

### SECTION 3: DEFINITIONS

For the purpose of this Ordinance, certain terms and words are defined. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular. The word “building” shall include the word “structure”; the word “lot” includes the word “tract” or “parcel”; and the word “shall” is mandatory and not merely permissive or directory.

***ABUT or ABUTTING.*** Having lot lines or boundary lines in common or structures that touch or lie adjacent to each other.

***ACCESSORY BUILDING.*** A subordinate building located on the same lot as the primary building the activity of which is clearly integral to the permitted use of the main building. Container storage shall not be used as an ***ACCESSORY BUILDING***.

***ACCESSORY USE.*** A land use activity that is customarily incidental, appropriate and subordinate to the principal use of the land or buildings located upon the same premises.

***ADULT DAY CARE FACILITY.*** Any place, home, or institution which receives three or more adults over the age of eighteen years who need care or supervision due to a physical disability or functional impairment; for care apart from their legal guardians or custodians, when received for regular periods of time, for less than twenty four continuous hours, for compensation. ***ADULT DAY CARE*** may include personal care, nursing services, supervision, meal preparation, and transportation.

***ALLEY.*** A public thoroughfare which affords a secondary means of access to abutting property.

***ANIMAL CLINIC OR HOSPITAL.*** An office or group of offices and accompanying facilities for one or more veterinarians engaged in treating diseases or injuries of domestic animals.

***ASSISTED LIVING CENTER.*** An establishment that furnishes, in one or more buildings, food, and lodging to individuals who have contracted with the owner of the establishment; and provides personal care services; and in addition, provides minor treatment or services which meets some need beyond the provision of food, shelter, and laundry. ***ASSISTED CARE*** shall not mean full time nursing care.

***ATTACHED.*** Having one or more walls common to a primary building, or joined to a primary building by a covered porch or passageway, the roof of which is a part or extension of a primary building.

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***AUTOMOBILE*** or ***MOTOR VEHICLES***. A self-propelled mechanical vehicle designed for use on streets and highways for the conveyance of goods and persons including but not limited to the following: passenger cars, trucks and vans (1 ton G.V.W. or less), motor scooters, motorcycles, and sports utility vehicles.

***AUTOMOBILE PAINT AND BODY REPAIR SHOP***. A building and its premises where motor vehicles undergo body repair and painting. This does not include permanent vehicle storage or mechanical repair except that a vehicle being repaired may be stored on the premises for a period not to exceed thirty days while repairs related to the damage are performed.

***AUTOMOBILE REPAIR SHOP***. A building and its premises where motor vehicles undergo repairs and maintenance. This does not include permanent vehicle storage except that a vehicle being repaired may be stored on the premises for a period not to exceed sixty days.

***AUTOMOBILE SALES FACILITY***. A lot or portion thereof to be used only for the purchase, trade, display, and sale of automobiles that are in condition to be driven on or off the lot, under their own power. These facilities are not to be used for the storage of wrecked automobiles, the dismantling of automobiles, or the storage of automobile parts.

***AUTOMOBILE SALVAGE OR WRECKING YARD***. An area outside of a building where motor vehicles are disassembled, dismantled, junked or “wrecked”, or where motor vehicles not in operable condition or used parts of motor vehicles are stored.

***AUTOMOBILE SERVICE STATION***. Any area of land, including structures thereon, that is used for the sale of gasoline, oil or other fuels, and automobile accessories; which may include facilities for lubricating, washing, cleaning, minor mechanical repair, and other normal servicing of automobiles.

***BED & BREAKFAST*** or ***BOARDING HOUSE***. A building, other than a hotel or motel, where for compensation and by prearrangement for definite periods, meals, or lodging and meals, are provided for three (3) or more persons, but not exceeding twenty (20) persons.

***BLOCK***. A tract of land bounded by public highways, streets, shoreline of waterways, railway rights-of-way, public parks, cemeteries, or boundary lines of municipalities, or a combination thereof. A part of a legal description as continued in an approved plat..

***BUILDING***. Any structure intended for business, shelter, housing or enclosure of persons, animals, moveable property including household goods, inventory, records, furniture, fixtures, and equipment. When separated by dividing walls without openings, each portion of such structure so separated will be deemed a separate structure.

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**BUILDING AREA.** That portion of a lot upon which buildings may be placed, excluding required yards, set back lines and limited by the maximum building coverage as specified for each zoning district.

