

Article 14

Definitions

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Sec. 14.1 Use Categories

14.1.1 General

14.1.1.1 Basis for Classifications

Use categories classify land uses and activities into use categories based on common functional, product, or physical characteristics. Characteristics include the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered and site conditions. The use categories provide a systematic basis for assigning present and future land uses into appropriate zoning districts.

14.1.1.2 Principal Uses

Principal uses are assigned to the category that most closely describes the nature of the principal use. The “Characteristics” subsection of each use category describes the common characteristics of each principal use.

14.1.1.3 Developments with Multiple Principal Uses

When all principal uses of a development fall within one use category, the entire development is assigned to that use category. A development that contains a coffee shop, bookstore and bakery, for example, would be classified in the Retail Sales and Service category because all of the development’s principal uses are in that category. When the principal uses of a development fall within different use categories, each principal use is classified in the applicable category and each use is subject to all applicable regulations for that category.

14.1.1.4 Accessory Uses

Accessory uses are allowed by-right in conjunction with a principal use unless otherwise stated in the regulations. Also, unless otherwise stated, accessory uses are subject to the same regulations as the principal use. Common accessory uses are listed as examples in the use category descriptions.

14.1.1.5 Use of Examples

The “Examples” subsection of each use category lists common examples of uses included in the respective use category. The names of these sample uses are generic. They are based on common meanings and not on what a specific use may call itself. For example, a use that calls itself “Wholesale Warehouse” but that sells mostly to consumers, is included in the Retail Sales and Service category rather than the Wholesale Sales category. This is because the actual activity on the site matches the description of the Retail Sales and Service category.

14.1.2 Similar Use Interpretations

The standards of this section shall guide officials in making Similar Use Interpretations.

14.1.2.1 Authority

If an application is submitted for a use type not listed in Table 6.1, The Planning, Building and Development Director shall be authorized to make a similar use interpretation, based on the following considerations:

- a. The actual or projected characteristics of the activity in relationship to the stated characteristics of each use type;
- b. The relative amount of site area or floor space and equipment devoted to the activity;
- c. Relative amounts of sales from each activity;
- d. The customer type for each activity;
- e. The relative number of employees in each activity;
- f. Hours of operation;
- g. Building and site arrangement;
- h. Vehicles used with the activity;
- i. The relative number of vehicle trips generated by the use;
- j. Signs;
- k. How the use advertises itself; and
- l. Whether the activity is likely to be found independent of the other activities on the site.

14.1.2.2 Use Interpretation Standards

- a. No Similar Use Interpretation shall allow a use in a zoning district when that use is a permitted or a conditional use in any other zoning district.
- b. No Similar Use Interpretation shall permit any use in any zoning district unless evidence shall be presented demonstrating that it will comply with all applicable use standards and all other applicable requirements and standards of this Ordinance.
- c. No Similar Use Interpretation shall permit any use in a zoning district unless the use is more similar to such uses than to permitted and conditional uses allowed in other zoning districts.
- d. If the proposed use is more similar to a use allowed only as a Conditional Use in the zoning district in which it is proposed to be located, then any Similar Use Interpretation permitting that use shall require a Conditional Use Permit.

14.1.2.3 Effect of Similar Use Interpretation:

No Similar Use Interpretation finding a particular use to be permitted or conditionally permitted in a specific District shall authorize the establishment of such use or the development, construction, reconstruction, alteration, or moving of any building or structure, but shall merely authorize the preparation, filing, and processing of applications for any permits and approvals that may be required by the codes and ordinances of Lake County or other governmental agencies having jurisdiction. These permits and approvals include, but are not limited to, Conditional Use Permits, building permits, and Certificates of Occupancy.

14.1.3 Residential Use Categories

14.1.3.1 Household Living

a. Characteristics

Household Living is characterized by the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis. Uses where tenancy may be arranged for a shorter period are not considered residential. They are considered a form of transient lodging (see the Retail Sales and Service and Community Service categories).

b. Accessory Uses

Accessory uses commonly associated with Household Living are recreational activities, raising of pets, hobbies and parking of the occupants' vehicles. Home occupations are accessory uses that are subject to additional regulations.

c. Examples

Examples of household living use (structure) types include: Atrium House, Attached Dwelling (attached to nonresidential use), Duplex, Detached House Lot Line House, Mobile Home Park, Multi-Dwelling Structure, Multiplex, Patio House, Townhouse, Twinhouse and Village Houses.

d. Exceptions

Lodging in a dwelling unit or where less than two thirds of the units are rented on a monthly or longer basis is considered a hotel or motel use and is classified in the Retail Sales and Service category.

14.1.4 Public, Civic and Institutional Use Categories

14.1.4.1 Assisted Living

a. Characteristics

Assisted Living is characterized by occupancy of a structure by a group of people with developmental disabilities. The residents may receive care, training, or treatment. Care givers may (or may not) reside at the site.

b. Accessory Uses

Accessory uses include offices, cafeterias, parking, maintenance facilities.

c. Examples

Examples of Assisted Living include nursing and convalescent homes; certain group homes for the physically disabled, mentally retarded, or emotionally disturbed; and some residential programs for drug and alcohol treatment.

14.1.4.2 Colleges

a. Characteristics

This category includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree or professional accreditation. Colleges tend to be in campus-like settings or on multiple blocks.

b. Accessory Uses

Accessory uses include offices, housing for students, food service, laboratories, health and sports facilities, theaters, meeting areas, parking, maintenance facilities and support commercial.

c. Examples

Examples include Community Colleges, Liberal Arts Colleges, Medical Schools Not Accessory to Hospitals, Personnel Training Centers, Seminaries, and Universities.

d. Exceptions

Business and trade schools are classified as Retail Sales and Service.

14.1.4.3 Community Service

a. Characteristics

Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community. Generally, they provide the service on-site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Community Services or facilities that have membership provisions are open to the general public to join at any time, (for instance, any senior citizen could join a senior center). The use may provide special counseling, education, or training of a public, nonprofit or charitable nature.

b. Accessory Uses

Accessory uses may include offices; meeting areas; food preparation areas; parking, health and therapy areas; and athletic facilities.

c. Examples

Examples of the community service uses "Not Otherwise Classified" include the following: Libraries, Museums, Neighborhood or Community Centers, Senior Centers, and Youth Club Facilities. [Revised 11.09.04]

d. Exceptions

- 1) Private lodges, clubs and private or commercial athletic or health clubs are classified as Retail Sales and Service.
- 2) Public parks and recreation are classified as Parks and Open Space.

14.1.4.4 Day Care

a. Characteristics

Day Care uses provide care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day.

b. Accessory Uses

Accessory uses include offices, recreation areas and parking.

c. Examples

Examples include Adult Day Care Programs (For More than 7 Individuals), Child Care Center (For More than 7 Individuals), Day Care Facility (7+ children or adults), Family Child Care , Group Child Care (For More than 7 Individuals), Nursery Schools (For More than 7 Individuals), and Preschools (For More than 7 Individuals).

d. Exceptions

Day Care does not include public or private schools or facilities operated in connection with an employment use, shopping center or other principal use, where children are cared for while parents or guardians are occupied on the premises or in the immediate vicinity. Day care for 7 or fewer individuals at any one time is considered “babysitting” and is regulated as a home occupation.

14.1.4.5 Group Living

a. Characteristics

Group Living is characterized by the occupancy of a structure by a group of people who do not meet the definition of Household Living. Tenancy is arranged on a monthly or longer basis. Uses where tenancy may be arranged for a shorter period are not considered group living. They are considered to be a form of lodging (see the “Retail Sales and Service” and “Community Service” categories). Generally, Group Living structures have a common eating area for residents.

b. Accessory Uses

Accessory uses commonly associated with Group Living are recreational facilities and parking of vehicles for occupants and staff.

c. Examples

Examples of Group Living include: convents or monasteries, dormitories, fraternities and sororities.

d. Exceptions

- 1) Lodging where tenancy may be arranged for periods of less than 30 days is to be considered a hotel or motel use and classified in the Retail Sales and Service category.
- 2) Lodging where the residents meet the definition of Household and where tenancy is arranged on a month-to-month basis, or for a longer period is classified as Household Living.

14.1.4.6 Hospital

a. Characteristics

Hospitals include uses providing medical or surgical care to patients and offering overnight care.

b. Accessory Uses

Accessory uses include out-patient clinics, offices, laboratories, teaching facilities, meeting areas, cafeterias, parking, emergency heliports, maintenance facilities and housing facilities for staff or trainees. [Revised 11.08.05]

c. Examples

Examples include Hospitals, Trauma Centers and Medical Centers.

d. Exceptions

- a) Uses that provide exclusive care and planned treatment or training for psychiatric, alcohol, or drug problems, where patients are residents of the program, are classified in the Assisted Living category.
- b) Medical clinics or offices that provide care where patients are generally not kept overnight are classified as Offices.
- c) Emergency medical clinics are classified as Retail Sales and Service.

14.1.4.7 Parks and Open Space

a. Characteristics

Parks and Open Space are uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping, community gardens, or public squares. Land tends to be occupied by few structures.

b. Accessory Uses

Accessory uses may include club houses, maintenance facilities, concessions, caretaker's quarters and parking.

c. Examples

Examples of the parks and open space uses "Not Otherwise Classified" include the following: Botanical Gardens, Nature Preserves, Park/Playgrounds, Noncommercial

Parks, Pet Cemeteries, Playgrounds, Plazas, Public Open Lands, Nature Preserves, and Recreational Trails. [Revised 11.09.04]

14.1.4.8 Religious Institutions

a. Characteristics

Religious Institutions primarily provide meeting areas for religious activities.

b. Accessory Uses

Accessory uses include Sunday school facilities, parking, caretaker's housing and group living facilities such as convents.

c. Examples

Examples include Churches, Temples, Synagogues and Mosques.

d. Exceptions

- a) Preschools are classified as Day Care uses.
- b) Schools are classified as Schools.

14.1.4.9 Schools

a. Characteristics

This category includes schools at the primary, elementary, middle, junior high, or high school level that are recognized by the State Board of Education. [Revised 11.09.04, 10.13.09]

b. Accessory Uses

Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums and before- or after-school day care.

c. Examples

Examples include daytime schools, boarding schools and military academies. [Revised 11.09.04]

d. Exceptions

- a) Preschools are classified as Day Care uses.
- b) Business, music, art, martial art, trade and other similar schools are classified as Schools, Private. [Revised 11.09.04]

14.1.4.10 Schools, Private [Revised 11.09.04]

a. Characteristics

This category includes schools that are not recognized by the State Board of Education. [Revised 10.13.09]

b. Accessory Uses

Accessory uses include cafeterias, auditoriums, and offices.

c. Examples

Examples include business schools, trade schools, music schools, art schools, and martial arts schools.

d. Exceptions

- a) Public Schools are classified as Schools.
- b) Preschools are classified as Day Care Uses.

