



GLOSSARY

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The Glossary provides definitions of terms and phrases used in the LUDR that are technical or specialized, or that may not reflect common usage. If any definitions in this Section conflict with definitions in the City of Richland Municipal Code, these definitions shall govern for the purposes of the LUDR.

GLOSSARY

ANSI/ASHRAE/IESNA. American National Standards Institute / American Society of Heating, Refrigerating, and Air-conditioning Engineers / Illuminating Engineering Society of North America. (3) National building, sustainable, and lighting standards used by designers and builders to create a quality safe built environment.

Accessory Office. An office that serves the principal use of a building or structure.

Accessory Unit/Structures. Any use and/or structure that is customarily part of and clearly incidental and secondary to the principal residence and does not change the character of the residential use. May contain a separate residential unit either contained wholly within a principal single-family residential structure, or attached to or above a garage (maximum floor area of 600 square feet). An accessory dwelling unit is not included in Maximum Density Limitations. An Accessory unit/building may also be used for Home Occupation uses as identified elsewhere in the LUDR and that meet the requirements of RMC 23.42.09. An accessory unit or structure with a maximum floor area of 600 sq. ft. is allowed for a winery use.

Accessory Storage Structures. A supplemental building designed for the storage of boats / RVs or to be used as a personal worksop; in all cases not for the commercial repair or maintenance of vehicles of any type. It may also include an Accessory Unit that meets the standards and definition for Accessory Units (LUDR 8.P). Only permitted in the BMS-NE District on lots .25 acre or larger and having a principal structure.

Adult Family Homes. A regular family abode in which a person or persons provides personal care, special care, room, and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.

Alcoholic Beverages Sales. The retail sale of beer, wine and /or spirits in sealed containers for off-site consumption, either as part of another retail use, or as a primary business activity.

Alley. A private way permanently reserved as a secondary means of access to abutting property.

Arterial Collector Street. Streets that serve to interconnect and support the principal arterial highway system. They link major commercial, residential, industrial and institutional areas. Arterial streets are typically spaced about one mile apart. Access control is the key feature of an arterial route.

Assisted Living/Nursing Home. State-licensed, multi-family, residential structure which provides supervision or assistance for persons with special needs including help with tasks such as bathing, dressing, and medication management; may also supply specialized nursing services.

ATM. An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank, or in another location. Does not include drive-up ATM's.

Axonometric Diagram. Illustration of the spatial form of a building or structure.

Badger Mountain South. Also referred to as BMS, is a master planned community within the boundaries as described in the Master Agreement and subject to the terms and conditions found within the Master Agreement.

Bank, Financial Services. Financial institutions including: banks

and trust companies, credit agencies, holding (but not primarily operating) companies, lending and thrift institutions, other investment companies, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies. Does not include check-cashing stores. (See also, "ATM")

Bar, Tavern. A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a micro-brewery ("brew pub"), and other beverage tasting facilities.

Bed & Breakfast Inn (B&B). A one-family detached dwelling unit occupied by a resident owner/manager within which up to four rental bedrooms are made available for overnight accommodation; requires a City of Richland Special use permit.

Block Park. See Block Open Space.

Block Open Space. A type of shared community space that provides small-scale gathering and play space for residents in the nearby vicinity. Block Open Spaces to range in size from 5,000 square feet to less than 1 acre and are required to be distributed throughout each of the neighborhoods; also called Block Parks.

Building Type. A structure defined by the combination of configuration, form, and function.

Build-to-Line (BTL). A setback dimension, along which a building facade or percentage of building facade, must be placed.

Child Care Center. A premise licensed by the state of Washington and receiving more than twelve (12) children for care during all or part of a day or night; must meet RMC 23.42.080 requirements.

Child Care (Family Home). A residential premise, state-licensed for Family Home Child Care, to provide direct care, supervision and early learning opportunities for twelve or fewer children, in the home of the licensee where the licensee resides and is the primary provider; must meet RMC 23.42.080 requirements; may alternatively be licensed for adult daycare for periods less than 24 hours.

Civic Uses. A category that includes public uses and other private uses which focus on improving the quality of day-to-day community life by providing a location for assembly, discourse, worship, education, sustainability features, recreation, farmers' markets and community-oriented entertainment venues.

Civic/Community/Institutional Facilities. A Building Type that includes schools, public safety buildings, libraries, recreation and other public or private buildings of similar nature.