**BUILDING COVERAGE.** The percentage of the lot area covered by the building, excluding all overhanging roofs.

**BUILDING HEIGHT.** The vertical distance from the average line of the highest and lowest points of that portion of the lot covered by the building to the highest point of the coping of a flat roof, or a deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

**BUILDING SETBACK LINE.** A line defining an area on the building lot between the street right of way or property line and the building line within which no building shall be constructed, encroach, or project except as specifically authorized in an adopted ordinance of the City of Stephenville.

**CARPORT.** A permanent roofed structure open on at least two sides, designed for the parking and shelter of private vehicles.

**CAR WASH.** A facility designed primarily for washing automobiles, not including trucks or heavy machinery as defined in this ordinance.

**CHILD CARE FACILITY.** Any place, home or institution which receives three or more children under the age of sixteen years, for care apart from their natural parents, legal guardians or custodians for regular periods of time for compensation. However, this definition does not include public and private schools organized, operated or approved under the laws of Texas, custody of children fixed by a court of appropriate jurisdiction, children related by blood or marriage within the third degree of the custodial person, or to churches or other religious or public institutions caring for children within the institutional building while their parents or legal guardians are attending services or meetings or classes or engaged in church activities.

(1) **DAY-CARE CENTER.** Twelve or more children.

(2) **GROUP DAY-CARE HOME.** Seven to 12 children.

(3) **REGISTERED FAMILY HOME.** Six or fewer children plus six or fewer siblings after school hours.

**CHILD CARE INSTITUTIONS.** A Child Care Facility which provides care for more than 12 children for longer than a 24-hour period. This does not include specialized treatment programs such as that offered by an emergency shelter, therapeutic camp, residential treatment center, half-way house, or institution serving mentally ill or retarded children.

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**CITY.** The City of Stephenville, Texas.

**CITY COUNCIL.** The governing body of the City of Stephenville, Texas.

**CLINIC.** An office or group of offices for one or more physicians, dentists, or health care professional engaged in treating the sick or injured, but not including rooms for the abiding of patients.

**COMMUNITY HOME.** A dwelling for not more than six disabled persons, regardless of their legal relationship to one another, and having no more than two supervisory personnel residing in the home at the same time as provided, mandated and defined in Texas Human Resources Statute Chapter 123 (Community Homes for Disabled Persons Location Act).

**CONDITIONAL USE.** A use allowed in a zoning district only if a “Special Use Permit” is granted by the Board of Adjustment.

**CONTAINER.** A structure constructed for the primary use of transporting goods by ship, rail, or truck. Use is prohibited as an accessory building within the city limits.

**CONVALESCENT, NURSING, OR LONGTERM CARE FACILITY.** An institution, licensed by the State of Texas, where persons suffering from generally permanent types of illness, injury, deformity, deficiency, or age are given care and treatment on a prolonged or permanent basis.

**CONVENIENCE STORE.** Any area of land including the structures thereon (except that the primary building shall not exceed 2000 square feet) that is used to provide goods and services to a neighborhood including food products, snacks, newspapers, household cleaning supplies, paper goods, lottery tickets, and gasoline.

**DETACHED.** Fully separated from any other building.

**DISABLED PERSON.** A person whose ability to care for himself, perform manual tasks, learn, work, walk, see, hear, speak, or breathe is substantially limited.

**DOUBLE FRONTAGE.** A lot having lot lines formed by the intersection of two streets, whether public or private; where the interior angle of such intersection is less than 135 degrees shall be considered a corner.

**DRIVE-IN RESTAURANT.** Any establishment where food, and/or non-alcoholic beverages are served to the consumers. Motor vehicle parking spaces are provided where patrons may be served in their respective vehicles or inside the establishment.

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***DRY CLEANER*** or ***LAUNDRY***. Any attended or unattended building or portion thereof, available to the general public for the purpose of washing, drying, extracting moisture from, or dry cleaning wearing apparel, cloth, fabrics, and textiles of any kind by means of a mechanical appliance(s).

***DWELLING***. Any building or portion thereof which is designed and used exclusively for residential-purposes.

***DWELLING, CONDOMINIUM***. A single dwelling unit in a multiunit dwelling or structure, which is separately owned and which may be conveyed with an undivided interest in the common areas and facilities of the property.

***DWELLING, MULTIPLE-FAMILY***. A building having accommodations for five or more families living independently of each other. This excludes recreational vehicle camps, hotels, motels, or resort facilities. Occupancy is restricted to one family per unit.

