

# Article 15 - Definitions

## A.

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**Abutting.** Having property lines in common. Separation by a street or alley is not considered abutting.

**Agriculture Building.** A building used for agriculture associated with farming that satisfy the standards of an accessory structure.

**Alley.** A public or private thoroughfare which affords only a secondary means of access to abutting property.

**Antenna.** Any system of wires, poles, rods, panels, whips, cylinders, reflecting discs, or similar devices used for transmitting or receiving electromagnetic waves when such system is either external to or attached to the exterior of a structure or is portable or movable. Includes devices having active elements extending in any direction and directional beam-type arrays having elements carried by and disposed from a generally horizontal boom that may be mounted upon and rotated through a vertical mast or tower interconnecting the boom and antenna support, all of which elements are deemed to be a part of the antenna.

**Applicant.** A person submitting an application for approval under this Land Development Code.

## B.

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**Buffer.** A strip of land located between a side or rear property line and a building, structure, or use, intended to separate and obstruct the view of the site on which the buffer is located from an abutting property.

**Building.** Anything attached to the ground having a roof supported by columns or by walls and intended for shelter, housing or enclosure of persons, animals or personal property. For purposes of this code, the term "building" includes "structure".

**Building, Accessory.** A building subordinate to the main building on a lot and used for purposes incidental to the main or principal building and located on the same lot.

**Building, Principal.** A building that contains the principal use on the lot on which the building is situated.

## C.

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**Caliper.** A nursery standard of tree trunk measurement for understory trees or replacement trees. Caliper of the trunk is taken at 6 inches above the ground for trees up to and including 8-inch caliper size.

**Color Temperature.** A measure of the color spectrum of light, specified by the lamp manufacturer and displayed as "Light Appearance" on Lighting Facts packaging labels.

**Commission.** The Planning & Zoning Commission.

**Comprehensive Plan.** The Comprehensive Plan of the City of Victor officially adopted by the City Council.

**Special Use Permit.** A use that may or may not be appropriate within a given zoning district, depending on the particular site and conditions applied during approval. Exceptions or waivers of standards, other

than use, may be permitted through issuance of a special use permit, subject to such conditions as may be imposed by the City Council.

**Condominium.** An estate consisting of an undivided common interest in real property, together with a separate interest in real property, or any combination of the above.

**Construction, New.** Buildings for which the “start of construction” commenced on or after the effective date of this Land Development Code and includes any subsequent improvements to such building.

**Critical Root Zone.** The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The critical root zone will typically be represented by a concentric circle centering on the tree’s trunk with a radius equal in feet to 1.5 times the number of inches of the trunk diameter.

**Curb cut.** The providing of vehicular ingress and/or egress between property and an abutting street.

## D.

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**Developer.** A person who undertakes land development activities.

**Development.** Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or permanent storage of materials

**Direct light.** Light emitted directly from a fixture’s light source, namely from the lamp and its diffusing, reflecting, refractive, focusing, or other integrated fixture elements designed to project and radiate light.

**Dwelling.** A building designed, arranged or used for permanent living and sleeping quarters.

**Dwelling unit.** A building, or portion of a building, designed, arranged and used for living quarters for one or more persons living as a single housekeeping unit with cooking facilities, but not including units in hotels or other structures designed for transient residence.

## E.

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**Easement.** A grant by the owner of the use of a parcel of land by the public, corporation, or persons for specified use and purposes and so designated on a plat.

## F.

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**Family.** One or more persons occupying a dwelling unit and living as a single, nonprofit housekeeping unit, provided that a group of 5 or more persons who are not within the second degree of kinship do not constitute a family unless such 5 or more persons qualify as a group residence as described in Idaho Code section 67-6531.

**Fixture.** The complete lighting unit (Luminaire), consisting of a lamp, or lamps and ballast(s) (when applicable), together with the parts designed to distribute the light (reflector, lens, diffuser), to position and protect the lamps, and to connect the lamps to the power supply.

**Floodlight.** Fixture that projects light in a broad, directed beam, typically of two lamp types: simple lamps whose supporting optic elements are part of the fixture casement having wide beam-spread angles up to 110 degrees; or sealed-beam lamps with internal parabolic reflectors having

narrower beam-spread angles of 25 to 55 degrees. Designation as a floodlight is ordinarily displayed on lamp packaging.

