor Sales (accessory land use).** Production activities associated with, and subordinate to, indoor retail sales activity, such as woodworking or ceramics.
- (i) **Local residential street.** A road which primarily serves to collect traffic originating directly from residential driveways and private residential courts and streets.
- (j) **Lodging land use(s).** Uses of land including Bed and Breakfast and Hotel, as those terms are defined in this Article 2.
- (k) **Lot.** A tract of land, designated by metes and bounds, land survey, minor land division or plat and recorded in the office of the County Register of Deeds. Title
- (l) **Lot area.** The area contained within the property boundaries of a recorded lot.
- (m) **Lot, corner.** A lot situated at the junction of and abutting on two (2) or more intersection streets, or a lot at the point of deflection in alignment of a continuous street.
- (n) **Lot coverage.** Any portion of a lot which, when viewed from above, is covered by impervious surface, but not including green roofs, solar, and stormwater facilities.
- (o) **Lot frontage.** Lot width measured at the street lot line. When a lot has more than one (1) street lot line, lot width shall be measured, and the minimum lot width required by this Title shall be provided at each such line.
- (p) **Lot line.** A lot line is the property line bounding a lot except that where any portion of a lot extends into the public right-of-way or a proposed public right-of-way, the line of such public right-of-way shall be the lot line for applying this Title.
- (q) **Lot line, front.** A lot line which abuts a public or private street right-of-way. In the case of a lot which has two (2) or more street frontages, the lot line along the street from which the house is addressed shall be the front lot line.
- (r) **Lot line, rear.** In the case of rectangular or most trapezoidal shaped lots, that lot line which is parallel to and most distant from the front lot line of the lot. In the case of an irregular, triangular, or gore-shaped lot, a line twenty (20) feet in length, entirely within the lot, parallel to and at the maximum possible distance from the front line shall be considered to be the rear lot line. In the case of lots which have frontage on more than one (1) road or street, the rear lot line shall be opposite the lot line along which the lot takes access to a street.
- (s) **Lot line, interior side.** Any boundary of a lot which is not a front lot line, a street side lot line, or a rear lot line.
- (t) **Lot line, street side.** Any lot line which abuts a public or private street right-of-way which is not the front lot line.
- (u) **Lot, through.** A lot which has a pair of opposite lot lines abutting two (2) substantially parallel streets (one or more of which may be a portion of a cul-de-sac). Except for through lots which abut an arterial or nonresidential collector street, through lots shall be prohibited under the provisions of this Title.
- (v) **Lot width.** The maximum horizontal distance between the side lot lines of a lot, measured parallel to the front lot lines and at the rear of the required front yard. See minimum lot width.
- (w) **Lowest floor.** The lowest enclosed floor (including basement). Any unfinished or flood resistant enclosure, usable solely for parking vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosed area is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Title.

### 13-1-55 Definitions – M

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:



- (a) **Massage Parlor (land use).** An establishment that provides massage treatments.
- (b) **Master Plan.** A plan, map, report, or other document pertaining to the physical development of the City which has been adopted by the City Plan Commission, as described in Sec. 62.23(2) and (3), Wis. Stats.
- (c) **Materials.** Any item that is similar to but not defined as equipment, debris, junk, rubbish or an inoperable appliance.
- (d) **Maximum height.** The maximum height of the highest portion of any structure. See height.
- (e) **Maximum lot coverage.** The largest amount of impervious surface on a lot. See lot coverage.
- (f) **Medical/Dental Office (land use).** A building containing an individual practitioner or an association or group of physicians, dentists, clinical psychologists, or similar professional health care practitioners, including assistants. The clinic may include a pharmacy, dental and mental laboratories, and/or x-ray facilities, but shall not include inpatient or overnight care.
- (g) **Microbrewery (land use).** A small facility for the production of malt beverages of low alcoholic content primarily for consumption on premise and including a standard restaurant or bar or tasting room allowing customers to sample products produced on-site. Also known as a craft brewery.
- (h) **Minimum floor elevation.** The lowest elevation permissible for the construction, erection, or other placement of any floor, including a basement floor.
- (i) **Minimum lot area (MLA).** The minimum size lot permitted within the specified zoning district and development option.
- (j) **Minimum lot width.** The smallest permissible horizontal distance between the side lot lines of a lot, measured parallel to the front lot lines and at the rear of the required front yard for the applicable dwelling unit type or nonresidential development option.
- (k) **Minimum setback.** The narrowest distance permitted from a street, side, or rear property line to a structure.
- (l) **Mini-warehouse.** Land uses oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis. Also known as "personal storage facilities".
- (m) **Minor amendment.** A small change to an approved plan that may be approved administratively by the Zoning Administrator without further review and approval by zoning advisory bodies or the City Council. Minor amendments are those that do not result in:
  - i. an increase in the approved number of dwelling units;
  - ii. more than five (5) percent cumulative increase in the amount of square footage of a non-residential land use or structure;
  - iii. a change in the housing mix or use mix ratio.
  - iv. a change in the character of the development as determined by the Zoning Administrator.