***DWELLING, SINGLE FAMILY***. A building having accommodations for and occupied exclusively by one family.

***DWELLING TOWNHOUSE***. A single-family dwelling which is attached to one or more similar dwellings by a common fire wall or fire walls, interior to both, and which in combination with said attached dwellings constitutes an architectural whole, on a separate lot, having its principal frontage on a street. Such dwelling units when so constructed may be under separate ownership.

***DWELLING, TWO-FOUR FAMILY***. A building having accommodations for and occupied exclusively by at least two, but not more than four families. Occupancy is restricted to one family per unit.

***EASEMENT***. An interest in land granted to the City or other governmental entity, to the public generally, and/or to a private utility corporation for access to the back or the side of properties otherwise abutting on a street.

***FAMILY***. A single individual or two or more persons related by blood or marriage, including adopted children, or a group of no more than three individuals who are unrelated by blood, legal adoption, marriage or conservatorship.

***FLOOR AREA***. The total floor area within a building devoted or intended to be devoted to a particular use, with structural headroom of seven feet or more, whether above or below the finished lot grade, including basements, penthouses, attic space providing headroom of seven feet or more, interior balconies, mezzanines, and enclosed covered porches.

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***FOSTER GROUP HOME.*** A Child Care Facility located in a private residence which provides parental care and nurture 24 hours per day for seven-12 children.

***FRATERNAL BUILDING.*** A building occupied and maintained by a social club, organization, or an association. The building may have meeting facilities for the members and offices or headquarters for the organization.

***FRATERNITY*** or ***SORORITY.*** A social club or an association having meeting facilities for the members. A fraternity or sorority house may have dormitory facilities for its members. Any such fraternity or sorority house shall be deemed a rooming house or boarding house, depending upon the circumstances in each instance.

***FRONTAGE.*** Linear measurement of property adjacent to a street that lies between the property lines running perpendicular to the street.

***GARAGE APARTMENT.*** A dwelling unit for one family attached to a private garage.

***GARAGE, PRIVATE.*** A separate building or portion of the primary use building, designed for or used for the housing of motor vehicles which are the property of and for the use of the occupants of the lot on which the private garage is located. Not more than one of the vehicles may be a commercial vehicle and not more than one ton G.V.W. excluding recreational vehicles.

***GRADE.*** The average elevation of the highest and lowest elevation measured at the finished surface of the ground at any of the exterior edge of the building or structure.

***GREEN SPACE.*** A designated area of land where grass, turf, ground cover, trees, shrubs, etc. are maintained.

***HEAVY MACHINERY.*** A mechanical vehicle (self-propelled or otherwise), whose primary use is in connection with construction, farming, etc. and is not designed for use on streets or highways.

***HOME OCCUPATION.*** Any occupation or profession engaged in by the occupants of a dwelling not involving the conduct of a retail business. Such occupation shall be conducted in the building which is used by the occupant as his or her private dwelling. **HOME OCCUPATIONS** shall include professional services.

***HOSPITAL (ACUTE CARE).*** An institution, licensed by the State of Texas, providing health services primarily for human inpatient, medical or surgical care for the sick or injured and including related facilities, including but not limited to laboratories, out-patient departments, training facilities,

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central service facilities, and staff offices, which are all integral part(s) of the facilities. Said treatment is intended to restore them to health and an active life.

***HOSPITAL (CHRONIC CARE).*** Refer to **CONVALESCENT, NURSING OR LONG-TERM CARE FACILITY.**

***HOTEL or MOTEL.*** A building or group of buildings under single ownership containing six (6) or more sleeping rooms occupied, intended or designed as temporary lodging for compensation.

***JUNK OR SALVAGE YARD.*** A building or tract of land where waste, discarded, or salvaged metals, used plumbing fixtures, and other materials are bought, sold, exchanged, stored, baled, or cleaned. A building or tract of land for the storage of salvaged materials and equipment from house wrecking and salvaged structural steel materials and equipment. This excludes establishments for the sale, purchase or storage of used cars in operable condition, salvaged machinery, used furniture, household equipment, and the processing of used, discarded or salvaged materials as a part of a manufacturing operation.

***LODGING HOUSE or ROOMING HOUSE.*** A building or place where lodging is provided, or is equipped to provide lodging regularly, by prearrangement for definite periods, for three (3) or more persons in contrast to hotels that are open to transients.

***LOT.*** Any tract or parcel of land occupied or intended to be occupied by one (1) building or a group of buildings, accessory buildings, and uses, which has its principal frontage on a street and bounded by lot lines. This includes such open spaces as required by this ordinance and other laws and ordinances.