Clear Vision Triangle. A triangle with 2-sides of the triangle formed by the two intersecting ROW lines, extending 20 feet back from their point of intersection with the third side formed by drawing a line connecting the two points located 20 from the point of intersection.

Collector Street. Streets that provide both access and circulation within and between residential and commercial/industrial areas. Collectors differ from arterials in that they provide more of a citywide circulation function and do not require as extensive control of access (compared to arterials) and penetrate into residential neighborhoods.
Commercial. A term defining workplace, office and retail use

collectively.

Common Courtyard. A entry court, forecourt or courtyard shared by multiple residential units or commercial spaces.
Community Storage Facility. An area within the South Orchard Neighborhood that is intended to serve the entire BMS community for storage of vehicles, boats and recreational vehicles; may also include inside storage and an accessory caretaker unit.

Consistency Determination. A document, also known as the Badger Mountain South Master Agreement Consistency Recommendation (BMS-MACR), provided by the MPA to the City and to the applicant upon receipt and review of any development or building application in Badger Mountain South. The Consistency Determination may be either a Level 1 or Level 2 BMS-MACR. Level 1 BMS-MACR is issued for all applications except for final plat approval and issuance of Certificate of Occupancy. A Level 2 BMS-MACR is required prior to final plat approval or issuance of Certificate of Occupancy. The BMS-MACR ensures that the development and building submittals meet the Master Agreement and LUDR requirements.

Corner Element. A prominent architectural element, such as a tower, corner bay window (chamfered or round) or significant facade articulation, designed to accent the corner of a building and typically used to terminate a view or mark an important entrance.

Cottage Court. A Building Type consisting of free-standing Single-Family residences arranged around a common, shared courtyard. A shared common building may also be provided.

Courtyard Housing. A Building Type consisting of Multi-family residential units arranged around a central Court.

Day Care Center: Child or Adult. A state-licensed facility that provides non-medical care and supervision for adult clients or minor children for periods of less than 24 hours for any client. These facilities include the following, all of which are required to be licensed by the Washington State Department of Social Services.

Development. All divisions of land for whatever purpose, site plan, binding site plan and any other uses or activities as defined in RMC 23.06.270.

Director. The Community Development Director of the City of Richland, or his or her duly appointed representative.

District. The distinct areas within BMS to which specific land use and development regulations apply in order to achieve the intent and purpose of the LUDR and the Master Agreement.

Drive-through Window Service. A facility which by design allows the transfer or goods or services to those while still in a vehicle.

Duplex. A Building Type consisting of a single structure containing two dwelling units, neither of which is an accessory dwelling unit; also known as a Paired House.

Eating and Drinking Establishments. A retail business selling ready-to-eat food and or beverages for on or off premise consumption; may include sales of alcoholic beverages and provide entertainment. May include beer or other alcohol brewing and beverage tasting facilities.

Edge Type. The pedestrian and landscape elements within the

right-of-way. Includes the area between the property line and the curb line on either side of the street (drive lanes and parking).

Estate Lots. Lots ranging in size from ¼ to 1+ acre, located in the Neighborhood Edge District.
Facade. The vertical surface of a building, generally set facing a street ("front façade").

Farmer's Market. The temporary use of a site for indoor and/or outdoor sales of food and farm produce items, in compliance with the Washington State Farmer's Market Manual, and Washington State Department of Health Food Handler's requirements.

Floor Finish Level. (See Ground Floor Finish Level).

Frontage. A strip or extent of land abutting on a street or other public right-of-way.

Frontage Types. The building architectural element that resides between the public right-of-way and the private property affiliated with the building. Frontage Types combined with the public realm create the apparent streetscape. Frontage Types are listed in Section 9: Frontage Types.

Gallery. A roofed promenade extending along the façade of a building and supported by columns on the outer side.

Gambling Premises. An establishment, as permitted by state law, which includes, but is not limited to, any building, room, enclosure, vehicle or other place used or intended to be used for gambling activity and/or containing a gambling device for such purposes.

General Retail. Stores and shops intended to serve the City as destination retail, rather than convenience shopping. Examples of these stores and lines of merchandise include:

Art galleries; retail; art supplies, including framing services; books, magazines, and newspapers; camera and photographic supplies; clothing, shoes, and accessories; collectibles (cards, coins, comics stamps, etc.); drug stores and pharmacies; dry goods; fabric and sewing supplies; furniture and appliance stores; hobby materials; home and office electronics; jewelry; luggage and leather goods; musical instruments; parts; accessories; small wares; specialty grocery store; specialty shops; sporting goods and equipment; stationery; toys and games; variety stores; videos, DVD's, records, and CD's, including rental stores with no outside storage.