**13-1-56 Definitions – N**

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Navigable water.** Lake Superior, Lake Michigan, all natural inland lakes within Wisconsin, and all rivers, streams, ponds, sloughs, flowages, and other waters within the territorial limits of this state, including the Wisconsin portion of boundary waters, which are navigable under the laws of this state. The Wisconsin Supreme Court has declared navigable all bodies of water with a bed differentiated from adjacent uplands and with levels of flow sufficient to support navigation by a recreational craft of the shallowest draft on an annually recurring basis. [Muench v. Public Service Commission, 261 Wis. 492 (1952), and DeGaynor and Co., Inc. v. Department of Natural Resources, 70 Wis. 2d 936 (1975)] For the purposes of this Ordinance, rivers and streams will be presumed to be navigable if they are designated as either continuous or intermittent waterways on the United States Geological Survey quadrangle maps until such time that the Wisconsin Department of Natural Resources has made a determination that the waterway is not, in fact, navigable.
- (b) **Nonconforming building or structure.** Any building or structure which does not comply with all of the regulations of this ordinance or any amendment hereto governing build for the zoning district in which such building is located.
- (c) **Nonconforming lot.** A lot that was in compliance with an earlier version of this Zoning Ordinance when created, but that does not meet current requirements of this Zoning Ordinance.
- (d) **Nonconforming use.** A situation or use that complied with the Zoning Ordinance when created, but which does not currently conform to one or more of the regulations applicable to the district in which the lot or structure is currently located.
- (e) **Nonresidential land use(s).** Land uses that are not used as a residence or occupied by residence. This term includes mixed occupancy uses featuring commercial use on the first floor.
- (f) **Noxious matter or materials.** Material capable of causing injury to living organisms by chemical reaction, or is capable of causing detrimental effects on the physical or economic well-being of individuals.

**13-1-57 Definitions – O**

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Office, professional (land use).** See Professional Office land use.
- (b) **Official map.** The map adopted by the Common Council which indicates the existing and proposed location of streets, highways, parks, playgrounds, roads, rights-of-way, waterways, public transit facilities and other public facilities as authorized by State Statutes.
- (c) **Official zoning map.** A map adopted as an Ordinance by the City that delineates the extent of each district or zone established by this Zoning Ordinance.
- (d) **Off-Site Parking Lot (land use).** Any areas used for the temporary parking of vehicles which are fully registered, licensed and operative. On-street parking is not considered part of this land use.
- (e) **On-site.** Located on the lot in question, except in the context of on-site detention, when the term means within the boundaries of the development site as a whole.
- (f) **On-Site Agricultural Retail (accessory land use).** Land uses solely associated with the sale of agricultural products grown exclusively on the site.
- (g) **Opacity.** A quantitatively-derived measure which indicates the degree to which vision to an adjoining property located in a different zoning district is blocked. Opacity is the proportion of a vertical plane which obstructs views. Opacity of 1.0 means that the entire view is blocked.
- (h) **Ordinance.**
- (i) **Outdoor Activity/Operation, Permanent (accessory land use).** The subordinate use of a zoning lot for sustained and continuous outdoor use customarily incidental to the primary use of the zoning lot within an enclosed structure, such as, by way of illustration and not of limitation, outdoor operations like a rail switching, staging or sorting yard.
- (j) **Outdoor Activity/Operation, Temporary (temporary land use).** The use of a zoning lot for outdoor use for less than three continuous months, such as a lot used for the seasonal sale of pumpkins and gourds or holiday trees.
- (k) **Outdoor Assembly (temporary land use).** A group of people gathered together outside in one (1) location for a common purpose.
- (l) **Outdoor Dining, with alcohol (accessory land use).** Use of an adjacent, outside area by a food or beverage establishment with a liquor license for on-premises consumption, for the same eating and drinking activities that occur within the establishment including, without limitation, the service and consumption of alcoholic beverages.
- (m) **Outdoor Display of Merchandise, Permanent (accessory land use).** All land uses which conduct sales, display sales or rental merchandise or equipment outside of an enclosed building. Example of such land uses include vehicle sales, vehicle rental, manufactured and mobile housing sales and monument sales. Such land uses do not include the storage or display of inoperative vehicles or equipment, or other materials typically associated with a junkyard or salvage yard.
- (n) **Outdoor Display of Merchandise, Temporary (temporary land use).** All land uses which conduct periodic and impermanent sales, display sales or rental merchandise or equipment outside of an enclosed building.
- (o) **Outdoor Public Recreation, Active (land use).** Recreational land uses located on public property which involve active recreational activities, including, without limitation, playcourts (such as tennis courts and basketball courts), playfields (such as ball diamonds, football fields, and soccer fields), tot lots, outdoor swimming pools, swimming beach areas, fitness courses, public golf courses, and similar land uses.
- (p) **Outdoor Public Recreation, Passive (land use).** Recreational land uses located on public property which involve limited physical exertion by the participant. Such land uses include arboretums, natural areas, wildlife areas, hiking trails, bike trails, cross country ski trails, horse trails, open grassed areas not associated with any particular active recreational land use, picnic areas, picnic shelters, gardens, fishing areas, and similar land uses.