***LOT AREA.*** The total horizontal area included within lot lines.

***LOT CORNER.*** A lot that has at least two adjacent sides along its lot lines that abuts on a street, provided that the interior angle at the intersection of the two sides is less than 135 degrees.

***LOT DEPTH.*** The average distance from the street line of the lot to its rear lot line, measured in the general direction of the sidelines of the lot line.

***LOT INTERIOR.*** A lot whose side lines do not abut upon a street.

***LOT LINES.*** The lines bounding a tract or parcel of land described by a metes and bounds description of the exterior boundaries of a particular tract or parcel of land.

***LOT WIDTH.*** The horizontal distance between the side lot lines of a lot, located at the building front set back line, measured as a straight line.

**MANUFACTURED HOUSING OR HOME.** A HUD-Code manufactured home or a mobile home, as defined in Vernon’s Texas Civil Statutes, Article 5221f. This term shall not include any of the following:

- (1) Industrialized housing or buildings, as defined in Vernon’s Texas Civil Statutes, Article 5221f-1;
- (2) Ready-built homes or portable buildings built as a single unit or section at a temporary location for the purpose of selling it and moving it to another location; and/or
- (3) Recreational vehicles.

**MASONRY CONSTRUCTION or MASONRY-LIKE CONSTRUCTION.** Masonry construction is that form of construction composed of stone which is at least one inch in diameter, brick, concrete, structural clay tile, concrete split-face design block materials or combination of these materials laid up unit by unit and set in mortar. Concrete tilt wall, pour-in-place concrete wall and precast wall panel construction will be considered masonry-like construction and shall have an architectural exterior finish. **MASONRY or MASONRY-LIKE CONSTRUCTION** shall be at least two inches thick

**MOBILE HOME.** A movable, detached single-family dwelling unit conforming to the minimum housing code requirements of both the State of Texas and the City of Stephenville for permanent long-term occupancy; is constructed or fabricated within a factory, complete with an integral utility system capable of being connected to an outside system; can be transported over the road on its own chassis and wheels to the site where it is to be connected semi-permanently to a separate utility system and is not permanently attached to any foundation as required for a permanent conventional dwelling or structure.

**MOBILE HOME PARK.** Any development site, parcel or tract of land designed, maintained or intended to be used for the purpose of providing long-term occupancy of more than 30 days for the placement of ten or more mobile homes, including all buildings used or maintained for the use of the residents of the development. This term is not to be used in conjunction with any mobile home or trailer sales lots which contain unoccupied units that are intended for purposes of inspection and sale.

**NONCONFORMANCE.** A structure or tract of land which does not conform to the regulations of the zoning district in which it is situated.

**NONCONFORMING USE.** A structure or tract of land occupied by a land use activity that does not conform to the regulations of the zoning district where it is located.

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### ***OPEN STORAGE AND OUTSIDE DISPLAY.***

(1) ***OPEN STORAGE OF PRODUCTS OR MATERIALS.*** The keeping in an unroofed area of new or used goods, merchandise, or any materials used in the production, repair or replacement of goods related to the principal business activity of the property on which the open storage occurs. The term ***OPEN STORAGE*** shall not apply to primary uses indicated by the use chart, which customarily have open storage, such as automotive sales.

(2) ***OUTSIDE DISPLAY OF GOODS.*** The display of any product, or item, offered for sale by the occupant of the main use of the property on which the display of goods occurs, in plain view of the public without screening, provided such display meets all of the following conditions:

- (a) The area used shall not be greater than ten (10) percent of the gross floor area of the establishment maintaining such display;
- (b) Items may not occupy any required parking areas;
- (c) Items may not be displayed in any required front, side, or rear yard setback or public right-of-way;
- (d) Items may not obstruct vision sight lines from any public right-of-way or driveway, or be located in any required sight visibility easements.

***PARKING SPACE.*** An area enclosed or unenclosed, sufficient in size to store one automobile, accessible by a sealed surfaced driveway connecting the parking space with a street or alley, permitting ingress or egress of an automobile. For purposes of this ordinance, the size of a parking space for one vehicle shall be accordance with Section 11 of this ordinance.

***PLANNED DEVELOPMENT or PD.*** An area of not less than one (1) acre to be developed as a single entity according to a unified site design plan, affording increased compatibility to adjacent property and utilizing innovative land development concepts consistent with the Comprehensive Land Use Plan.