General Office. An office use that typically occupies an area of greater than 5,000 square feet and more than twenty (20) employees at a given location. Typical examples include: professional offices for architects, engineers, doctors, dentists, chiropractors, lawyers, accountants, veterinarians or similar professions.

General Retail. A retail use involving the sale of goods or merchandise to residents living in the community, many of whom will access the store by vehicle. A use in this category typically occupies an area between 5,000 and 30,000 square feet. Typical examples include: banks, bookstores larger than 5,000 sq. ft.; pharmacy; sporting goods stores, grocery store, and other stores selling similar goods.

General Services. A Service Use offering daily conveniences to residents living in the community. A use in this category typically occupies an area between 5,000 and 30,000 square feet. Typical

examples include: business support services, coin-operated laundry, salons, spas, and health clubs, medical services/doctors’ offices, movie theaters, video arcades, bowling, meeting facility; funeral home (except within the Mixed-Use Districts).

Greenbelt. A linear green open space adjacent to a street that consists of trails, trees, perennials, ornamental grasses, shrubs, and/or groundcover. Often includes a part of the community trail network.

Green Building Certification. Certification by a nationally recognized sustainable program (i.e. LEED , or Built-Green, Energy Star, etc.) demonstrating compliance with specific program requirements.

Ground Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the ground floor not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Ground Floor Finish Level. Height difference between adjacent public walk and the ground floor. In the case of a loading dock frontage that serves as the public Right-of-Way, the Floor Finish Level is the height of the walk above the adjacent street.

Height. A limit to the vertical extent of a building that is measured in number of stories. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, and similar structures, which may be of any height approved by the Director.

Home Occupation. An occupation or business activity conducted within a dwelling unit by a member or members of the family who occupy the dwelling, where the occupation or business activity is clearly incidental and secondary to the use of the dwelling for living purposes and the residential character of the dwelling is maintained; requires City of Richland application processed at time of business license application.

Hospitality/Lodging. A facility, typically a hotel or motel, with guest rooms, with or without kitchen facilities, rented to the general public for transient overnight stay. May also include ancillary uses related to the principal use including spas and other personal services, eating facilities, swimming pools, retail and similar. Also permitted in the NE District when operated and licensed as a Bed and Breakfast facility.

Landmark Structure. A monument, building or edifice that is easily recognizable due to unique physical features or site prominence and that adds to the identifying characteristics of an area.

Landscape Coverage. The extent to which the planted landscape area is covered with plant material.

Landscape Planter. Planted area of landscape materials lying between hard surfaces such as between the street and a trail or sidewalk, or within a plaza hardscape.

Lighting Plan. The Lighting Plan is a required element of submittal for all buildings, except low rise residential (under four stories), proposing four or more exterior fixtures. The Plan must include the following information:

1. Type and number of luminaire equipment (fixtures), including the “cut off characteristics”, indicating manufacturer and model number(s).
2. Lamp source type (bulb type, i.e. high pressure sodium), lumen output, and wattage.
3. Mounting height with distance noted to the nearest property line for each luminaire.

4. Types of timing devices used to control the hours set for illumination, as well as the proposed hours when each fixture will be operated.
5. Total Lumens for each fixture, and total square footage of areas to be illuminated. For projects that are in commercial zones, the lumens per net acre to be lit, need no exceed 25,000 lumens.
6. A Calculation Summary indicating food-candle levels on the lighting plan, noting the maximum, average and minimum, as well as the uniformity ratio of maximum to minimum, and average to minimum levels.
7. Lighting manufacturer-supplied specifications (“cut sheet”) that include photographs of the fixtures, indicating the certified “cut off characteristics” of the fixture.
8. Foot-candle distribution, plotting the light levels in foot-candles on the ground, at the designated mounting heights for the proposed fixtures. Maximum illuminance levels should be expressed in foot-candle measurements on a grid of the site showing foot-candle readings in every five or ten-foot square. The grid shall include light contributions from all sources (i.e. pole mounted, wall mounted, sign, and street lights.) Show foot-candle renderings five feet beyond the property lines.