- (q) **Outdoor Storage, Permanent (accessory land use).** Land uses primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage land use. Examples of this land use include contractors' storage yards, equipment yards, lumber yards, coal yards, landscaping materials yard, construction materials yards, and shipping materials yards. Such land uses do not include the storage of inoperative vehicles or equipment, or other materials typically associated with a junkyard or salvage yard.
- (r) **Outdoor Storage, Temporary (temporary land use).** The outside storage or display of materials, supplies, goods or manufactured products, equipment, machinery, vehicles, and pallets for more than a twenty-four hour period but for a continuous period of less than three months.
- (s) **Overlay zoning district.** A zoning district mapped over the underlying base zone that modifies the requirement of the underlying zone.
- (t) **Owner.** The person or persons having the right of legal title to a lot or parcel of land.

### 13-1-58 Definitions – P

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Pad, Development.** See Development pad.
- (b) **Parapet.** The top of a wall that forms the upper portions of a building façade.
- (c) **Parcel.** The area within the boundary lines of a lot.
- (d) **Parking areas.** A parking lot that is intended for vehicular parking.
- (e) **Parking aisles.** An area within a parking area that consists of lanes providing access to parking spaces or stalls.
- (f) **Parking island.** A raised and typically landscaped expanse within a parking lot that separates parking bays from one another, breaks up large expanses of paved area and helps to delineate parking spaces and drive aisles.
- (g) **Parking space or stall.** Any portion of impervious surface consisting of concrete, bituminous pavement, or other approved material designated to park one (1) vehicle or bicycle.
- (h) **Pawn Shop (land use).** An establishment primarily engaged in the business of lending money on the deposit or pledge of any article or jewelry or purchasing any article or jewelry with an expressed or implied agreement or understanding to sell it back at a subsequent time at a stipulated price, and which is licensed as a pawnbroker by the state of Wisconsin pursuant to s. 134.71, Wis. Stats.
- (i) **Performance standard.** Criterion established to control and limit the impacts generated by, or inherent in, uses of land or buildings, such as lighting, noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, glare and heat.
- (j) **Permanently protected green space.** An area in which site disruption and/or development is strictly limited.
- (k) **Permitted use.** A use of land that is allowed as of right.
- (l) **Personal Storage Facility (land use).** Land uses oriented to the indoor storage of items entirely within partitioned buildings having an individual access to each partitioned area. Such storage areas may be available on either a condominium or rental basis. Also known as "mini-warehouses".
- (m) **Place of Worship (land use).** A building, together with its accessory buildings and uses, where persons regularly assemble for religious purposes and related social events. The buildings and uses are maintained and managed by a religious body organized to support religious activities and purposes. While a private home may host a religious activity, such as a prayer group or Bible study, it shall not be covered by this definition unless the home is maintained and managed by a religious body.
- (n) **Plan Commission (also called Commission).** An appointed governing body that reviews applications based on this ordinance.