***PLANNING AND ZONING COMMISSION.*** A board, appointed by the City Council as an advisory body, authorized to recommend changes in the zoning and other planning functions as delegated by the City Council. Also referred to as the ***COMMISSION.***

***PRIMARY USE BUILDING.*** A building in which the primary activity associated with the lot is conducted. In any residential district, any dwelling will be the ***PRIMARY BUILDING.***

***RECREATIONAL VEHICLE.*** A vehicle, towed or self-propelled, on its own chassis or attached to the chassis of another vehicle and designed or used for temporary dwelling, recreational or sporting

purposes. This includes, but is not be limited to, travel trailers, pick-up campers, camping trailers, motor homes, converted trucks and buses, boats, and boat trailers.

**RECREATIONAL VEHICLE CAMPING AREA.** Any development, site, parcel or tract of land designed, maintained or intended to be used for the purpose of providing short term occupancy of camper vehicles, recreational vehicles, tents, or trailers.

**REFUSE FACILITIES.** Containers that are recognized and utilized by the City or the City’s refuse collection service, that are used to temporarily store trash and refuse on a lot until a refuse collection truck empties them (including, but not limited to metal dumpsters, plastic refuse carts and individual plastic refuse containers).

**RESIDENTIAL DENSITY.** The number of lots, dwelling units, or persons located or residing within a residential area.

(1) **GROSS DENSITY.** The number of lots, dwelling units, or persons located within the total acreage of a residential area.

(2) **NET DENSITY.** The number of lots, dwelling units, or persons located within the total acreage of residential area, exclusive of street right-of-way, easements, non-residential land use sites, and acreage unsuitable for development.

**RESTAURANT, CAFÉ OR CAFETERIA.** An establishment serving food to the general public where customers are primarily served at tables or self-served. Food is consumed on the premises, which may include a drive-through window. At least 70% of the sales at such establishments shall be for food products.

**RETIREMENT HOUSING COMPLEX.**

(1) A development providing dwelling units specifically designed for the needs of ambulatory elderly persons. To qualify as a retirement housing complex, a minimum of 80% of the total units shall have a head of household who is 60 years of age or older. The remaining units may qualify by meeting one of the following conditions:

- (a) A unit is occupied by a household head who is 55 years of age or older;
- (b) A unit is occupied by a surviving member(s) of a household, regardless of age, and the household head meeting the age requirement has died;
- (c) A unit is occupied by management personnel and his or her family.

(2) In addition to the dwelling units, a Retirement Housing Complex may include special

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facilities and services for the exclusive use of the residents. This may include a cafeteria and/or dining room, snack bar, convenience retail shop (food, household and gift items), infirmary, library, game room, swimming pool, exercise room, arts and crafts facilities, meeting room, greenhouse, housekeeping service, beauty and/or barber shop, chapel, transportation service and related uses to provide a comfortable and convenient living atmosphere.

**SEASONAL SALES.** A facility or site used for the sale of merchandise which is available or needed during certain seasons of the year. Use shall generally require one to three months of operation and be similar to fire wood sales or Christmas tree sales, seasonal plant material or other types of items for sale.

**SETBACK.** A minimum horizontal distance between the lot line and the building line.

**SITE DEVELOPMENT PLAN.** A map, drawing, or chart showing the location of all existing and planned structures, landscaping, design, entrance and exit, parking, height of structures, common open space, public facilities, private streets, together with information pertaining to all covenants relating to land use, location and bulk of structures, intensity of use or density of development, private streets, ways and parking facilities, common open space and public facilities, and all other reasonable information required by the City of Stephenville Subdivision Ordinance regulations which control the review process.

**SKIRTING.** (As used in reference to the installation of Manufactured Housing) **SKIRTING MATERIALS** shall consist of materials compatible with the design of the home, enhancing its appearance. Unpainted or untreated corrugated metal, screen or wire, or lattice-style skirting is prohibited.

**SMALL ANIMAL CLINIC.** An office or group of offices for one or more veterinarians engaged in treating diseases or injuries to small domestic animals. Structures are to be soundproof and no outside facilities are permitted.

**SPECIAL USE PERMIT.** Refer to **CONDITIONAL USE**.

**STORY.** That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

**STREET.** A public right of way which provides primary vehicular access to adjacent land, whether designated as a street, highway, thoroughfare, parkway, throughway, avenue, lane, boulevard, road, place, drive, or however otherwise designated.