14.1.4.11 Utility, Major

a. Characteristics

Major Utilities are major, countywide infrastructure services that typically have employees at the site. Services may be public or privately provided.

b. Accessory Uses

Accessory uses may include parking and control, monitoring, data or transmission equipment.

c. Examples

Examples of the utility, major uses "Not Otherwise Classified" include the following: electrical substations; electrical switching facilities and primary substations; water and wastewater treatment plants; water tanks; and similar facilities of agencies that are under public franchise or ownership to provide the general public with electricity, gas, heat, steam, water, sewage collection or other similar service. [Revised 11.09.04]

d. Exceptions

For government uses see "Community Service."

14.1.5 Retail, Service and Commercial Use Categories

14.1.5.1 Entertainment Event, Major

a. Characteristics

Major Entertainment Event uses are characterized by activities and structures that draw large numbers of people to specific events or shows. Activities are generally of a spectator nature.

b. Accessory Uses

Accessory uses may include restaurants, bars, concessions, parking and maintenance facilities.

c. Examples

Examples include Amphitheaters Stadiums, Sports Arenas, Coliseums, Auditoriums, Exhibition and Meeting Areas and Fairgrounds.

d. Exceptions

- a) Exhibition and meeting areas with less than 20,000 square feet of total event area are classified as Retail Sales and Service.
- b) Banquet halls that are part of hotels or restaurants are accessory to those uses, which are included in the Retail Sales and Service category.
- c) Theaters, including drive-in theaters, are classified as Retail Sales and Service.
- d) Recreation or entertainment uses conducted on a continuous basis are classified as Outdoor Recreation and Entertainment or Retail Sales and Service uses.

14.1.5.2 Office

a. Characteristics

Office uses are characterized by activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services.

b. Accessory Uses

Accessory uses may include cafeterias, health facilities, gift shops, dry cleaning pick-up stations, parking, or other amenities primarily for the use of employees or customers of permitted primary uses.

c. Examples

Examples of the office uses "Not Otherwise Classified" include the following: professional services such as lawyers, accountants, engineers, or architects; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; data processing; sales offices; government offices and public Utilities offices;

TV and radio studios; medical and dental clinics (including minor emergency centers), medical and dental labs; and blood-collection facilities. [Revised 11.09.04]

d. Exceptions

- a) Offices that are part of and located with a principal use in another category are considered accessory to the firm's primary activity. Headquarters offices, when in conjunction with or adjacent to a principal use in another category, are considered part of the other category.
- b) Contractors and others who perform services off-site are included in the Office category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.

14.1.5.3 Parking, Commercial

a. Characteristics

Commercial Parking facilities provide parking that is not accessory to a specific use. A fee may or may not be charged. A facility that provides both accessory parking for a specific use and regular fee parking for people not connected to the use is also classified as a Commercial Parking facility.

b. Examples

Examples include short- and long-term fee parking facilities, park and ride facilities and mixed parking lots (partially accessory to a specific use, partly for rent to others).

c. Exceptions

- a) Parking facilities that are accessory to a use, but that charge the public to park for occasional events nearby, are not considered Commercial Parking facilities.
- b) Parking facilities that are accessory to a principal use are not considered Commercial Parking uses, even if the operator leases the facility to the principal use or charges a fee to the individuals who park in the facility.

14.1.5.4 Recreation and Entertainment, Outdoor

a. Characteristics

Outdoor Recreation and Entertainment uses are large, generally commercial uses that provide continuous recreation or entertainment-oriented activities. They primarily take place outdoors. They may take place in a number of structures that are arranged together in an outdoor setting.

b. Accessory Uses

Accessory uses may include concessions, restaurants, parking, caretaker's quarters and maintenance facilities.

c. Examples

Examples of the recreation and entertainment, outdoor uses "Not Otherwise Classified" include the following: Archery Ranges (Outdoor), Commercial Parks/Play-

grounds, Miniature Golf Course, Recreational Uses (Outdoor), Skating Rinks (Outdoor), Ski or Toboggan Clubs, Polo Clubs, Commercial Swimming Pools, Outdoor Theaters, Theme Parks, and Zoos. [Revised 11.09.04]

d. Exceptions

- a) Golf courses are classified as Parks and Open Space.
- b) Uses that draw large numbers of people to periodic events, rather than on a continuous basis, are classified as Major Entertainment Events.

14.1.5.5 Retail Sales and Service

a. Characteristics

Retail Sales and Service firms are involved in the sale, lease or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods.

b. Accessory Uses

Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale and parking.

c. Examples

Examples of the retail sales and service uses "Not Otherwise Classified" include uses from the three following groups: [Revised 11.09.04]

a) Neighborhood-Oriented: [Revised 11.09.04]

Animal Grooming, Art Supply Stores, Barber Shops, Beauty Shops, Book Stores, Banks, Camera Shops, Cigar/Cigarette/Tobacco Stores, Clothing Stores, Currency Exchanges, Dairy Products Sales, Drug Stores, Dry Cleaning Drop-Off/Pick-Up with Onsite Services, Electronic Equipment Stores, Electronics/Computer Sales and Service, Fabric Stores, Florist Sales, Fruit and Vegetable Markets (Retail), Grocery Stores, Hair Salons, Hardware Stores, Health Food Stores, Hearing Aid Sales, Hobby Shops, Jewelry Stores, Laundry Drop-Off, Laundromats, Leather Goods Sales, Liquor Stores, Locksmiths, Magazine and New Stands, Music, Musical Instrument, and Records Sales and Service, Paint and Wallpaper Sales, Personal Care Services, Pet Food Stores, Pet Shops, Pharmacies, Photography Studios, Picture Frame Sales and Service, Shoe Repair, Stationary Stores, Tailors and Clothing Repair, Tanning Salons, Toy Stores, Video Stores, Watch and Clock Sales and Repair.

b) General (shall include all Neighborhood-Oriented uses and the following): [Revised 11.09.04, 06.13.06]

Appliance Sales and Repair, Business Machine Sales and Service, Catering Services, Department Stores, Exterminators, Farriers, Firewood Sales, Fish Markets, Floor Covering Sales, Funeral Homes, Furnace/Water Heater Sales, Furniture Stores, Furniture Repair, Golf-Cart Sales and Service, Home Improvement Stores, Household Product Stores, Meat Markets, Mortuaries, Pawn Shops, Plumbing Supplies and Fixture Sales/Service (Retail), Rental of Equipment and Supplies, Shopping Centers, Taxidermists, Union Halls, Upholsterers, and Water Softening Equipment Sales/Service.

c) Recreational-Oriented: [Revised 11.09.04]

Amusement Arcades, Archery Ranges (Indoor), Bait Shop, Bars, Billiard Parlors, Bowling Alleys, Dance Halls, Lodges, Nightclubs, Pool Halls, Private Clubs, Recreational Uses (Indoor), Resorts, Shooting Ranges (Indoor), Skating Rinks (Indoor), Taverns, and Theaters (Indoor).

[Revised 11.09.04]

d. Exceptions

- a) Lumber yards and other building material sales that sell primarily to contractors and do not have a retail orientation are classified as Wholesale Sales.
- b) Repair and service of consumer motor vehicles, motorcycles and light and medium trucks is classified as Vehicle Service/Repair. Repair and service of industrial vehicles and equipment and heavy trucks is classified as Industrial Sales and Service.
- c) Sales, rental, or leasing of heavy trucks and equipment or manufactured housing units are classified as Wholesale Sales.
- d) Hotels, restaurants and other services that are part of a truck stop are considered accessory to the truck stop which is classified as Industrial Sales and Service.
- e) In certain situations, hotels and motels may be classified as a Community Service use, such as short-term housing or mass shelter. See "Community Service."

14.1.5.6 Self-Service Storage

a. Characteristics

Self-Service Storage uses provide separate storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing or removing personal property.

b. Accessory Uses

Accessory uses may include living quarters for a resident manager or security and leasing offices. Use of the storage areas for sales, service and repair operations, or manufacturing is not considered accessory to the Self-Service Storage use. The rental of trucks or equipment is also not considered accessory to a Self-Service Storage use.

c. Examples

Examples include facilities that provide individual storage areas for rent. These uses are also called mini-warehouses.

d. Exceptions

A transfer and storage business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred is in the Warehouse and Freight Movement category.

14.1.5.7 Vehicle Repair

a. Characteristics

Vehicle Repair firms service passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed. [Revised 8.14.12]

b. Accessory Uses

Accessory uses may include offices, sales of parts and vehicle storage.

c. Examples

Examples include Alignment Shop, Auto Body Shop, Auto Detailing and Tire Sales and Mounting, Auto Repair, Auto Upholstery Shop, Motorcycle, Lawnmower and other Small Engine Repair, Recreational Vehicle Service, Transmission or Muffler Shop. [Revised 06.13.06]

d. Exceptions

1. Repair and Service of boats and equipment are classified as Boat Sales/Rental/Storage/Service. [Revised 8.14.12]
2. Repair and service of industrial vehicles and equipment and of heavy trucks; towing and vehicle storage; and vehicle wrecking and salvage are classified as Industrial Sales and Service.

14.1.5.8 Vehicle Service, Limited

a. Characteristics

Limited Vehicle Service uses provide direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed.

b. Accessory Uses

Accessory uses may include auto repair and tire sales.

c. Examples

Examples include Car Washes, Quick Lubrication Services and Service Stations (full-service or self-service).

d. Exceptions

- a) Truck stops are classified as Industrial Sales and Service.
- b) Refueling facilities for vehicles that belong to a specific use (fleet vehicles) are considered accessory uses if they are located on the site of the principal use.

14.1.6 Industrial Use Categories

14.1.6.1 Industrial Sales and Service

a. Characteristics

Industrial Sales and Service firms are engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site.

b. Accessory Uses

Accessory activities may include offices, parking and storage.

c. Examples

Examples of the industrial sales and service uses "Not Otherwise Classified" include uses from the two following groups: [Revised 11.09.04]

a) Commercial Service-Oriented: [Revised 11.09.04]

Agricultural Implement Sales/Service, Auto and Truck Salvaging and Wrecking, Carpet/Rug Cleaning Plants, Dry Cleaning/Dyeing Plants (Wholesale), Fuel Oil Distributors, Fuel Sales (Wholesale), Gas/Butane and Propane Sales, Furniture Refinishing, Janitorial and Building Maintenance Services, Metal and Building Material Sales, Mobile Home Sales, Repair of Scientific or Professional Instruments, Tool Repair, Towing Service and Vehicle Storage, Truck (Heavy) Servicing and Repair, Truck Stops, Truck/Trailer Sales, Repair or Rental, and Well Drilling Services.

b) General (shall include all Commercial Service-Oriented uses and the following): [Revised 11.09.04]

Heavy Machinery Sales, Machine Shops, Rendering or Tanning Plants, Sewage Disposal (Individual), Systems Sales/Service, Tire Re-treading or Recapping, and Welding Shops.

d. Exceptions

- a) Contractors and others who perform services off-site are included in the Office category, if major equipment and materials are not stored at the site and fabrication, or similar work is not carried on at the site.
- b) Hotels, restaurants and other services that are part of a truck stop are considered accessory to the truck stop.