**Footcandle.** The unit of measure expressing the quantity of light received on a surface. One footcandle is the illuminance produced by a candle on a surface one foot square from a distance of one foot measurable by a light meter. In this ordinance, footcandle units are referenced to the initial-lumen-output rating of the fixture lamp.

**Fully Shielded Luminaire.** A luminaire constructed and installed in such a manner that all light emitted by the luminaire, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal plane through the luminaire's lowest light-emitting part. "Full cutoff" and zero uplight fixtures in particular meet this definition

**Future Acquisitions Map.** The map designates land proposed for acquisition by a public agency for a maximum 20-year period. Lands designated for acquisition may include land for:

1. Streets, roads, other public ways, or transportation facilities proposed for construction or alteration;
2. Proposed schools, airports, or other public buildings;
3. Proposed parks or other open spaces; or
4. Lands for other public purposes.

## G.

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**Glare.** Lighting entering the eye directly from luminaires or indirectly from reflective surfaces that causes visual discomfort or reduced visibility

**Gross Floor Area.** The sum in square feet of the gross horizontal area of all floors of a building measured from the interior faces of the exterior walls or from the centerline of walls separating two buildings when two buildings or units abut. Elevator shafts, stairwells, floor space used for mechanical equipment, attics, balconies and mezzanines, enclosed porches and floor area devoted to roofed accessory uses are included in the calculation of gross floor area. However, the following is not included: any space devoted exclusively to on-site parking; outdoor loading, display, storage, utility service areas; and/or uninhabited enclosed space on tops of roofs; or attic space having head room of less than 7'-10".

## H.

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*No terms beginning with the letter H are defined at this time.*

## I.

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**Illuminance.** The amount of light incident on a surface.

## J.

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*No terms beginning with the letter J are defined at this time.*

## K.

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**Kelvins (K).** A unit of absolute temperature measured by the Kelvin scale. In this ordinance, kelvins (K) that is a measure of color temperature of the light spectrum emitted by a lamp.

## L.

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**Lamp.** Component, tube, or bulb of a fixture that produces light when energized. Multiple lamps within a single fixture are lumen-rated additively as if a single lamp.

**Lamp string.** Multiple, interconnected lamps attached to a single electrical source, but not additionally housed as is typical within a fixture. Included are "light strings" commonly used as Christmas lighting, "rope lights" strung within a continuous protective sheath, and similar interconnected aggregations of LED lamps integrated within individual light-dispersing refractors.

**Light.** Radiant energy that can be sensed or seen by the human eye. Visible light is measured in lumens.

**Light Trespass.** Light that falls beyond the property it is intended to illuminate.

**Lumen.** The unit of measure used to quantify the amount of light produced by a lamp or emitted from a luminaire (as distinct from "watt," a measure of power consumption).

**Lot.** A parcel of land either vacant or occupied intended as a unit for the purpose, whether immediate or for the future, of transfer of ownership, or possession, or for development.

**Lot, Corner.** A lot abutting upon two or more streets at their intersection.

**Lot, Double Frontage.** A lot abutting two parallel or approximately parallel streets.

**Lot, Interior.** A lot other than a corner lot.

**Lot Line, Front.** The front property line coincident with a street right-of-way line.

**Lot of Record.** A lot that is part of a subdivision, the plat of which has been recorded in the office of the Recorder of the City of Victor, or any parcel of land, whether or not part of a subdivision, that has been officially recorded at a size that met the minimum dimensions for lots in the district in which it was located at the time of recording or was recorded prior to the effective date of zoning in the area where the lot is located.

## M.

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

**Mobile Home Park.** Any area, tract, plot, or site of land, where 2 or more standard mobile homes are placed, located and maintained for dwelling purposes on a permanent or semi-permanent basis and for which a fee, or rental or contract for payment, for such use is collected by or collectable to the person holding the land.

## N.

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*No terms beginning with the letter N are defined at this time.*

## O.

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**Occasional Lighting.** Illumination that is infrequent, or intermittent; and controlled by a manual or timer-operated switch, or by a motion sensor not activated by off-property movements.