- (o) **Planned Development.** An area of land, controlled by one (1) or more land owners to be developed under unified control or unified plan of development requesting exemptions to ordinance standards.
- (p) **Plat.** A map or plan drawn to scale of one or more parcels, tracts or subdivisions of land, showing, but not limited to, boundaries, corners, markers, monuments, easements and other rights
- (s) **Portable Outdoor Storage Device (temporary land use).** Any item designed and used as follows: a container which is delivered to a property, which is filled with household items or other nontrash materials, and which the container and its contents are subsequently transported to another location.
- (t) **Preliminary plan.** An owner or developer's initial formal submission for planned development (a form of zoning relief) approval, for which the Plan Commission convenes a public hearing to recommend approval or rejection of the preliminary plan to the City Council.
- (u) **Premises.** Any improved or unimproved property.
- (v) **Principal building.** See Building, principal.
- (w) **Principal use.** Any and all of the primary uses of a property, treated as a use permitted by right or as a conditional use (rather than as an accessory use or a temporary use).
- (x) **Prohibited use.** A land use that is not allowed in a zoning district.
- (y) **Professional Office (land use).** All exclusively indoor land uses whose primary functions are the handling of information or administrative services. Such land uses do not typically provide services directly to customers on a walk-in or on-appointment basis.
- (z) **Property.** One (1) or more tracts that are under common control, operation, or ownership or are under one (1) application.
- (aa) **Protected natural resources.** Resources such as floodways, floodfringes, floodplain conservancy areas, wetlands, drainageways, woodlands, steep slopes, and lakeshores, which are protected by the provisions of this Ordinance.
- (bb) **Public improvement.** Any improvement, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide for public needs such as: streets, roads, alleys or pedestrian walks or paths, storm sewers, flood control improvements, water supply and distribution facilities, sanitary sewage disposal and treatment, public utility and energy services.
- (cc) **Public Services and Utilities (land use).** All Town, County, State and Federal facilities, emergency service facilities such as fire departments and rescue operations, wastewater treatment plants, public and/or private utility substations, water towers, utility and public service related distribution facilities, and similar land uses.
- (dd) **Public sewer.** Includes the City of Verona sewer system and other forms of sewer systems approved by the State Department of Natural Resources and maintained by a public agency authorized to operate such systems.

### 13-1-59 Definitions – Q

Reserved.

### 13-1-60 Definitions – R

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Rear Yard.** A yard extending the full width of the rear lot line and extending inward from the rear lot line to the rear face of the building.
- (b) **Recorded lot.** See Lot of record.
- (c) **Required resource protection area (RPA).** The area of a site which may not be disturbed by development activity and which must also be reserved as permanently protected green space. Required resource protection area is the result of subtracting the net developable area (NDA) from the gross site area (GSA).

- (d) **Residential land use(s).** Uses characterized by housing being the principal purpose of property, including various types of Community Living, Apartments, Duplexes, Townhomes, Senior Housing, and Single-Family Detached land uses.
- (e) **Residentially zoned.** A property located in a residential district.
- (f) **Restrictive, more (less).** A regulation imposed by this Title is more (less) restrictive than another if it prohibits or limits development to a greater (lesser) extent or by means of more (less) detailed specifications.
- (g) **Restaurant, Delivery/Carry Out Only (land use).** An establishment which by design of physical facilities or by service or packaging procedures permits or encourages the purchase of prepared, ready-to-eat foods intended to be consumed off the premises.
- (h) **Restaurant, Fast Casual (land use).** An establishment whose principal business is the sale of rapidly prepared food directly to the customer in a ready-to-consume state for consumption either within the restaurant building or off premises. The establishment may include a drive-up or drive-through service facility or offer curbside service.
- (i) **Restaurant, Sit Down (land use).** An establishment whose food is available to the general public primarily for consumption within a structure on the premises, where at least fifty (50) percent of the gross floor area of the establishment is devoted to patron seating.
- (j) **Retail land use(s).** Uses of land including Adult Uses, General Retail, Pawn Shop, and Thrift Store, as those terms are defined in this Article 2.
- (k) **Right-of-way.** An area owned by or reserved to the public which is typically improved with streets, drainage, utilities and pedestrian ways for the use of the public.
- (l) **Roofline.** The upper most edge of a roof or parapet.
- (m) **Rubbish.** Any combustible or noncombustible waste materials that would not be considered debris.