14.1.6.2 Manufacturing and Production

a. Characteristics

Manufacturing and Production firms are involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants,

or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.

b. Accessory Uses

Accessory activities may include offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets and caretaker's quarters.

c. Examples

Examples of the manufacturing and production uses "Not Otherwise Classified" include the following: [Revised 11.09.04]

Advertising Display Construction/Sign Shop; Bakery; Concrete Batching and Asphalt Mixing; Custom Boatworks; Food and Related Products Processing; Food Processing and Packing; Lumber Mills; Manufacture or Production of Artwork and Toys; Manufacture or Production of Chemical, Rubber, Leather, Mulch, Clay, Bone, Plastic, Stone, or Glass Materials or Products; Manufacture or Assembly of Machinery, Equipment, Instruments, Including Musical Instruments, Vehicles, Appliances, Precision Items and Other Electrical Items; Manufacture, Production or Fabrication of Metals or Metal Products Including Enameling and Galvanizing, Manufactured Housing Unit Production and Fabrication; Monument Works; Movie Production Facilities; Ornamental Iron Work Shop; Printing, Publishing and Lithography; Pulp and Paper Mills and Other Wood Products Manufacturing; Research Laboratory, including but not limited to Pure Research, Product Development, Pilot Plants and Research Manufacturing Facilities; Sign Making; Slaughterhouse; Meat Packing; Weaving or Production of Textiles or Apparel; and Woodworking, Including Cabinet Makers. [Revised 11.09.04, 11.12.13]

d. Exceptions

- a) Manufacturing of goods to be sold primarily on-site and to the general public are classified as Retail Sales and Service.
- b) Manufacture and production of goods from composting organic material is classified as Waste-Related uses.

14.1.6.3 Warehouse and Freight Movement

a. Characteristics

Warehouse and Freight Movement firms are involved in the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.

b. Accessory Uses

Accessory uses may include offices, truck fleet parking and maintenance areas.

c. Examples

Examples include Machinery Storage Yard, Recreational Vehicle Storage, Utility Service Yard or Garage, Bulk Materials Storage, Bus Barns, Cold Storage Plants,

Including Frozen Food Lockers, Freight Terminal, Motor/Rail, Grain Elevators, Moving Companies and General Freight Storage, Parcel Services, Post Office (Main), Post Offices, Main, Sand, Gravel, or Other Aggregate Materials Stockpiling, Truck, or Air Freight Terminals, Warehouse, Warehouses (Separate from Retail Business) Used by Retail Stores Such as Furniture and Appliance Stores and Wholesale Distribution Centers.

d. Exceptions

1. Uses that involve the transfer or storage of solid or liquid wastes are classified as Waste-Related uses.
2. Mini-warehouses are classified as Self-Service Storage uses.

14.1.6.4 Waste-Related

a. Characteristics

Characterized by uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material.

b. Accessory Uses

Accessory uses may include recycling of materials, offices and repackaging and transshipment of by-products.

c. Examples

Examples of the waste-related uses "Not Otherwise Classified" include the following: Energy Recovery Plants, Hazardous-waste-collection Sites, Sanitary Landfills and Waste Composting. [Revised 11.09.04]

14.1.6.5 Wholesale Sales

a. Characteristics

Wholesale Sales firms are involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.

b. Accessory Uses

Accessory uses may include offices, product repair, warehouses, parking, minor fabrication services and repackaging of goods.

c. Examples

Examples include Auction Houses, Mail Order Houses and Wholesalers of Food, Clothing, Auto Parts, Building Hardware.

d. Exceptions

- a) Firms that engage primarily in sales to the general public or on a membership basis are classified as Retail Sales and Service.
- b) Firms that are primarily storing goods with little on-site business activity are classified as Warehouse and Freight Movement.

14.1.7 Other Use Categories

14.1.7.1 Agriculture

a. Characteristics

Agriculture includes activities that primarily involve raising, producing or keeping plants or farm animals.

b. Accessory Uses

Accessory uses include dwellings for proprietors and employees of the use and animal training. Private Stables are a permitted accessory use in the AG, RE, E and R-1 districts. Equine assisted activities for people with disabilities are a permitted accessory use to stables on sites of at least 200,000 square feet. [Revised 04.12.05]

c. Examples

Examples of the agriculture uses “Not Otherwise Classified” include the following: [Revised 11.09.04]

Animal (farm animal) Breeding or Raising; Dairy Farms’ Farming; Truck Gardening; Tree Farming; Non-retail Greenhouse/Nursery; Plant Nurseries (Wholesale); and Riding Academies. [Revised 11.09.04]

d. Exceptions

- a) Uses involved in the processing of animal or plant products are classified as Manufacturing and Production.
- b) Livestock auctions are classified as Wholesale Sales.
- c) Plant nurseries that are oriented to retail sales are classified as Sales-Oriented Retail Sales and Service.

14.1.7.2 Aviation and Surface Transportation Facilities

a. Characteristics

Aviation and Surface Transportation Facilities includes facilities for the landing and takeoff of flying vehicles, including loading and unloading areas. Aviation facilities may be improved or unimproved. Aviation and Surface Transportation Facilities also includes passenger terminals for aircraft, regional bus service and regional rail service.

b. Accessory Uses

Accessory uses include freight handling areas, concessions, offices, parking and maintenance and fueling facilities.

c. Examples

Examples include Airports, Bus Passenger Terminals, Bus Terminal, Helicopter Landing Facilities, and Railroad Passenger Stations.

d. Exceptions

- a) Bus and rail passenger stations for subregional service such as mass transit stops and park-and-ride facilities are classified as Basic Utilities.
- b) Private helicopter landing facilities that are accessory to another use are considered accessory uses. However, they are subject to all the regulations and approval criteria for helicopter landing facilities, with the exception of helicopter landing facilities for hospitals. [Revised 11.08.05]
- c) Helicopter landing facilities that are established and operated by or on behalf of a governmental agency acting pursuant to its statutory purpose are classified as Governmental Uses. [Revised 11.09.04]

14.1.7.3 Mining

a. Characteristics

Mining includes mining or extraction of mineral or aggregate resources from the ground for off-site use.

b. Accessory Uses

Accessory uses include storage, sorting, stockpiling, or transfer off-site of the mined material.

c. Examples

Examples include Mining and Resource Extraction; Oil, Gas, or Geothermal Drilling; and Quarrying or Dredging for Sand, Gravel or Other Aggregate Materials.

14.1.7.4 Telecommunications Facilities

a. Characteristics

Telecommunications facilities are signal distribution systems used or operated by a telecommunications carrier under a license from the FCC consisting of a combination of improvements and equipment including (i) one or more antennas, (ii) a supporting structure and the hardware by which antennas are attached; (iii) equipment housing; and (iv) ancillary equipment such as signal transmission cables and miscellaneous hardware. (For related definitions, See 55 ILCS 5/5-12001.1)

b. Accessory Uses

Accessory uses may include transmitter facility buildings.

c. Examples

Examples include broadcast towers, attached telecommunications facilities, telecommunications support towers and point-to-point microwave towers.

d. Exceptions

1. Receive-only antennas are not included in this category and amateur radio facilities that are owned and operated by a federally-licensed amateur radio station operator are not included in this category.
2. Radio and television studios are classified in the Office category.

14.1.7.5 Wind Apparatus [Revised 06.13.06]

a. Characteristics

Wind apparatus consists of tower-mounted equipment designed and operated for the purpose of generating electricity through wind-power.

b. Accessory Uses

Accessory uses may include ground-based power-storage equipment, monitoring equipment, and transmission equipment.

c. Examples

Examples of wind apparatus include wind-mills, wind-turbines, and other similar structures.

d. Exceptions

1. For wind apparatus owned and operated by agencies that are under public franchise or ownership to provide the general public with electricity, see "Utility, Major".
2. For government uses, see "Community Service".

Sec. 14.2 Terms Defined

Words and terms used in Ordinance shall be given the meanings set forth in this section. All words not defined in this section shall be given their common, ordinary meanings, as the context may reasonably suggest. The use-related terms are mutually exclusive, meaning that uses given a specific definition shall not also be considered to be a part of a more general definition of that use type. An "bookstore," for example, shall not be considered a general "Retail Sales and Service" use, since "bookstore" is a more specific definition of that use.

	Term	Definition
1	Abutting	Having a common border with or being separated from such common border by an alley, easement or right-of-way.
2	Access	A means of vehicular entry to or exit from property.

	Term	Definition
3	Accessory Dwelling	An accessory structure, separate or attached, located on the same lot as a principal dwelling and occupied, for residential purposes only, by a person or persons either employed on the premises or related by blood, marriage or adoption to the occupants of the principal dwelling.
4	Accessory Structure	A structure that customarily: (1) is subordinate to and services a principal building or a principal use legally existing on the same zoning lot; (2) is subordinate in area, extent and purpose to the principal building or principal use; (3) contributes to the comfort, convenience or necessity of the occupants, business or industry of the principal structure or principal use served and (4) is located on the same zoning lot as the principal structure or principal use served. [Revised 8.14.12]
5	Accessory Use	See Use, Accessory.
6	Adequate Downstream Stormwater Capacity	A stormwater management system shall be considered to have adequate downstream stormwater capacity if the system can be shown to store or convey up to and including the 100-year stormwater runoff without increasing damage to adjoining properties or to a point downstream known to the Planning, Building and Development Director to be a restriction causing significant backwater. [Revised 05.09.06]
7	Adult Booth	Any area of an adult entertainment establishment set off from the remainder of such establishment by 1 or more walls or other dividers or partitions and used to show, play, or otherwise demonstrate any adult materials or to view any live performance that is distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas or the conduct or simulation of specified sexual activities.
8	Adult Cabaret	Any commercial establishment that regularly features any of the following as a substantial or significant portion of its business: (a) persons who appear semi-nude; (b) live performances distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas or the conduct or simulation of specified sexual activities. [Revised 09.10.02]
9	Adult Material	Any of the following, whether new or used: (a) books, magazines, periodicals, or other printed matter, or digitally-stored materials that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas, or the conduct or simulation of specified sexual activities; (b) films, motion pictures, video or audio cassettes, slides, computer displays, or other visual representations or recordings of any kind that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas, or the conduct or simulation of specified sexual activities; (c) live performances that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas, or the conduct or simulation of specified sexual activities; or (d) instruments, novelties, devices, or paraphernalia that are designed for use in connection with specified sexual activities, or that depict or describe specified anatomical areas. [Revised 09.10.02]
10	Adult Store	Any commercial establishment that (a) contains 1 or more adult booths; (b) offers for sale, rental, or viewing any adult materials as a substantial or significant portion of its business; or (c) has a segment or section devoted to the sale or display of adult materials.
11	Adult Theater	Any commercial establishment that as a substantial or significant portion of its business regularly features for presentation (a) films, motion pictures, video or audio cassettes, slides, computer displays or other visual representations or recordings that are distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas, or the conduct or simulation of specified sexual activities. [Revised 09.10.02]
12	Adult Entertainment Establishment	An Adult Cabaret, Adult Store, or Adult Theater.
13	Affordable Housing	Decent, safe and sanitary housing that can be secured at a cost not exceeding 30 percent of the owner's or renter's household income. For renters, the 30 percent is comprised of rent and utilities. For owners, the 30 percent is comprised of mortgage principal, interest, real estate taxes and insurance (PITI).