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- (1) ***CUL-DE-SAC***. A street having one end open to vehicular traffic and having one end closed or terminated with a turn-around. A ***CUL-DE-SAC*** shall not be longer than 600 feet and at the closed end shall have a turn-around provided for, having an outside roadway diameter of at least 80 feet and a street property line diameter of at least 100 feet. A cul-de-sac shall have a minimum right of way width of 50 feet.
- (2) ***LOCAL***. A street that is used primarily for access to abutting residential property and circulation of traffic within residential neighborhoods. It is of a width and design to discourage through traffic, thereby protecting the residential area. A local street shall have a minimum right of way width of 50 feet.
- (3) ***MARGINAL ACCESS***. A minor street which is parallel to and adjacent to arterial streets and highways and which provide access to abutting properties and protection from through traffic. A marginal access street shall have a minimum width of 50 feet
- (4) ***MAJOR ARTERIAL***. A street whose primary function is to provide traffic movement between major traffic generators such as principal neighborhoods, commercial centers, and industrial areas, and to connect with surrounding municipalities. A major arterial street shall have a minimum right of way width of 120 feet.
- (5) ***MAJOR COLLECTOR***. The function of a collector street is to collect and distribute traffic from local access streets and to convey it to the arterial system. Major collectors provide limited access to abutting property and parking is generally limited or restricted. A major collector street shall have a minimum right of way width of 90 feet.
- (6) ***MINOR ARTERIAL***. A street whose primary function is to serve secondary traffic generation, such as community shopping areas, office complexes, high schools, and larger parks and recreation areas. They also serve to collect and distribute traffic from streets of lower classification to major arterials. A minor arterial street shall have a minimum right of way width of 100 feet.
- (7) ***MINOR COLLECTOR***. Minor collectors in residential areas collect traffic from local streets within a residential district and are not intended to continue through several districts. In commercial/industrial areas minor collectors generally serve one district providing access for abutting property and providing the most direct access to other collectors and arterials. A minor collector street shall have a minimum right of way width of 70 feet.
- (8) ***PRIVATE or SERVICE DRIVE***. A vehicular access way under private ownership and maintenance, that has not been dedicated to the City and accepted by the City. A private street or service drive shall have a minimum width of 25 feet.

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**STRUCTURE.** A building of any kind or any piece of work built or composed of parts joined together in some definite manner.

**STRUCTURAL ALTERATION.** Any change in the supporting members of a building, such as load bearing walls or partitions, columns, beams, or girders, or any substantial change in the roof elevation or exterior walls.

**TRAILER, CAMPING, RECREATIONAL or TRAVEL TRAILER** A mobile living unit used for temporary occupancy away from the place of residence of the occupants.

**TRAILER, HAULING.** A vehicle to be pulled behind an automobile or truck which is designed for hauling animals, produce, goods or commodities, including boats.

**TRUCKS.** A self propelled mechanical vehicle designed for use on streets and highways for the conveyance of goods and people and having a G.V.W. (gross vehicle weight) in excess of one ton.

**VARIANCE.** An adjustment in the application of the specific regulations of the Zoning Ordinance to a particular parcel of property which, because of special conditions or circumstances of hardship peculiar to the particular parcel, is necessary to prevent the property from being deprived of rights and privileges enjoyed by other parcels in the same vicinity and zoning district. Only the Board of Adjustment of the City of Stephenville can grant a variance.

**YARD.** An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward. The horizontal distance between the lot line and the main building shall be used in measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of a rear yard.

**YARD, FRONT.** A yard extending across the front of a lot between the side yard lines, and being the minimum horizontal distance between the street line and the main building or any projections thereof other than the projection of the usual steps, unenclosed balconies or open porch.

**YARD, REAR.** A yard extending across the rear of a lot, measured between the side lot lines, and being the minimum horizontal distance between the rear lot line and the rear of the main building or any projections other than steps, unenclosed balconies or unenclosed porches. On both corner lots and interior lots the rear yard shall in all cases be at the opposite end of a lot from the front yard.

**YARD, SIDE.** A yard between the main building and the side line of the lot, and extending from the front yard line to the rear yard line.

**ZERO LOT LINE.** The construction of a building on any of the boundary lines of a lot and having no yard requirement on that lot line.

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**ZONING DISTRICT.** A section or sections of the City of Stephenville, Texas, for which regulations governing the use of buildings and premises, the height of buildings, the size of yards, and the intensity of use are uniform.

**ZONING DISTRICT MAP.** The official map upon which the boundaries of the various Zoning Districts are drawn and which is an integral part of the Zoning Ordinance.

**ZONING OFFICER.** The City of Stephenville has officially designated the Director of Community Development or his or her designee as the individual responsible for determining and enforcing compliance with the regulations and policies in this ordinance.