### 13-1-61 Definitions – S

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Scale (of development).** A term used to describe the gross floor area, height, or volume of a single structure or group of structures.
- (b) **Scale (graphic).** A tool used to establish measurements on a plan.
- (c) **School, Elementary and Middle (land use).** A public, private, or parochial educational institution, including instructional and recreational uses, with or without other incidental facilities for students, teachers and employees, providing educational or instructional services to children in preschool through 8<sup>th</sup> grade.
- (d) **School, High (land use).** A public, private, or parochial educational institution, including instructional and recreational uses, with or without other incidental facilities for students, teachers and employees, providing educational or instructional services to students in grades 9 – 12.
- (e) **Seasonal sales (land use).** Holiday tree, pumpkins and similar, temporary (typically recurring on an annual basis) sales for a period not to exceed 30 days.
- (f) **Section.** The division of an Article into numerous topical subcategories. This is the smallest such unit of division, beneath Title and Article.
- (g) **Senior Housing, Dependent (land use).** Housing/accommodations, other than a single-family dwelling, and services designed and staffed to provide housing and services along the continuum of an elderly person's needs, such as assistance for bathing, dressing, medication, meal preparation, or other functions. In addition to housing, this type of facility may also provide convenience services, such as meals, housekeeping, transportation, and community facilities, such as central dining rooms and activity rooms.
- (h) **Senior Housing, Independent (land use).** Housing/accommodations, other than a single-family dwelling,

specifically designed for the needs of elderly persons. In addition to housing, this type of facility may provide convenience services, such as meals, housekeeping and transportation, and community facilities, such as central dining rooms and activity rooms.

- (i) **Service land use(s).** Uses of land including Acute Care Center, Commercial Boarding, Corporate Campus, Day Spa, General Service, Group Day Care Center, Hospital, Medical and Dental Office, Personal Storage Facility, Office, Tattoo Parlor, Veterinary Clinic and Animal Hospital, as those terms are defined in this Article 2.
- (j) **Service Station (land use).** Buildings and premises for the supply and dispensing at retail of motor fuels, lubricants, batteries, tires, and motor vehicle accessories, and where in addition, the following services may be rendered and sales made:
  1. Sales and servicing of spark plugs, batteries, and other motor vehicle related items;
  2. Tire servicing and repair;
  3. Replacement of mufflers and tail pipes, water hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors and the like;
  4. Greasing, lubrication and radiator flushing;
  5. Minor servicing and repair of carburetors, fuel pumps, oil pumps, water pumps and lines and minor motor adjustments not involving removal of the head or crank case or racing the motor;
  6. Emergency wiring repairs; and
  7. Adjusting and repairing brakes.

Painting, welding, or other body work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in service stations shall not be permitted.
- (k) **Setback.** The shortest distance between a building's or structure's exterior or parking area from the nearest point on the referenced lot line. See minimum setback.
- (l) **Shoreland.** Lands within the following distances from the ordinary high-water mark of navigable waters; one thousand (1,000) feet from a lake, pond or flowage; and three hundred (300) feet from a river or stream or to the landward side of the floodplain, whichever distance is greater.
- (m) **Short-term rental (land use).** A dwelling unit that serves as the owner or renter's primary residence but is leased or rented for a fee for fewer than twenty-nine (29) consecutive days, such as vacation rentals or homestays, including without limitation rentals offered via web-based home or room sharing services such as AirBNB, VRBO, and HomeAway.
- (n) **Side Yard.** A yard extending along the interior-side lot line between the front yard and rear yard and extending inward from the side yard lot line to the side face of the building.
- (o) **Sign.** Any object, device, display, structure, or part thereof, situated outdoors, 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, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include the flag or emblem of any nation, organization of nations, state, city, religious, fraternal, or civic organization; also merchandise and pictures or models of products or services incorporated in a window display, works of art which in no way identify a product, or scoreboards located on athletic fields. Traffic control and other public agency signs located within a right-of-way are not included within this definition and are not regulated by the provisions of this Title.
- (p) **Sign, Awning or Canopy.** A sign that is mounted, painted or attached to an awning or other window or door canopy or otherwise to the side of the building. Any projecting canvas or other material over a structural framework used for a small amount of shelter or shade on a facade that has signage displayed on the visible surface. Such signs are counted as a projecting sign.
- (q) **Sign, Banner.** A temporary advertising sign which is not attached to a permanently mounted backing. Banner signs may be ground mounted or wall mounted.
- (r) **Sign, Billboard.** Any sign advertising a land use, business, product or service, not located or available upon the premises whereon the sign is located. These signs are distinguished from other off-premise signs by their

larger than otherwise permitted size and typical location along State Highways and major arterial roadways. Additionally, billboards are often erected to attract attention to land uses, businesses, products, and/or services that may be utilized by motorists unfamiliar with area-wide land uses, businesses, products and/or services, such as tourists and out-of-state visitors.