	Term	Definition
14	Agriculture	The tilling of the soil; the growing of crops; the operation of non-retail greenhouses and nurseries; the raising and/or keeping of livestock, equine, fur-bearing animals, gamebirds, poultry and farm animals; and incidental structures for carrying out the above.
15	Agricultural Education	Any assemblage of structures and uses intended to educate the general public about the history, science, business, and technology of agriculture, as defined in this Section, when operated in conjunction with a principal agricultural use on sites of 200,000 square feet or greater. Such structures may include, but are not limited to, classrooms, displays of equipment, and working models of agricultural implements, devices or machinery. [Revised 07.08.03]
16	Agricultural Exemption	An exemption contained in state law which prohibits fee bearing building permits with respect to land used or to be used for agricultural purposes and further defines the powers of this Ordinance as to restrict its application.
17	Agricultural Practices	These practices include: normal farming; silviculture and ranching activities such as gardening, plowing, seeding, cultivating, harvesting for the production of food, fiber, forest products, nursery stock and livestock; maintenance of agricultural drain tiles, irrigation and drainage ditches; maintenance of farm roads and other access areas for farm vehicles and equipment use. [Revised 05.09.06]
18	Aircraft	Any machine or device, including but not limited to, airplanes, helicopters, gliders, hang gliders, ultralights, autogiros, dirigibles, and hot air balloons, capable of atmospheric flight.
19	Airport	Any area of land, water, or both which is used or designed for the landing or taking off of aircraft of any type, or for the location of runways, landing areas, airdomes, hangars, structures, airport runways, grass runways, and other facilities constituting an advantage or convenience to the safe landing, take-off, and navigation of aircraft, or the safe and efficient maintenance thereof, whether or not facilities are provided for the shelter, servicing or repair of aircraft or for receiving or discharging passengers or cargo and whether or not such areas and facilities are public or are restricted to private use.
20	Alley	A thoroughfare that is not more than 30 feet wide and that affords only a secondary means of access to abutting property.
21	Ambient Sound	The all-encompassing sound at a given location, usually a composite of sounds from many sources near and far. For the purpose of this ordinance, the "ambient sound level" shall mean the quietest of ten 10-second average sound levels measured when there are no nearby or distinctly audible sound sources (e.g., dogs, or jets). Daytime ambient measurements should be made during mid-morning weekday hours, while nighttime measurements should be made after midnight. [Revised 03.15.11]
22	Amphitheater	An open air commercial structure, with tiers of seats or a seating area rising above a stage, that is intended to be used for the viewing of musical, theatrical or other entertainment performances. Non-commercial band shells and other outdoor stages established as accessory structures in public or community parks shall not be considered amphitheaters.
23	Amusement Park	An area of land, including the structures thereon, which is devoted to a commercial enterprise open to the public, which provides to patrons multiple amusement attractions and/or amusement rides. [Revised 09.10.02]
24	Appropriate Use	Those uses of the Regulatory Floodway that are expressly permitted by Sec. 8.6.
25	Arborist, Certified	A person certified by the International Society of Arboriculture.
26	Architect	A person registered as an architect and licensed to practice in the State of Illinois.
27	Arterial Street	See Street, Arterial.
28	Assembly Space	Space intended to accommodate a group of people gathered together, for a particular purpose, whether religious, political, educational, or social. Assembly space may include but shall not be limited to meeting rooms/halls, classrooms, worship halls, and social halls. [Revised 11.09.04]

	Term	Definition
29	Assurance, Subdivision (Performance, Restoration or Maintenance)	A financial guarantee to ensure that all improvements, facilities, or work required by this Ordinance will be restored, completed or maintained in compliance with this Ordinance.
30	Atrium House	A one-story dwelling unit with private individual access that is attached to another dwelling unit. Each dwelling unit has a private yard or atrium that is enclosed by the house or a wall. (See also Atrium House standards of Sec. 7.6.)
31	Attached Dwelling	A dwelling unit that is attached to 1 or more dwelling units or to nonresidential uses.
32	Average Ground Elevation	The average level of the finished surface of the ground adjacent to the exterior walls of a building or structure.
33	Banner	Any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one or more edges. National flags, state or municipal flags, or the official flag of any institution shall not be considered a banner.
34	Bar	An establishment in which the principal business is the sale of alcoholic beverages to patrons for consumption on the premises. Same as Tavern or Nightclub.
35	Base Flood	The flood having a 1 percent probability of being equaled or exceeded in any given year. The base flood also is known as the 100-year frequency flood event.
36	Base Flood Elevation	The elevation delineating the level of flooding resulting from the 100-year flood frequency. Application of the base flood elevation at any location shall conform to all applicable standards of Sec. 8.3.
37	Base Site Area	That portion of a parcel as calculated pursuant to §§4.1.4A.
38	Basement	Any area of a building having its floor subgrade (below grade level) on all sides.
39	Basin	A facility which provides temporary or permanent impoundment of water for flood control and other water resource purposes. Basins include stormwater infiltration, retention and detention facilities. Sub-watershed areas within Lake County that include the Fox River mainstream (including the Chain O'Lakes), Flint Creek, Tower Lake Drain, Slocum Drain, Mutton Creek, Squaw Creek, Fish Lake Drain, Sequoit Creek, the Des Plaines River mainstream, South Mill Creek, North Mill Creek, Newport Drainage Ditch, Bull Creek, Indian Creek, Aptakisic Creek, Buffalo Creek, Skokie River, Middle Fork-North Branch Chicago River, West Fork-North Branch Chicago River, Kellogg Creek, Dead River, Waukegan River, Pettibone Creek, and Lake Michigan Bluff/Ravines. [Revised 05.09.06].
40	Basin Plan	A study and evaluation of an individual drainage basin's stormwater management and flood control needs.
41	Beacon	Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also, any light with one or more beams that rotate or move.
42	Best Management Practice (BMP)	Structural or vegetative control measure designed to mitigate changes to both quantity and quality of storm water runoff from land development. BMPs are intended to reduce storm water volume, peak flows, and/or nonpoint source pollution through evapotranspiration, infiltration, detention, and filtration. [Revised 8.14.12]
43	Berm	A man-made landscape feature generally consisting of a linear mound of fill. Temporary soil stockpiles and retaining walls are not berms. [Revised 05.09.06]
44	Boathouse	A structure erected for the purpose of storing boats on an earthen floor or over a water slip.
45	Bridge Engineer	The Bridge Engineer of the Illinois Department of Transportation.
46	Buffer	An area of predominantly vegetated land to be left open, adjacent to linear water bodies, wetland, lakes, ponds or other surface waters for the purpose of eliminating or minimizing adverse impacts to such areas.
47	Building	A structure built, maintained, or intended for use for the shelter or enclosure of persons, animals, or property of any kind. The term includes a gas or liquid storage tank, a manufactured home, mobile home or a prefabricated building. This term also includes recreational vehicles and travel trailers that exist on a site for more than 180 days.

	Term	Definition
48	Building, Front Of	That exterior wall of a building which faces the street lot line of the lot.
49	Building Marker	Any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material.
50	Building Permit	A permit issued by Lake County for the construction, erection or alteration of a structure or building.
51	Building, Principal	A building in which is conducted, or in which is intended to be conducted, the main or principal use of the lot on which it is located.
52	By-pass	To route tributary drainage area runoff around and not through a stormwater control structure.
53	Cabin or Cottage	A recreational (nonresidential) use consisting of detached dwelling units used for temporary or seasonal occupancy.
54	Caliper	A measurement of the size of a tree equal to the diameter of its trunk measured 6 inches above natural grade for trees having calipers less than or equal to 12 inches diameter; and measured 4.5 feet above grade for tree calipers greater than 12 inches diameter.
55	Camp	Any land, including structures, used for assembly or temporary occupancy by individuals and providing outdoor recreational facilities.
56	Cardholder	A qualifying patient or a designated caregiver who has been issued and possesses a valid registry identification card by the Illinois Department of Public Health pursuant to the Compassionate Use of Medical Cannabis Pilot Program Act (410 ILCS 130/1 et seq.) [Revised 03.11.14]
57	Caretaker's Dwelling Unit	A dwelling unit located on the same parcel as a nonresidential principal use and occupied exclusively by either the owner, manager, caretaker, or operator, and their family, of a permitted principal use.
58	Caretaker's Dwelling Unit	See Dwelling Unit, Caretaker's
59	Cemetery	Any land, and the structures thereon, designed, used or intended to be used for the interment of human or animals remains. A cemetery may include a crematorium.
60	Certified Community	A community which has petitioned the SMC and has been found by the SMC to be capable of enforcing an ordinance (or Ordinances) which contain stormwater and Regulatory Floodplain management rules and regulations which are consistent with, or at least as stringent, as these of this Lake County Watershed Development Ordinance.
61	Certified Wetland Specialist	Persons meeting the minimum requirements of a, b, c and d as follows: A. Provide a one-page statement of qualifications in the areas noted below. The signed statement will be considered as evidence of qualifications. B. Pass the Certified Wetland Specialist Exam. C. Completion of a SMC-approved wetland delineation course and meet the requirements of one of the following: 1. Registered Professional Wetland Scientist (PWS) from the Society of Wetland Scientists; 2. Minimum of a Bachelor's Degree in an Earth Science or Biologic Science and at least one of the following: Three years (cumulative) full-time experience in the Upper Midwest Region on wetland related projects; or, the completion of 100 wetland delineations in the Upper Midwest; or, a minimum of 300 hours spent in field review of wetlands in the Upper Midwest. 3. Six years (cumulative) full-time experience in the Upper Midwest Region on wetlands related projects. D. Recertification as a Certified Wetland Specialist shall be required every three years through the SMC. A minimum of 24 work-related professional development hours including SMC mandatory training for this type of certification shall be obtained within the three-year period in order to qualify for recertification. Documentation shall be self-monitoring and shall be provided to SMC upon application of certification or recertification. [Revised 12.11.01,05.09.06]
62	Certified Professional Soil Classifier	A person who is certified by Illinois Soil Classifiers' Association or the American Registry of Certified Professionals in Agronomy, Crops, and Soils.