**Outdoor Lighting.** Lighting equipment installed within the property line and outside the building envelopes, whether attached to poles, building structures, the earth, or any other location; and any associated lighting control equipment.

## P.

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**Parcel.** A continuous quantity of land in the possession of or owned by or recorded as the property of the same person or persons.

**Partly Shielded Luminaire.** A luminaire with opaque top and translucent or perforated sides, designed to emit most light downward

**Planning and Zoning Administrator.** City of Victor Planning and Zoning Planning and Zoning Administrator or Planning Director, or their designee.

**Plat.** The drawing, map or plan of a subdivision, cemetery, townsite or other tract of land, or a replatting of such, including certifications, descriptions and approvals.

**Planning & Zoning Commission.** The Planning & Zoning Commission of the City of Victor.

**Public right-of-way.** Any land dedicated and open to the public and under the jurisdiction of a public highway agency, where the public highway agency has no obligation to construct or maintain said right-of-way for vehicular traffic.

## Q.

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*No terms beginning with the letter Q are defined at this time.*

## R.

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## S.

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**Setback.** A line demarcating that portion of the lot specified must remain devoted to a yard, and the buildable portion of the lot. Building setbacks and “yard” are considered one and the same.

**Shade Tree.** A tree that composes the top layer or canopy of vegetation and will generally reach a mature height of greater than 50 feet.

**Sign.** Any combination of words, letters, numbers, images, or symbols, designed to attract the attention of, or communicate information to, the public, in regards to an activity, business, commodity, event, sale, or service.

**Sign Face.** That portion of the sign, excluding the supporting structure, where the words, letters, numbers, images, or symbols can be placed.

**Story.** That portion of a building compromised between a floor and the floor or roof above. The first floor of a two- or multi-story building is the story that has no floor immediately below it that is designed for living quarters or for human occupancy. Those stories above the first floor must be numbered consecutively.

**Street, private.** A street within a subdivision plat that is not dedicated to the public and not a part of a public highway system.

**Street, public.** A road, thoroughfare, alley, highway or bridge under the jurisdiction of a public highway agency.

## T.

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**Temporary Sign.** Any sign that is used temporarily and is not permanently mounted and which is intended to be displayed for a limited time only to advertise a temporary sale or event (does not include a sidewalk sign)

## U.

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*No terms beginning with the letter U are defined at this time.*

## V.

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*No terms beginning with the letter V are defined at this time.*

## W.

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**Window Sign.** A sign installed inside a window for purposes of viewing from outside the premises.

## X.

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*No terms beginning with the letter X are defined at this time.*

## Y.

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**Yard.** Any open space located on the same lot with a building, unoccupied and unobstructed from the ground up, except for accessory buildings, or such uses as provided by this title. The minimum depth

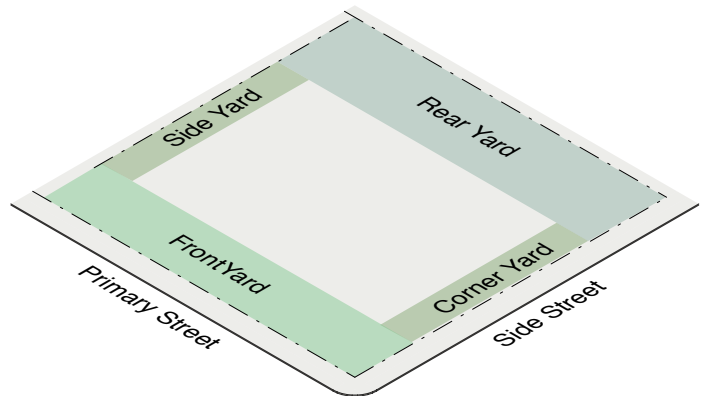
or width of a yard consists of the horizontal distance between the lot line and the drip line of the main building.

**Yard, Corner.** The area of a lot extending from the front yard to the rear yard and measured between the building and the side street lot line.

**Yard, Front.** The area of a lot extending across the full width of the lot and measured between the building line and the primary street lot line.

**Yard, Rear.** The area of a lot extending across the full width of the lot and measured between the building and the rear lot line.

**Yard, Side.** The area of a lot extending from the front yard to the rear yard and measured between the building and the side lot line.



## Z.

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*No terms beginning with the letter Z are defined at this time.*