Liner Building. A structure that conceals a larger building such as a parking garage, or surface parking lot that is designed for ground floor occupancy by commercial or office uses, with upper floors also configured for those uses, or for residential use.

Large-Scale Retail. A retail use involving the large scale sale of goods to residents living within the region. These uses are almost exclusively accessed by automobile and therefore additional consideration should be given to parking and traffic issues when developing this use. The goods or merchandise sold may be of the same type or a variety of types and typically occupy an area greater than 30,000 square feet.

Live/Work Unit. An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

Complete kitchen space and sanitary facilities in compliance with the Building Code; and

At least one resident in each live/work unit shall maintain a valid business license, if required, for a business on the premises.

Uses prohibited in Live/work Units: The following uses and activities are prohibited within a Live-Work Unit:

- (1) amusement and recreation uses;
- (2) adult entertainment uses;
- (3) pet stores, kennels, animal hospitals;
- (4) gun and firearms sales;
- (5) automotive service stations, and motor vehicle repair garages; and
- (6) liquor sales.

Local Parks. A community space between one (1) to five (5) acres in size that is developed to serve a neighborhood for both structured and passive play areas and activities.

Local Streets. Streets that have the sole function of providing access to immediately adjacent land.

Lodging – Hotel. A facility (typically a hotel or motel) with guest rooms or suites, with or without kitchen facilities, rented to the general public for transient lodging. Hotels typically include a variety of services in addition to lodging; for example, restaurants, meeting facilities, personal services, etc. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor

athletic facilities, accessory retail uses, etc.

Lot. A measured parcel of land having fixed boundaries and designated on a plot of survey. A lot may be divided by a street or Alley.

LUDR. The Badger Mountain South Land Use and Development Regulations included as Exhibit C in the Master Agreement.

Marquee Sign. A projecting sign structure over the entrance of a building and typically used for movie theaters or similar venues; may have two-faces and may also include lighting but not movable or flashing lights.

Master Agreement. The document entitled “Agreement Between the City of Richland and NorAm Investment LLC, regarding the Development of the Walkable and Sustainable Community known as Badger Mountain South” and approved by the City of Richland City Council on December 7, 2010, and adopted by City of Richland Resolution No. 77-10.

Master Plan Administrator (MPA). A professional appointed by NorAm Investment LLC, or its successor, as outlined in the Master Agreement, to review all applications for plats, subdivisions, site plans, and development permits in Badger Mountain South as part of the application submittal to the City of Richland. The MPA is responsible for ensuring the intent of the LUDR is met in all applications and will provide to the City and to the applicant a Consistency Recommendation (BMS-MACR) to be included in the materials reviewed by the City of Richland Development Services Department. The roles and responsibilities of the MPA are considered synonymous with the Master Agreement Administrator, MAA, as found in the Master Agreement.

Mansion Apartments. A Building Type that combines 3 to 6 residences with one structure designed to resemble a large Single-Family house in a typical residential neighborhood setting.

Mixed-Use Building. More than one type of use in a building or set of buildings. This may be a combination of residential, commercial, industrial, office, institutional, or other land uses.

Mixed-Use Development. A mixed-use development is a real estate project with planned integration of some combination of retail, office, residential, hotel, recreation or other functions. It is pedestrian-oriented and contains elements of a live-work-play environment. It maximizes space usage, has amenities and architectural expression and tends to mitigate traffic and sprawl.

Multi-family residential structure. A structure containing two or more dwelling units in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit(s) or have individual entrances from the outside.. Multi-family Building Types include: Paired Housing (Duplex); Live/Work; Stacked Units (Apartment); Row House; Courtyard Housing; Mansion Apartment (3 to 6 units); and Mixed-Use buildings which contain dwelling units above or behind commercial space within the same building.

Natural Grade. The site topography which exists at the time a lot is sold to the first owner by the project developer or builder; fill material subsequently brought to a site does not modify this original grade.

Neighborhood Goods and Service Buildings. A Building Type that includes stand alone structures, 30,000 SF or smaller that contain uses that support the needs of the neighborhoods in which they are located. Typical examples include pharmacies, daycare centers, churches, medical clinics and other office buildings.

Neighborhood Office. An Office Use that typically occupies an area of 5,000 square feet or less and involves twenty (20) or fewer employees at a given location. Typical examples include: professional offices including accountants, doctors, lawyers, engineers or other similar professions, or small-scale business services.