	Term	Definition
63	Certify or Certification	The act or process of attesting that the specific inspections, calculations or tests, where required, have been performed and that they comply with the applicable requirements of this Ordinance.
64	Channel	See "Linear Water Body."
66	Channel Modification	Alteration of a channel by changing the physical dimensions or materials of its bed or banks. Channel modification includes damming, rip-rapping or other armoring, widening, deepening, straightening, relocating, lining and significant removal of bottom or woody vegetation from the channel. Channel modification does not include the clearing of dead or dying vegetation, debris, or trash from the channel.
67	Club, Nightclub	See "Nightclub."
68	Club, Private	A structure, building or property which is primarily used by an organization serving its members or their guests.
69	Collector Street	See Street, Collector.
70	Commercial Establishment	Any place where admission, services, performances, or products are provided for or upon payment of any form of consideration.
71	Commercial Message	Any sign, wording, logo, or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.
72	Commercial Vehicle	A vehicle that is used or intended to be used primarily for commercial purposes. [Revised 08.12.03]
73	Community Sewer System	A sewage treatment system which serves more than one dwelling unit. [Revised 11.08.05]
74	Community Water System	A water system which serves more than one dwelling unit. [Revised 11.08.05]
75	Casino/Commercial Watercraft	A retail sales and service (entertainment-oriented) use consisting of: (1) a boat, barge, or vessel or other watercraft operated on any body of water in Lake County, excluding Lake Michigan, for the purpose of providing on-board food, beverage, entertainment and/or gaming services to patrons of said watercraft, and (2) all onshore facilities established adjacent to the body of water upon which said watercraft is operated including, but not limited to, all docking, maintenance and service, operation, restaurant, tavern, ticketing, retail sales and service, parking, loading and other buildings, structures, and facilities, that provide for the comfort, convenience, entertainment or enjoyment of the patrons of said watercraft, and (3) all piers, docks, breakwaters, moorings, and other waterside structures and facilities required in connection with the safe and convenient operation of said watercraft, and (4) all on-site construction and development activities associated with the establishment of such uses. Boats, barges, vessels or other watercraft operated principally for the transportation of people and materials shall not be considered commercial watercraft.
76	Compensatory Storage	A volume of storage created to offset the loss or displacement of flood storage capacity due to a development activity. (See also Sec. 8.5.) [Revised 10.09.12]
77	Composting	The biological treatment process by which micro-organisms decompose the organic fraction of waste, producing compost.
78	Comprehensive Plan	All plans for the orderly development of Lake County including all accompanying maps, charts, and explanatory material adopted by the Lake County Board, and all amendments thereto.
79	Conditional Approval Regulatory Floodway Map Change	Preconstruction approval by Illinois Department of Transportation, Office of Water Resources and Federal Emergency Management Agency of a proposed change to the regulatory floodway map. This preconstruction approval, ensures the property owner that once an appropriate use is constructed according to permitted plans, the regulatory floodway map can be changed, as previously agreed, upon review and acceptance of as-built plans.
80	Conditional Letter of Map Revision	A letter which indicates that the Federal Emergency Management Agency will revise base flood elevations, flood insurance rate zones, flood boundaries or regulatory floodway as shown on an effective Flood Hazard Boundary Map or Flood Insurance Rate Map, once the as-built plans are submitted and approved.

	Term	Definition
81	Conduit	A general term for any channel, watercourse, sewer or culvert used for the conveyance or movement of water, whether open or closed.
82	Conservation District	Soil and Water Conservation District of Lake County.
83	Conservation Residential Development	The development of land for residential uses that requires the reservation of open space pursuant to the requirements of Article 7. A Conservation Residential Development may contain one or more of the following housing types: detached house (single-family), lot-line house, village house, twinhouse, patio house, atrium house, townhouse, multiplex and/or multi-dwelling structure, as fully described in Sec. 7.6.
84	Contractor	Any person or firm engaged in construction, building services or OR maintenance, on a contract basis.
85	Contractor's Model Home	A temporary retail sales and/or service use consisting of a building, or portion thereof, designed as a dwelling unit and constructed in a residential development for the purpose of temporary marketing and/or sales of lots or dwelling units within the development in which it is located.
86	Control, Horizontal And Vertical Ground	A system of photo-identifiable points with established positions or elevations, or both, which are used as fixed references in positioning and correlating map features.
87	Control Structure	A structure designed to control the rate of flow that passes through the structure, given a specific upstream and downstream water surface elevation.
88	Conventional Residential Development	The development of land for detached house (single-family) dwelling units that requires no minimum reservation of open space pursuant to the requirements of Article 7 .
89	Corner Lot	See Lot, Corner
90	Corral/paddock	An enclosure for confining and/or exercising animals which is generally located adjacent or in close proximity to a stable or barn.
91	Critical Duration	The design storm duration for a given frequency storm which produces the greatest peak flow, volume, or stage by analyzing all durations presented in Appendix K. [Revised 10.09.12]
92	Cul-de-Sac	A street ending in a turn-around, designed, and intended as a permanent or temporary terminus.
93	Customary Home Occupations	A business, profession, or trade commonly practiced within a principal residence. [Revised 09.10.02]
94	Cutoff	The point at which all light rays emitted by a lamp, light source, or luminaire are completely eliminated (cutoff) at a specific angle above the ground.
95	Cutoff Angle	The angle formed by a line drawn from the direction of light rays at the light source and a line perpendicular to the ground from the light source, above which no light is emitted.
96	Dam	All obstructions, wall embankments or barriers, together with their abutments and appurtenant works, if any, constructed for the purpose of storing or diverting water or creating a pool. Underground water storage tanks are not included.
97	Damage	For the purpose of interpreting the provisions of Article 8 only, "damage" shall mean a measurable rise in flood heights on property currently subject to flooding, flooding of property currently not subject to flooding unless it is contained within the streambanks or a deed- or plat-restricted area or increases in velocity to the point where the rate of land lost to erosion and scour is significantly increased. [Revised 05.09.06]
98	Day	A work day on which Lake County offices are open for business, exclusive of weekends and holidays, as established by the County Board.
99	Day, Calendar	A calendar day.
100	Day Care Facility	Any facility which is established and maintained for the general care of children or adults. Whether established for gain or otherwise, a day care facility receives or arranges for care or placement of more than 7 individuals unrelated to the operator of the facility. The term "Day Care Facility" includes facilities commonly called "child care centers", "day nurseries", "nursery schools", "adult day cares" and "kindergartens" but does not include any state operated institution for child care, any juvenile detention housing, any licensed nursing home, or any bonafide boarding school.

	Term	Definition
101	Decision-Making Body	The entity that is authorized to finally approve or deny an application or permit required under this Ordinance.
102	Dedication	The transfer of property interests from private to public ownership for a public purpose. The transfer may be of fee-simple interest or of a less than fee interest, including an easement.
103	Deed or Plat Restriction	Permanent easements, covenants, deed restricted open spaces, outlots dedicated to a public entity, reserved plat areas and conservation easements dedicated to meet the requirements of this Ordinance, or public road right of ways that contain any part of the stormwater management system of a development. [Revised 05.09.06]
104	Density, Maximum	The maximum number of dwelling units allowed per acre of site area, after subtracting land area in regulatory floodplains, wetlands, water bodies and public rights-of-way from the base site area. See §§7.7.6.
105	Depressional Storage Areas	Non-riverine depressions in the earth where stormwater collects.
106	Design Storm	A selected storm event, described in terms of the probability of occurring once within a given number of years, for which stormwater or flood control improvements are designed and built.
107	Designated Caregiver	A person who: (1) is at least 21 years of age; (2) has agreed to assist with a patient's medical use of cannabis; (3) has not been convicted of an excluded offense; and (4) assists no more than one registered qualifying patient with his or her medical use of cannabis. [Revised 03.11.14]
108	Designated Erosion Control Inspector Exam	An exam that is formally adopted and administered by the Lake County Stormwater Management Commission to establish minimum qualifications for an individual to be listed as a Designated Erosion Control Inspector by the SMC. Formal adoption of this exam by the SMC shall include the determination of a starting date for the Designated Erosion Control Inspector Program Requirements in this Ordinance. [Revised 05.09.06]
109	Designated Erosion Control Inspector	<p>A person responsible for, at a minimum, verifying compliance and ongoing maintenance of the approved soil erosion and sediment control plan measures of a development and who is recommended to meet the minimum qualification requirements of a., b., c., and d., as follows:</p> <ol style="list-style-type: none"> a. Provide a one-page statement of qualifications in the areas noted below and a request to be included on the SMC Designated Erosion Control Inspector qualified listing. The signed statement will be considered as evidence of qualifications. b. Pass the Designated Erosion Control Inspector Exam that is administered by the SMC. c. Complete a SMC-approved soil erosion and sediment control course and meet the requirements of one of the following: <ol style="list-style-type: none"> 1) Have an official designation as a Certified Professional in Erosion and Sediment Control (CPESC) or Certified Erosion, Sediment and Stormwater Inspector (CESSWI); 2) Two years cumulative experience in the Upper Midwest Region on soil erosion and sediment control inspections. <p>The listing of Designated Erosion Control Inspectors shall be officially updated every three years by the SMC. A minimum of 24 work-related professional development hours including SMC mandatory training for this designation shall be obtained within the three-year period in order to qualify for re-listing. Documentation shall be self-monitoring and shall be provided to SMC upon application for listing. [Revised 10.09.12]</p>
110	Detention Facility	A man-made structure, with either a wet or dry bottom, for the temporary storage of stormwater runoff with controlled release during or immediately following a storm.
111	Detention Storage	The temporary detaining or storage of stormwater in reservoirs, on rooftops or other areas under predetermined and controlled conditions, with a controlled rate of discharge therefrom.

	Term	Definition
112	Detention Volume Safety Factor	A multiplication factor applied to a development's detention volume when the detention facility is constructed on-stream.
113	Developer	The legal or beneficial owner or the representative thereof, of a lot or parcel of any land proposed for inclusion in a development, including the holder of an option or contract to purchase.
114	Development	The division of a parcel of land into 2 or more parcels; the construction, reconstruction, conversion, structural alternation, 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, excavation or other movement of land, for which permission may be required pursuant to this Ordinance. For stormwater management purposes, development includes any other activity that might change the direction, height, volume or velocity of flood or surface water, including the drainage of wetlands and removal of vegetation to the extent such that the wetland would no longer meet the criteria of supporting hydrophytic vegetation as defined in this Ordinance except that which would be considered appropriate for management purposes.
115	Developmental Disability	A physical or mental impairment that substantially limits one or more of a person's major life activities, impairs their ability to live independently, or a record of having such impairment.
116	Diameter at Breast Height (DBH)	A measurement of the size of a tree equal to the diameter of its trunk measured 4½ feet above natural grade.
117	Direct Discharge	Discharges of stormwater that have not passed through a detention or retention facility designed to the specification of this Ordinance.
118	Discharge	The outflow of water, silt or other mobile substances passing along a conduit, watercourse, or a channel or released from detention storage.
119	Dominant	For the purpose of this Ordinance, a dominant plant species is one that comprises greater than 50% of the vegetated layer. The vegetated layer is defined as a subunit of a plant community in which all component species exhibit the same growth form (e.g., trees, saplings, shrubs, herbs). [Revised 12.11.01, 05.09.06]
120	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 or after development and includes the means necessary for water supply preservation or for prevention or alleviation of flooding.
121	Drainage Area	The land area above a given point that contributes stormwater to that point.
122	Drainage Basin	Subwatershed as indicated in the Lake County Comprehensive Stormwater Management Plan.
123	Drain Tile	A conduit, such as corrugated plastic tubing, clay tile, or pipe, installed beneath the ground surface to collect and/or convey drainage water. [Revised 10.09.12]
124	Drip Line	The perimeter of the circular area surrounding the trunk of a tree measured as 1 foot of radius from the centerline of the trunk for each 1 inch of DBH.
125	Drive-in Theater	An outdoor movie theater designed to allow patrons to view motion pictures while seated in their parked automobiles.
126	Dry Detention Facility	A dry detention facility is a detention facility designed to drain completely after temporary storage of stormwater flows and to normally be dry over the majority of its bottom area.
127	Duplex	Two dwelling units within a single structure located on one lot. (See also Twinhouse)
128	Dwelling, Accessory	See "Accessory Dwelling."
129	Dwelling, Atrium House	See "Atrium House."
130	Dwelling, Attached	See "Attached Dwelling."
131	Dwelling, Detached	Same as "House, Detached."
132	Dwelling, Duplex	See "Duplex"
133	Dwelling, Lot-Line House	See "Lot Line House."
134	Dwelling, Manufactured Home	See "Manufactured Home."