- (s) **Sign, Box.** A sign which includes a frame or box-like external structure which encloses the functional elements of the sign, including internal illumination, where the sign content is affixed on a face or panel.
- (t) **Sign, Feather.** A flexible or rigid pole to which one side of a flexible fabric, generally in the shape of a feather or similar shape, is attached, and which upon which temporary sign copy is displayed. Such banners are also known and sold under names which include, but are not limited to, "quill sign," "banana banner," "blade banner," "flutter banner," "flutter flag," "bowflag," "teardrop banners," and others. The definition includes functionally similar display devices.
- (u) **Sign, Message.** The thought or idea conveyed or expressed by the words, letters, insignia, figures, designs, fixtures, colors, motion, illumination, sound or projecting images or any combination thereof.
- (v) **Sign, Mobile or Portable.** A sign mounted on a frame or chassis designed to be easily relocated, including vehicles and/or trailers whose principal commercial use is for signage.
- (w) **Sign, Monument.** A freestanding sign, other than a pylon sign, in which the entire bottom is in contact with or close to the ground.
- (x) **Sign, On-Site Traffic Directional.** A sign on a lot that directs the movement or placement of pedestrian or vehicular traffic with or without reference to, or inclusion of, the name of a product sold or service performed on the lot or in a building, structure or business enterprise occupying the same.
- (y) **Sign, Projecting.** A sign, other than a wall sign which is attached to and projects more than one foot, generally perpendicular from a structure or building face.
- (z) **Sign, Pylon.** A sign that is mounted on a freestanding pole or other supports so that the bottom edge of the sign face is eight feet or more above grade.
- (aa) **Sign, Sidewalk.** A type of portable sign that is intended to be placed on a hard surface, most commonly a sidewalk. These signs include A-frame signs, signs that are suspended from the top member of an A-frame, signs with weighted bases, and comparable signs.
- (bb) **Sign, Temporary.** A sign or advertising display intended to be displayed for a certain period of time. Included in the definition of "temporary signs" are retailers' signs temporarily displayed for the purpose of informing the public of a "sale" or special offer. If a sign display area is permanent but the message displayed is subject to periodic changes, that sign shall not be considered as temporary. A mobile or portable sign shall not be considered a temporary sign or used for such a purpose
- (cc) **Sign, Wall.** A sign mounted parallel to a building facade or other vertical building surface.
- (dd) **Sign, Window.** A sign which is applied or attached to the exterior of a window, or applied to, attached to, or located within one foot (1') of the interior of a window, which can be seen through the window from the exterior of the structure.
- (ee) **Sign, Yard.** A temporary portable sign constructed of paper, vinyl, plastic, wood, metal or other comparable material, and designed or intended to be displayed for a short period of time.
- (ff) **Single-Family, Detached (land use).** A free standing building uses as one dwelling unit that does not share walls and is entirely separate with another dwelling unit.
- (gg) **Site area.** The total area of a site available for inclusion in calculations of the maximum permitted density or intensity of development. See also Gross site area.
- (hh) **Site plan.** Plan(s) and drawing(s) of proposed improvements to a particular development site. A site plan application consists of a written description of the present zoning regulations and proposed improvement plans for the development site, a detailed landscaping plan, a grading and erosion control plan, elevation drawings, a detailed site analysis, potentially topographic and natural resource area information if required, development pads and mitigation areas.