Neighborhood Personal Services. A Service Use that offers daily conveniences to residents in adjacent neighborhoods. A use in this category typically occupies an area of less than 5,000 square feet. Typical examples include: spa, cleaning and garment services, beauty and barber shops, shoe repair, travel agencies, finance, real estate and insurance; and health and educational services.

Neighborhood Retail. An establishment engaged in selling new goods or services to the general public and rendering services incidental to the sales of such goods. A use in this category typically occupies an area of less than 5,000 square feet. Typical examples include: ATM (automatic teller machine); art galleries; specialty shops; variety stores; coffee shop, food markets and convenience stores; pet stores and grooming with no boarding; artisan or crafts sales, assembly or fabrication; photography studios; dance, music, and martial arts studios, excluding any type of adult business.

Neighborhood Sector. Geographical boundaries based on the proposed street network intended to assist with the distribution of residential density, housing mix and Block Open Space.

Neighborhood Storage Area. An area up to one acre in size designated by the master developer as the area for storage of recreational vehicles, boats, and cars for the purpose of providing storage for an individual neighborhood.

Night Club. A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and /or dancing, comedy, etc. Does not include adult oriented businesses.

Office. Business, Service and Professional, Administrative.

Paired House. See Duplex.

Park, Playground. An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities; may be developed as a private or public facility.

Parking Facility, Public or Commercial. Parking lots or structures operated by the City, or a private entity, providing parking for a fee. Does not include towing, impound and storage facilities.

Parking lots. A paved area designated for the parking of motor vehicles.

Pedestrian Street. See Primary Street.

Place of worship. A permanently located structure or group of structures which is utilized for the purposes of conducting religious worship, services or ceremonies. May also contain ancillary uses including graded educational facilities, day care facilities or multi-purpose facilities. For the purposes of this code, Places of Worship are included in the Neighborhood Goods and Services Building Type.

Primary Street. Streets designated within the Village Mixed-Use Districts where vehicular access points are restricted and active

retail, commercial and office Storefront Frontages are required. Also called Pedestrian Street.

In all other Districts, primary streets are designated along building frontages, i.e. front street.

Public Facilities. Any building or use often supplied by a governmental organization. Typical examples include: schools; water, power and sewer facilities; fire and police substations. May include ambulance; libraries; farmers markets; transit centers and bus stops; business incubator buildings; outdoor amphitheater; and similar uses. Private schools, not owned by a governmental organization are included in this use category.

Public Safety Facility. A facility operated by a public agency including fire stations, other fire preventive and fire fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch on the same site.

Reader Board. A sign or part of a sign on which the letters are readily replaceable such that the copy can be changed from time to time at will.

Recreation and Cultural Facilities, Public and Private. Any building or use intended for passive or physical recreational activities or activities that advance the arts, and related accessory structures. Typical examples include: trails; playgrounds and play equipment; health clubs and gyms; swimming pools; public restroom facilities; plazas; gardens; picnic shelters; water spray park; sports fields and courts; dog parks; outdoor amphitheater; skate park; fountains and other water features; facility parking; maintenance buildings only as ancillary structures to the park located in, and similar uses.

Regulating Plan. A plan of the proposed community which identifies the boundaries where different rules of Development apply.

Residential. Premises used primarily for human habitation. Units shall not be less than 440 square feet in net area.

Restaurant, Café, Coffee Shop. A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated.

Row House. A Building Type consisting of townhouse (multi-level) units arranged side by side in a zero lot line configuration. Residential units in Row Houses have individual entrances along a Frontage.

Secondary Street. Streets designated within the Village Mixed-Use Districts where vehicular access points and ground floor residential units are allowed. In all other Districts, secondary streets are designated along building side yards, i.e. side street.

Senior Housing. Multi-family residential structures that are designed as independent living accommodations for those 55 years of age or older; may include congregate dining.

Service Street. A paved vehicular thoroughfare which provides access to delivery trucks and other service vehicles; shall be accessed from a Secondary (side) Street.

Setback. The mandatory distance between a property line and a

building or appurtenance.

Shared Parking. Any parking spaces assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Side Yard Driveway Condition. For Single-family Houses with Street Access, a drive lane up to 10 ft. in width that runs parallel to the side ywar setback and extends not less than 30 ft from the front property line when the garage is located in the lot rear. When the garage is part of the front facade, driveway access is provided to teh garage in a side yard driveway. In both conditions, the driveway may widen to 20 ft., and may encroach into the side yard setback, to provide access to the garage.