	Term	Definition
135	Dwelling, Mobile Home	See "Mobile Home."
136	Dwelling, Multi- (Structure)	See "Multi-Dwelling Structure."
137	Dwelling, Multiplex	See "Multiplex."
138	Dwelling, Patio House	See "Patio House."
139	Dwelling, Single-family	A dwelling containing 1 dwelling unit.
140	Dwelling, Townhouse	See "Townhouse."
141	Dwelling, Twinhouse	See "Twinhouse."
142	Dwelling Unit	A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities. A single dwelling unit shall contain no more than 1 set of cooking facilities. Any additional cooking facilities must be clearly accessory in nature.
143	Dwelling Unit, Caretaker's	See "Caretaker's Dwelling Unit."
144	Dwelling, Village House	See "Village House."
145	Elevation Certificates	A form published by the Federal Emergency Management Agency that is used to certify the elevation to which a building has been elevated.
146	Emergency Overflow	The structure in a stormwater management system designed to protect the system in event of a malfunction of the primary flow structure or a storm event greater than the system design. The emergency overflow capacity initiates at the facility design high water level or base flood elevations.
147	Enclosed, Locked Facility	A room, greenhouse, building, or other enclosed area equipped with locks or other security devices that permit access only by a cultivation center's agents or a dispensing organization's agent working for the registered cultivation center or the registered dispensing organization to cultivate, store, and distribute cannabis for registered qualifying patients. [Revised 03.11.14]
148	Engineer	A registered professional engineer licensed to practice in the State of Illinois.
149	Engineer of Record	An engineer that designed and certified the Final Engineering Plans or the engineer responsible for the design of engineering improvements in the subdivision and certifies those improvements.
150	Equine	A horse, pony, mule or ass.
151	Erosion	The process whereby soil is removed by precipitation, flowing water, wave action, or wind. [Revised 10.09.12]
152	Excavation	Any act by which organic matter, earth, sand, gravel, rock or any other similar material is cut into, dug, quarried, uncovered, removed, displaced, relocated or bulldozed and shall include the conditions resulting therefrom.
153	Exceptional Functional Value Wetland	See "Wetland, Exceptional Functional Value"
154	Family	See "Household"
155	Farm Animals	Any animal customarily raised on farms including, alpaca, llama, burros, cattle, bison, mink, chickens, turkeys, ducks, geese, donkeys, emus, goats, horses, mules, ostriches, swine, sheep or lambs. [Revised 11.08.05]
156	Farm Housing	Temporary housing that is intended to accommodate individuals primarily engaged in the occupation of agriculture. The term includes housing occupied by farm workers, farm employees or farm owners engaged in the full-time occupation of agriculture, and their families. [Revised 09.10.02]
157	Farmed Wetland	Wetlands that are farmed currently, or have been farmed within 5 years previous to the permit application date, as defined in 7 CFR Part 12 (61 FR 47025). [Revised 12.11.01]
158	Federal Emergency Management Agency	The Federal Emergency Management Agency and its regulations codified as 44 CFR 59-79 effective as of October 1, 1986. This incorporation does not include any later editions or amendments.

	Term	Definition
159	Fill	Earth, sand, gravel, rock, concrete without metal reinforcement, or other material, excluding asphalt, biodegradable material, such as wood, hazardous waste and special waste (as determined by the Illinois Environmental Protection Agency), which is deposited, placed, replaced, pushed, dumped, pulled, transported or moved by man to a new location. [Revised 06.12.01, 05.09.06, 07.11.06]
160	Filling	The act of depositing fill on land, whether submerged or not.
161	Filling, Deep	Filling of the regulatory floodplain which raises the land surface elevation above that of the Base Flood Elevation (See also Sec. 8.5).
162	Filling, Shallow	Filling of the regulatory floodplain to realign contours, protect seawalls, or make yards or lands more useful which does not raise the land surface elevation above the Base Flood Elevation (See also Sec. 8.5).
163	Final Development Plan	The specific design of all physical planning and engineering elements necessary to develop the land in substantial compliance with the approved preliminary development plan.
164	Flag	Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision or other entity.
165	Flood	A general and temporary condition of partial or complete inundation of normally dry land areas from overflow of inland or tidal waves, or the unusual and rapid accumulation of runoff of surface waters from any source.
166	Flood Insurance Rate Maps	A map prepared by Federal Emergency Management Agency or HUD that depicts the Special Flood Hazard Area within a community. This map includes insurance rate zones and regulatory floodplains and may or may not depict regulatory floodways.
167	Flood-prone Area	Any area inundated by the base flood.
168	Flood Protection Elevation	The base flood elevation plus 2 feet of freeboard.
169	Flood Table Land	The land area immediately adjacent to flood-prone areas with greater than 100-acres of tributary drainage area, the elevation of which is greater than the base flood elevation by 2 feet or less.
170	Flood-prone Area	Any area inundated by the base flood, including such areas outside of the regulatory floodplain. [Revised 11.12.13]
171	Flood-proofing	Any combination of structural and non-structural additions, changes or adjustments to structures or property which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.
172	Flood-proofing Certificate	A form published by the Federal Emergency Management Agency that is used to certify that a building has been designed and constructed to be structurally dry flood proofed to the flood protection elevation.
173	Floodplain Management	An overall program of corrective and preventive measures for avoiding or reducing future flood damage.
174	Floodplain, Regulatory	Regulatory floodplains may be either riverine or non-riverine depressional areas. Floodplain boundaries shall be delineated by projecting the base flood elevation onto the best available topography and by superimposing the Special Flood Hazard Area onto the base map. Regulatory floodplains include: (1) Any riverine area inundated by the base flood where there is at least 640 acres of tributary drainage area; or (2) Any non-riverine area with a surface area of ¼ acre or more, or with a storage volume of ¾ acre-foot or more when inundated by the base flood; or (3) Any area indicated as a Special Flood Hazard Area on the Federal Emergency Management Agency Flood Insurance Rate Map or Letter of Map Revision and located with the best available topographic information to be inundated by the base flood. [Revised 10.09.12]
175	Floodplain Study	A study, formally adopted by the SMC, excluding base flood determinations performed for a specific development site, that examines, analyzes, evaluates or determines the hydrolic and hydrologic characteristics of flood hazards for a basin or partial basin area. To be used as a regulatory instrument, the study shall, at a minimum, meet the FEMA criteria specified in "Guidelines and Specifications for Flood Hazard Mapping Partners", most current version. [Revised 05.09.06]

	Term	Definition
176	Floodway, Regulatory	The channel, including onstream lakes, and that portion of the regulatory floodplain adjacent to a channel as designated by Illinois Department of Transportation, Office of Water Resources, which is needed to store and convey the existing and anticipated future 100-year frequency flood discharge with no more than a 0.1 foot increase in stage due to the loss of flood conveyance or storage, and no more than a 10 percent increase in velocities. The location of the regulatory floodway shall be as delineated on the maps listed in Appendix M, as may be amended by FEMA. [Revised 11.14.06] Where interpretation is needed to determine the exact location of the regulatory floodway boundary, Illinois Department of Transportation, Office of Water Resources shall be contacted.
177	Floor Area	The sum of the gross area for each of a building's stories under roof measured from the exterior limits or faces of the structure. Parking structures providing spaces to meet minimum off-street parking standards of Sec. 9.1 shall not be counted as floor area.
178	Floor Area Factor	An intensity measurement expressed as the total floor area per net site area.
179	Forested Wetland	A wetland area with 30 percent or greater aerial coverage of trees. Trees referred to as woody plants that are greater than 3 inches in diameter at breast height (DBH) and with a height of greater than 20 feet. [Revised 05.09.06]
180	Forestry	The clearing of forested or woodland areas, including mature woodlands and young woodlands as defined by this Ordinance.
181	Footcandle	A unit of illumination produced on a surface, all points of which are 1 foot from a uniform point source of 1 standard candle.
182	Framework Plan	A component of the Comprehensive Plan.
183	Freeboard	An increment of height added to the base flood or other high water elevation to provide a factor of safety for uncertainties in calculations, unknown local conditions, wave actions and unpredictable effects such as those caused by ice or debris jams.
184	Freeway	A high volume traffic corridor which, together with other freeways, carries a high proportion of total area travel with a minimum of total mileage, and to which access is partially or fully controlled, often by public purchase of access rights or by designation pursuant to State Statutes.
185	Functional Assessment	An assessment of a wetlands flood storage, water quality and other beneficial functions.
186	Garage	A structure or part thereof, designed, used or intended to be used for the parking and storage of motor vehicles.
187	Garden Center	A place of business where retail and wholesale products and produce are sold to the consumer. These centers, which may include a nursery and/or greenhouses, import most of the items sold, and may include plants, nursery products and stock, fertilizers, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, and other garden and farm variety tools and utensils.
188	General Construction and Demolition Recycling Facilities	General Construction or Demolition Debris: Non hazardous, uncontaminated materials resulting from the construction, remodeling, repair, and demolition of utilities, structures, and roads, limited to the following: bricks, concrete, and other masonry materials; soil; rock; wood, including non hazardous painted, treated, and coated wood and wood products; wall coverings; plaster; drywall; plumbing fixtures; non asbestos insulation; roofing shingles and other roof coverings; reclaimed or other asphalt pavement; glass; plastics that are not sealed in a manner that conceals waste; electrical wiring and components containing no hazardous substances; and corrugated cardboard, piping or metals incidental to any of those materials or as defined in Section 3.160 (a) of the Illinois Environmental Protection Act as amended. [Revised 11.16.10]
189	Glare	The sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which the eyes are adapted and which causes annoyance, discomfort, or loss of visual performance and visibility. [Revised 07.11.06]
190	Golf Course	An area of land laid out for the game of golf with a series of holes and including tees, greens, fairways and often one or more natural or artificial hazards.