- (ii) **Solar Energy Collection, Farm (land use).** A site on which the primary land use is an array of multiple solar collectors on ground-mounted racks or poles that harvest and convert solar energy into thermal, chemical or electrical energy and transmit the same.
- (jj) **Solar Energy Collection System.** All equipment required to harvest solar energy to generate electricity, including storage devices, power conditioning equipment, transfer equipment, and parts related to the functioning of those items.
- (kk) **Solar Energy Collection System, Roof Mounted (accessory land use).** A solar energy collection system that is structurally mounted to the roof of a building or other permitted structure, including limited accessory equipment associated with system which may be ground mounted. It is installed parallel to the roof with a few inches gap.
- (ll) **Solar Energy Collection System, Ground Mounted (accessory land use).** A solar energy collection system and associated mounting hardware that is affixed to or placed upon the ground including but not limited to fixed, passive, or active tracking racking systems.
- (mm) **Solar Energy Collection System, Canopy (accessory land use).** A solar energy collection system consisting of elevated solar panels installed above parking lots, carports and other paved areas.
- (nn) **Solid fence.** Any fence which cannot be seen through. Such fences include basket weave fences, stockade fences, plank fences, and similar fences.
- (oo) **Standard zoning districts.** Zoning districts which primarily regulate the use of land, and intensity or density of such use.
- (pp) **Start of Construction.** The date the building permit is issued, provided the actual start of activity was within 180 calendar days of the permit date. The actual start of activity means either the first placement of permanent construction of a structure on the site such as the pouring of a slab or footings, the installation of piles, or the construction of columns. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers, or foundations; nor does it include the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or shed not occupied as dwelling units or part of the main structure.
- (qq) **Steep Slope.** Steep slopes are areas which contain a gradient of twelve (12) percent or greater, (equivalent to a ten (10) foot elevation change in a distance of eighty-three (83) feet or less), as shown on USGS 7.5 minute topographic maps for the City of Verona and its environs.
- (rr) **Storage or Wholesaling (land use).** Facility primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of this land use include conventional warehouse facilities, long-term indoor storage facilities, and joint warehouse and storage facilities.
- (ss) **Story.** That portion of a building included between the surface of any floor and the surface of the floor next above; or if there is no floor above, the space between the floor and the ceiling next above. Neither a basement nor a cellar shall be counted as a story.
- (tt) **Street.** Any public or private thoroughfare dedicated or permanently open to pedestrian and vehicular use which is twenty-two (22) feet or more in width if it exists at the time of enactment of this Title; and any such public right-of-way sixty (60) feet or more in width when established after the effective date of this Title.
- (uu) **Street Line.** See Lot line, front.
- (vv) **Structure.** Anything constructed or erected, the use of which requires a more or less permanent location on the ground, or attached to something having a permanent location on the ground, excepting public utility fixtures and appurtenances.
- (ww) **Subdivision.** A division of a lot, parcel, or tract of land by the owner thereof or the owner's agent for the purpose of sale or of building development. It also means something produced by subdividing such as a neighborhood.

- (xx) **Swale.** A linear depression in land running downhill or having a marked change in contour direction in which sheet runoff would collect and form a temporary watercourse.

### 13-1-62 Definitions – T

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Tasting Room - Brewery/Winery/Distillery (land use).** A brewery, microbrewery, winery or distillery in which customers may sample, purchase and consume wine, beer or spirits on the premises.
- (b) **Tattoo Parlor (land use).** An establishment that offers or performs any method of placing ink or other pigment into the skin or mucosa by the aid of needles or any other instrument used to puncture the skin, resulting in permanent coloration of the skin or mucosa.
- (c) **Temporary use.** A land use which is present on a property for a limited and specified period of time.
- (d) **Terrace.** The area located between a road and a sidewalk.
- (e) **Thrift Store (land use).** A retail establishment primarily engaged in selling used household goods and merchandise which has been obtained through bulk-purchases or through donations or gifts in which the donor receives no compensation upon the sale of such merchandise, and where the use is designed to sell donated merchandise at a price below reasonable market value.
- (f) **Title.** The main divisions of the City of Verona Code of Ordinances, organized by subject matter. Title 13 is the Zoning and Sign Ordinance.
- (g) **Townhome (land use).**
- (h) **Transportation land use(s).** Land uses designed to move people or goods from one destination to another, including Off-Site Parking Lot and Airport/Heliport, as those terms are defined in this Article 2.