Single-Family Residential Structure. One primary residence per lot; may include one Accessory Unit.

Solar (or Photovoltaic) Collectors or Array. A linked collection of photovoltaic modules, which are in turn made of multiple interconnected solar cells. By their modularity, they are able to be configured to supply most loads. When placed in the BMS-NC, BMS-NE or BMS-NG Districts, a Solar Collector may be roof mounted when it does not extend above the roof peak nor extend above the roof surface more than 24" measured perpendicular to the roof, or it may be ground-mounted when installed in side or rear yards only and screened from public streets.

Special Districts. An area that, by its intrinsic function, disposition or configuration, should not conform to the District standards established for the proposed community.

Special Events. Activities of limited duration including concerts, tournaments, festivals and similar public gatherings.

Stacked Unit Building. A Building Type, commonly known as an apartment, that is a Multi-family, residential only, structure consisting of a number of dwelling units arranged side by side and stacked on multiple floors.

Storage. A building or facility that is designed to leave or place materials or other items in.

Storage, Outdoor. The storage of various materials outside of a structure.

Storefront. The portion of a frontage that is composed of the display window and/or entrance and its components including windows, doors, transoms and still pane that is inserted into various Frontage Types, such as a Storefront, Arcade or Gallery, to accommodate retail.

Story. A habitable floor level within a building, typically 8 ft. to 14 ft. high from floor to ceiling. A half story is a conditional space that rests primarily underneath the slope of the roof, usually having dormer windows and occupying about half the area of the floor or floors below. Individual spaces, such as lobbies and foyers may exceed one story in height. The number of stories are measured from the sidewalk of the primary street.

Street Frontage Landscape. Landscaping in the public right-of-way along streets and medians.

Sustainability Plan.

A document submitted with an initial commercial entitlement application which identifies the means and methods to address Sustainability Principles, as found in Section 12.B. The Plan will specify each principle, determine applicability, and identify actions to address each relevant item.

Tandem Parking. One (1) car parked behind another where aisles are not provided. A maximum of two cars are allowed in tandem configuration for individual residential units only. Tandem parking may be located in a garage or as surface parking.

Telecommunication Facility. A use of land that includes buildings, cabinets, structures, and facilities, including generating and switching stations, repeaters, antennas, transmitters, receivers, towers, and all other buildings and structures relating to low power mobile voice transmission, data transmission, video transmission and radio transmission, or wireless transmission.

Temporary Uses. A use of limited duration including: Christmas tree sales in any district for a period not to exceed 60 days; Contractors office and equipment sheds containing no sleeping or cooking accommodations accessory to a construction project and to continue only during the duration of such project; Promotional activities of retail merchants involving the display of goods and merchandise may be conducted outside of enclosed buildings or for a period of not more than six consecutive weeks in any six month period. Retail business may display only merchandise that is for sale within the building in the area immediately adjacent to the building. These provisions shall in no way be deemed to authorize the outdoor display of or sale of salvage material or similar display or sale in any district.

Unclassified Uses. Uses not listed in 2.C. Land Use Table and which do not meet the criteria for similar and compatible uses specified in 1.G.3.

Urban Form Standards. Establish the specific physical and use parameters for each District including; building placement, building profile and Type, Frontages and parking.

Usable Lawn. The minimum lawn area that is allowed in the Badger Mountain South community is an area 10 ft. minimum in any direction.

Use Table - 2.C Land Use Table. A matrix which identifies broad categories of land uses that are permitted in each BMS District. The land uses listed in the Use Table are further expanded with examples in Section 14- Glossary.

Upper Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the upper floors not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.

Vehicular Services. A business involving the servicing of vehicles and/or the storage and distribution of gasoline. Incidental uses may include a convenience store, the sale of propane and kerosene, automotive repair, car wash, and tire sales.
Vending Carts. Portable retail and food concessions, usually with wheels, including sales of coffee, flowers, ice cream, hot dogs, other food items and similar.

Vineyards. A plantation of grape-bearing vines, grown mainly for wine making, but also raisins, table grapes, and non-alcoholic grape juice. Vineyards for personal uses in residential districts are permitted as landscape; when planted in commercial districts vineyards must be part of an overall landscape plan that is reviewed by the MPA.

Wing Fence. A fence that extends perpendicular from the side of the house to the side yard fencing between lots.