	Term	Definition
191	Government Building (or Use)	A building or structure owned or leased by a unit of government and used by the unit of government in exercising its statutory authority. Government buildings may include but shall not be limited to township and forest preserve structures, postal offices, public sewage treatment plants, public water treatment plants, fire stations and public libraries. [Revised 11.09.04]
192	Grade, Existing or Natural	The vertical elevation of the existing ground surface prior to excavation or filling.
193	Grading	The contouring of land to a specified level or slope.
194	Greenhouse	An enclosed structure, permanent or portable, which is used for the growth of plants.
195	Greenhouse and/or Nursery Center	The retail or wholesale sale of plants, as well as accessory items directly related to the maintenance and care of plant life. The accessory items normally sold are clay pots, potting soil, fertilizers, insecticides, hanging baskets, rakes, hoes and shovels, etc. However, no power equipment, such as gas or electric lawnmowers and farm implements, may be sold wholesale or retail. [Revised 10.13.09]
196	Group Living	Residential occupancy of a structure by a group of people who do not meet the definition of "Household Living." Examples include dormitories, fraternities, sororities, monasteries and convents.
197	Green Infrastructure	Any stormwater management technique or practice that reduces runoff volume through preserving, restoring, utilizing, or enhancing the processes of infiltration, evapotranspiration, and reuse. Approaches may include green roofs, naturalized detention facilities, trees and tree boxes, rain gardens, vegetated swales, wetlands, infiltration planters, porous and permeable pavements, porous piping systems, dry wells, vegetated median strips, reforestation/revegetation, rain barrels and cisterns, and protection and enhancement of riparian buffers and floodplain. [Revised 10.09.12]
198	Group Living Structure	Group Living Structure: A structure that is used as a residence for a Group Living use and that contains sleeping areas and 1 or more cooking, eating and sanitary facilities.
199	Grove	A stand of 5 or more individual trees whose total combined canopy covers an area of less than 20,000 square feet, at least 50 percent of which is composed of trees having a diameter breast height of 16 inches or more. An active commercial nursery or Christmas tree operation shall not be considered a Grove. [Revised 06.13.06]
200	Height	The vertical distance between the mean elevation at finished grade along the front of a structure to the highest point of the roof. [Revised 8.14.12]
201	Heliport	A facility constructed for the taking off and landing of helicopters.
202	High-quality aquatic resources (HQAR)	Waters of the United States or Isolated Waters of Lake County that are determined to be critical due to their uniqueness, scarcity, function and/or value as defined in Appendix N of this Ordinance. [Revised 12.11.01]
203	Highway Design Manual	The Design Manual or its successor document or documents, as published by the Illinois Department of Transportation in effect at the time a preliminary plat is approved.
204	Highway Standard Manual	The Standards Manual or its successor document or documents, as published by the Illinois Department of Transportation in effect at the time a preliminary plat is approved.
205	Hospital	A health-medical use devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment and overnight care of individuals suffering from illness, disease, injury, deformity or other abnormal physical, mental or emotional conditions or afflictions.
206	Hospital Emergency Heliport	A facility constructed for the taking off and landing of helicopters as a means of providing medical emergency transport. Such a heliport shall be considered an accessory use to the hospital, shall be used exclusively in connection with the hospital, and shall be subordinate to the hospital in area, extent and purpose.
207	Hotel	A building designed for transient occupancy containing rooms or suites accessible from a common hall or entrance, providing living, sleeping and toilet facilities; individual cooking facilities, a general kitchen or a common dining room may be provided.

	Term	Definition
208	House, Attached	Same as "Dwelling, Attached"
209	House, Detached	A dwelling unit located on its own lot that is not attached to any other dwelling unit.
210	Household	Any of the following: (1) 2 or more persons related to one another by blood, marriage, or legal adoption, living together as a single housekeeping unit in a dwelling unit; or (2) up to 4 unrelated persons living together as a single housekeeping unit in a single dwelling unit; or (3) up to 8 persons with physical or developmental disabilities and attendant support staff living together as a single housekeeping unit in a single dwelling unit.
211	Hydraulically Equivalent Compensatory Storage	Compensatory storage placed between the proposed normal water elevation and the proposed 100-year flood elevation. All storage lost or displaced below the existing 10-year flood elevation is replaced below the proposed 10-year flood elevation. All storage lost or displaced above the existing 10-year flood elevation is replaced above the proposed 10-year flood elevation. The additional compensatory storage required beyond a 1:1 ratio may be placed at any elevation between normal water level and the base flood elevation. [Revised 10.09.12]
212	Hydric Soil	A soil that is saturated, flooded, or ponded long enough during the growing season to develop an anaerobic (without oxygen) conditions in the upper part.
213	Hydrologic and Hydraulic Calculations	Engineering analysis which determines expected flood flows and flood elevations based on land characteristics and rainfall events.
214	Hydrologically Connected	A stormwater discharge that is tributary to a channel, wetland, lake or pond and that has an Overland Flow Path of less than 200 feet.
215	Hydrologically Disturbed	An area where the land surface has been cleared, grubbed, compacted, or otherwise modified to increase runoff volumes or rates, or to change runoff direction.
216	Hydrophytic Vegetation	Plant life growing in water, soil or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content.
217	Illicit Discharge	Any discharge or dumping of material into the stormwater management system or a flood-prone area that is not composed entirely of stormwater, except for discharges allowed under NPDES Permit No. ILR40 Part I.B.2. [Revised 05.09.06]
218	Illinois Urban Manual	The Natural Resources Conservation Service Illinois Urban Manual. A technical manual designed for urban ecosystem protection and enhancement. This manual contains design guidance for a development site to meet the Watershed Development Ordinance performance standards for soil erosion and sediment control.
219	Illuminated Sign	Any sign that has characters, letters, figures, designs or outlines illuminated by electric lights, luminous tubes, or any other artificial means as part of the sign.
220	Illumination, Maximum Permitted	The maximum illumination measured in footcandles at the property line.
221	Impervious Surface	Any hard-surfaced, man made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks and paved recreation areas.
222	Impervious Surface Ratio	A measure of the intensity of land use which is determined by dividing the total area of all impervious surfaces on a site by the net site area.
223	Improvements	Any man-made changes to any land or structure.
224	Improvements, Public	Any improvement necessary to provide for public needs.
225	In-kind Replacement (Culvert)	An in-kind culvert replacement has an equivalent cross-sectional area, shape, roughness coefficient, and inlet and outlet elevations; or the replacement may be shown to have an equivalent hydraulic capacity using appropriate engineering calculations.
226	Individual Sewage Disposal System	A sewage treatment and disposal system that (1) infiltrates treated wastewater into soil; (2) discharges wastewater to the surface where the projected daily flow is less than 1,500 gallons; or (3) holds wastewater in a tank for removal or disposal at a remote site.
227	Inspect	To visit, or to review plans, or to oversee a site visit or plan review per generally accepted engineering practices.

	Term	Definition
228	Intersection Visibility Triangle	An area formed by a point on each street center line located 100 feet from the intersection of local street center lines and a third line connecting the two points or 130 feet from the intersection of collector or higher category street center lines and a third line connecting the two points. [Revised 8.14.12]
229	Interior Lot	See Lot, Interior.
230	Isolated Waters of Lake County	All waters such as lakes, ponds, streams (including intermittent streams), farmed wetlands, and wetlands that are not under U.S. Army Corps of Engineers jurisdiction. The limits of the Isolated Waters of Lake County extend to the ordinary high water mark or the delineated wetland boundary. A. The following are excluded from the Isolated Waters of Lake County: <ol style="list-style-type: none"> 1. Excavations and impoundments that have received a permit from the appropriate jurisdictional authority. 2. Excavations and impoundments permitted by right, prior to being a regulated activity, within 40% or more non-hydric soils. Areas designated as 'water' as depicted on the Soil Survey of Lake County, SCS, 1970 are determined as either hydric or non-hydric soils by connecting adjoining soil boundaries to create complete polygons of the depicted soil types. 3. Wetlands created incidental to construction grading on development sites that have received a SDP or meet the criteria of Section 8.1.3 4. Road-side ditches. B. The following shall not be considered as meeting the exclusion criteria in A. above: <ol style="list-style-type: none"> 1. All areas meeting the definition of high-quality aquatic resources. 2. Wetland mitigation areas created to meet the requirements of this Ordinance or Section 404 of the Clean Water Act. 3. Wetland areas created or restored using public funds. [Revised 12.11.01, 05.09.06, 10.09.12]
231	Junk Yard	Any land or structure, exclusive of recycling centers, used for a salvaging operation, including, among other things, the storage and sale of waste paper, rags, scrap metal, and discarded materials, or the dismantling, storage, and salvaging of unlicensed, inoperative vehicles.
232	Kennel	A location where the number of dogs or any other animal, except for farm animals, exceeds the residential pet limits established by the health department, or any place in or at which dogs or any other animals, except for farm animals, are kept on a regular basis for the purpose of sale or in connection with boarding, training, care, breeding, or adoption. [Revised 11.12.13]
233	Landscape Architect	A person with a degree in landscape architecture from an accredited university or college.
234	Landscape Contractor	A business principally engaged in the decorative and functional alteration, planting and maintenance of grounds. Such a business may engage in the installation and construction of underground improvements but only to the extent that such improvements (e.g., irrigation or drainage facilities) are accessory to the principal business and are necessary to support or sustain the landscaped surface of the ground.
235	Landscape Waste	All accumulations of grass or shrubbery cuttings, leaves, tree limbs and other materials accumulated as the result of the care of lawns, shrubbery, vines and trees.
236	Landscape Waste Composting Facility	An establishment for the composting of waste materials accumulated as the result of the care of lawns, shrubbery, vines and trees. However property on which the principal use is residential and on which composting of such materials, accumulated exclusively on-site, is conducted, shall not be considered a landscape waste composting facility.
237	Letter of Map Amendment	Official determination by Federal Emergency Management Agency that a specific structure is not in a Special Flood Hazard Area, amends the effective Flood Hazard Boundary Map or Flood Insurance Rate Map.

	Term	Definition
238	Letter of Map Revision	A letter issued by Federal Emergency Management Agency or Illinois Department of Transportation, Office of Water Resources that revises base flood elevations, flood insurance rate zones, flood boundaries or regulatory floodways as shown on an effective Flood Hazard Boundary Maps or Flood Insurance Rate Maps.
239	Letter of No Impact (LONI)	Written confirmation from SMC or Isolated Wetland Certified Community that no wetland impacts will occur from a proposed development, based on a review of plans or other applicable information provided by the applicant as specified in this Ordinance. [Revised 10.09.12]
240	Linear Water Body	A natural or artificial watercourse that periodically or continuously contains moving water, or that forms a connecting link between 2 or more bodies of water. Linear Water Bodies have a definite bed and banks that serve to confine the water and include any river, stream, creek, brook, branch, flowage, ditch, conduit, culvert, gully, ravine, swale, wash, or natural or man-made drainageway, in or into which surface water or groundwater flows, either perennially or intermittently. Roadside drainage ditches, conveyance systems between on-site detention facilities and excavated detention facilities are not Linear Water Bodies. Linear water bodies are also known as "channels." For the purposes of Article 8 only, the terms "linear water body" and "nonlinear water body" are interchangeable.
241	Liquid Equivalent Precipitation	The amount of precipitation, including any frozen precipitation in its melted state (e.g., snow, sleet, freezing rain). With varying densities of frozen precipitation, the liquid equivalent precipitation indicates the actual amount of water that falls in a storm event, regardless of the type of precipitation. [Revised 10.09.12]
242	Livestock	Animals that are customarily kept for producing food or fiber.
243	Local Food Production	The practice of producing food for the purposes of consumption or sale at a local market, such as growing vegetables and fruits and raising livestock. Local Food Production also includes the growing of vegetables and fruits and the keeping of chickens or bees, as a residential accessory use. [Revised 11.12.13]
244	Local Street	See Street, Local.
245	Lot	A single legally divided parcel of land.
246	Lot Area	The area contained within the boundary lines of a lot, excluding any street, easement for street purposes, or street right-of-way.
247	Lot, Corner	A lot abutting on two streets at their juncture.
248	Lot, Double-frontage	A lot abutting on two parallel streets, or abutting on two intersecting streets at points removed from their juncture.
250	Lot-Line House	A dwelling unit that is located on its own lot, not attached to any other dwelling unit and set on or within 5 feet of the interior side lot line.
251	Lot, Interior	A lot other than a corner lot.
252	Lot Line	A line bounding a lot which divides one lot from another or from a street or any other public or private space.
253	Lot Line, Front	That part of the entire interior lot abutting the street or that part of a corner lot extending across the narrowest part of the lot abutting the street. Double frontage lots have 2 "front" lot lines. [Revised 8.14.12]
254	Lot Line, Rear	That lot line which is parallel to and most distant from the front lot line; in the case of a triangular, or an irregular lot, a line 20 feet in length, entirely within the lot, parallel to and at the maximum possible distance from, the front lot line shall be considered to be the rear lot line.
255	Lot Line, Side	Any lot line other than a street or rear lot line.
256	Lot Line, Street	In the case of a lot abutting only one street, the lot line separating a lot from the street; in the case of a corner lot, each lot line separating the lot from a street; in the case of a double frontage lot, each lot line separating the lot from a street shall be considered to be the street lot line.
257	Lot, Panhandle	A lot resulting from the division of a tract of land that, before its division, did not have sufficient width on a street to create more than one lot abutting said street but had sufficient area and depth to be divided into more than one buildable lot.