### 13-1-63 Definitions – U

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Unnecessary hardship.** The circumstance where special conditions affecting a particular property, which were not self-created, have made strict conformity with restrictions governing areas, setbacks, frontage, height or density unnecessarily burdensome or unreasonable in light of the purposes of the ordinance.
- (b) **Urban Agriculture, Indoor, less than 10,000 square feet (land use).** An indoor establishment less than 10,000 square feet where food or ornamental crops are grown or processed for personal consumption or to be sold or donated that includes, but is not limited to, greenhouses and other indoor growing operations, vertical farms, aquaponics, aquaculture, and hydroponics.
- (c) **Urban Agriculture, Indoor, more than 10,000 square feet (land use).** An indoor establishment 10,000 square feet or greater where food or ornamental crops are grown or processed for personal consumption or to be sold or donated that includes, but is not limited to, greenhouses and other indoor growing operations, vertical farms, aquaponics, aquaculture, and hydroponics.
- (d) **Urban Agriculture, Outdoor (land use).** Backyard, roof-top, vacant lot or balcony cultivation or processing of food or ornamental crops. This definition does not include the keeping, feeding or raising of animals such as chickens, fish, goats, and honey bees.
- (e) **Urban Garden (accessory land use).** Land used to grow and harvest any kind of plant, including flowers, food or non-food crops for personal consumption or commercial purposes.
- (f) **Usable space.** An open area designed, improved, maintained and intended for active or passive recreation.
- (g) **Use.** The purpose or activity for which land or any building thereon is designed, arranged, or intended, or for which it is occupied or maintained.
- (h) **Use, Accessory.** See Accessory use.
- (i) **Use, Principal.** See Principal use.

**13-1-64 Definitions – V**

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Variance.** A grant of permission by the Zoning Board of Appeals that authorizes the recipient to develop or use property in a manner that, according to the strict letter of this Ordinance, is not otherwise legally permitted.
- (b) **Vehicle Related land use(s).** Uses of land including Autobody Repair, Car Wash, Fuel Sales, Service Station, and Vehicle Sales and Rental, as those terms are defined in this Article 2.
- (c) **Vehicle Sales and Rental (land use).** The use of any building or portion thereof, or other premises or portion thereof, for the display, sale, rental, or lease of new motor vehicles, or used motor vehicles as an ancillary use of a zoning lot, and any warranty repair work and other repair service conducted as an accessory use.
- (d) **Veterinary Clinic / Animal Hospital (land use).** An establishment for the care and treatment of the diseases and injuries of animals and where animals may be boarded only during their convalescence.
- (e) **Vocational/Employment Training (land use).** An educational institution primarily engaged in offering trade or technical training in a variety of technical subjects and trades. The training often leads to job-specific certification and may include the use of simulators and simulation methods.

**13-1-65 Definitions – W**

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Wetland.** Those areas where water is at, near or above the land surface long enough to support aquatic or hydrophytic vegetation and which have soils indicative of wet conditions.
- (b) **Wholesaling (land use).** Facility primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. With the exception of loading and parking facilities, such land uses are contained entirely within an enclosed building. Examples of this land use include conventional warehouse facilities and joint warehouse and storage facilities.
- (c) **Wisconsin Wetland Inventory Map.** Maps prepared by the Wisconsin Department of Natural Resources.
- (d) **Working days.** Monday, Tuesday, Wednesday, Thursday or Friday; excluding holidays granted by the City of Verona to its Departments.
- (e) **Workshop meeting.** A meeting where a discussion can take place between two parties to obtain feedback.

**13-1-66 Definitions – X**

Reserve.

**13-1-67 Definitions – Y**

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Yard.** A required open space on a lot, which is unoccupied and unobstructed by a structure from its lowest ground level to the sky, except as expressly permitted in this Title. A yard shall extend along a lot line and at right angles to such lot line to the face of the building. For fence and other regulations, yards shall take precedence in this order: 1—front yard; 2—street-side yard; 3—rear yard; 4—interior-side yard.

**13-1-68 Definitions – Z**

The following words, terms and phrases, wherever they occur in this Title, shall have the meanings ascribed to them by this Section. Definitions provided by this Section include:

- (a) **Zoning Administrator.** The City employee charged with the application and interpretation of this Title.

- (b) **Zoning Board of Appeals (also known as Board of Appeals).** A five member body vested with authority to review and determine all matters relating to variances and appeals from Zoning Administrator determinations.
- (c) **Zoning district.** Any section or sections of the City for which the regulations governing the use of land and how development can occur except for planned development.
- (d) **Zoning map.** See "Official zoning map", above.
- (e) **Zoning ordinance.** Title 13 of the City of Verona Code of Ordinances.