	Term	Definition
258	Lot Width	The horizontal distance between side lot lines. Lot width shall be measured between side lot lines at the required front setback line. (See also §§7.7.2)
259	Lot, Zoning	A parcel of land: (1) comprised of 1 or more recorded lots that are contiguous and under the same ownership and in the same zoning district; (2) occupied or intended to be occupied by a principal building or buildings, or principal use or uses, along with permitted accessory buildings or uses; and (3) meeting all of the requirements for area, buildable area, frontage, width, setbacks, and any other requirements set forth in this Ordinance. Lots separated by streets or alleys shall not be considered contiguous for the purposes of this definition.
260	Low-Frequency Sound	Sound with frequencies below 100 Hz, including audible sound and infrasound, as opposed to broadband which has sound frequencies above 100 Hz. Infrasound has frequencies below 20 Hz, which if sufficiently intense, can be perceived by many individuals, and must be measured by a sound level meter using the C-weighted scale. [Revised 03.15.11]
261	Low Opening Elevation	The elevation at which water could enter a structure through any non-watertight opening such as a doorway threshold, a window sill, or a basement window well.
262	Lowest Adjacent Grade	The lowest finished grade adjacent to a structure, not including the bottom of window wells.
263	Lowest Floor	Lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, or building access in an area other than a basement area is not considered a building's lowest floor; provided, that the requirements of Section 8.5.8 are met. [Revised 10.09.12]
264	Luminaire	A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.
265	Luminaire, Cutoff-type	A luminaire with elements such as shields, reflectors, or refractor panels which direct and cut off the light at a cutoff angle that is less than 90 degrees.
266	Manufactured Home	A dwelling manufactured off-site which complies with the provisions of the One and Two Family Building Code.
267	Marina	A boat basin and recreational facility, located on waterfront property or having direct water access, providing moorings for boats, and one or more of the following facilities: boat launching ramps, boat livery, boat sales, maintenance shops, marine supply store, and fuel dock.
268	Mature Woodland	See Woodland, Mature.
269	Maintainable Outlet	A stormwater conveyance system (such as a storm sewer or overland flow path) that provides positive drainage to a natural watercourse or stormwater management system. The natural watercourse or stormwater management system shall have adequate downstream capacity. Stormwater management systems shall be within a recorded drainage easement or right-of-way. [Revised 10.09.12]

	Term	Definition
270	Maximum Extent Practicable (MEP)	<p>For the purposes of this Ordinance, the maximum extent practicable (MEP) is defined as the highest level of Runoff Volume Reduction (RVR) that is achievable for the development as determined by the applicant and approved by the Planning, Building and Development Director (see Appendix R for runoff volume reduction quantities). The MEP RVR quantitative standard for the development shall not be required to exceed the minimum performance standards identified in Section 8.2.4. For Public Road Developments, the MEP shall not necessitate the need to acquire right-of-way or deed and plat restricted areas outside of the right of way.</p> <p>In making the determination that the RVR quantitative standard for the development is the MEP, the following objectives should be considered, when applicable, including, but not limited to: [Revised 10.09.12]</p> <ul style="list-style-type: none"> a. Prevention or reduction of existing, adjacent flood-related problems b. Examination of adequate downstream capacity from the development c. Preservation of existing wetland hydrology d. Protection of adjacent streams from degradation due to increased volumes and prolonged bankfull flows e. Minimization of off-site water quality impacts f. Enhancements of aquifer recharge on-site g. Evaluate geographic features of the site (e.g. topography, soil structure, natural resources) h. Utilize best available and feasible technology i. Maximize performance of the design j. Provide for sustainability through maintenance and management of the installed practices
271	Medical Cannabis Infused Product	Food, oils, ointments, or other products containing usable cannabis that are not smoked. [Revised 03.11.14]
272	Medical Cannabis Container	A sealed, traceable, food compliant, tamper resistant, tamper evident container or package used for the purpose of containment of medical cannabis from a cultivation center to a dispensing organization. [Revised 03.11.14]
273	Medical Cannabis Cultivation Center ("Cultivation Center")	A facility operated by an organization or business that is registered by the Illinois Department of Agriculture to perform necessary activities to provide only registered medical cannabis dispensing organizations with usable medical cannabis. [Revised 03.11.14]
274	Medical Cannabis Dispensing organization ("Dispensing Organization," "Dispensary Organization" or "Dispensary")	A facility operated by an organization or business that is registered by the Illinois Department of Financial and Professional Regulation to acquire medical cannabis from a registered cultivation center for the purpose of dispensing cannabis, paraphernalia, or related supplies and educational materials to registered qualifying patients. [Revised 03.11.14]
275	Median Family Income	(as defined by the US Department of Housing and Urban Development)
276	Mini-warehouse	See Warehouse, Mini.
277	Minimum Floor Elevation	The lowest elevation permissible for the construction, erection, or other placement of any floor, including a basement floor.
278	Mitigation	Measures taken to eliminate or minimize damage from development activities, such as construction in wetlands or regulatory floodplain filling, by replacement of the resource or other means of compensation.
279	Mobile Home	A transportable, factory-built structure that was manufactured prior to enactment of the federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC. Sec. 5401) or a manufactured home build subsequent to and in compliance with the federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC. Sec. 5401) and that is designed to be used as a single dwelling unit.
280	Mobile Home Park	A contiguous parcel of land which has been developed for the placement of mobile homes and is owned in its entirety by an individual, a firm, trust, partnership, public or private association or corporation.

	Term	Definition
281	Motel	A building designed for transient occupancy containing rooms or suites with separate entrances, providing living, sleeping, and toilet facilities. Individual cooking facilities may be provided.
282	Multi-dwelling (Structure)	A structure that contains more than 8 dwelling units that share common walls or floor/ceilings with one or more units. The land underneath the structure is not divided into separate lots. Multi-dwelling includes structures commonly called apartments and condominiums. (See also Multi-Dwelling Structure standards of Sec. 7.6)
283	Multiplex	An attached dwelling or a stacked dwelling containing no fewer than 3 and no more than 8 dwelling units within a single building, each (building) of which is located on its own individual lot. (See also Multiplex standards of Sec. 7.6)
284	Native Vegetation (or Plant Species)	Plant species grown in the Chicago region, specifically Lake County, prior to European settlement of the region. (See Plants in the Chicago Region, Indiana Academy of Science)
285	Natural	When used in reference to streams, channels and linear water bodies, means those streams, channels and linear water bodies formed by the existing surface topography of the earth prior to changes made by man. A modified stream, channel or linear water body that has regained natural characteristics over time as it meanders and reestablishes vegetation may be considered natural.
286	Natural Resources	All areas of Wetlands, Floodplains, Linear and Nonlinear Water Bodies, Woodlands and Significant Trees, as defined in this Ordinance.
287	Net Site Area	The buildable portion of a lot, as calculated in accordance with Article 4, Section 4.1.4. [Revised 11.12.13]
288	Nightclub	An establishment serving liquor and/or food while providing space for music, dancing, floor shows, or comedy acts. A nightclub shall not include activities or uses as defined by this Ordinance as "adult entertainment establishment." [Revised 11.12.13]
289	NAVD 88	North American Vertical Datum of 1988. Supersedes NGVD29, effective September 18, 2013. [Revised 07.09.13, 11.12.13]
290	NGVD	National Geodetic Vertical Datum of 1929. Superseded by NAVD 88, effective September 18, 2013. [Revised 07.09.13]
291	Noise	Sound that adversely affects the psychological or physiological well-being of people. [Revised 03.15.11]
292	Non-Riverine Regulatory Floodplain	Regulatory floodplains not associated with streams, creeks or rivers, such as isolated depressional storage areas or lakes.
293	Noncommercial Message	Any sign, wording, logo or other representation that directly or indirectly expresses, conveys, or calls attention to political, religious, social or other noncommercial information, sentiments, or beliefs, but not including incidental sign messages.
294	Nonlinear Water Body	A natural or artificial body of water that retains water year round, other than a linear water body, such as depressional ponded areas, lakes and sloughs. For the purposes of Article 8 only, the terms "linear water body" and "nonlinear water body" are interchangeable.
295	Nonparticipating Property	A different property that is not owned by the owner of the property on which a development is being proposed or installed. [Revised 03.15.11]
296	Nonresidential Zoning District	All zoning districts except those classified as residential zoning districts. (See Residential Zoning District)
297	NRI	Natural Resources Information Report, as required by Illinois Statutes 70 ILCS 405/22-02a.
298	Nursery	A place where the primary activity is the growing of plants, flowers, trees and shrubs for sale.
299	On-stream Detention	Any detention facility that has off-site tributary drainage area.
300	Open Space Ratio	A ratio derived by dividing open space by the net site area.
301	Open Waters	Permanently inundated Isolated Waters of Lake County that are greater than 3.0 feet in depth below the normal water level or normal pool elevation. [Revised 05.09.06]

	Term	Definition
302	Ordinary High Water Mark	The point on the bank or shore at which the presence and movement of surface waters are continuous so as to leave a distinctive mark, such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other such recognized characteristics.
303	Overland Flow Path	An area of land which conveys stormwater for all events up to and including the base flood event. The Overland Flow Path can be estimated using readily available topographic information and shall take into account all on-site and off-site tributary areas in accordance with §§8.2.8.
304	Owner	The person having the right of legal title or beneficial interest in or a contractual right to purchase a parcel of land. For the purpose of providing notices required by this Ordinance, the owner is the person who last paid taxes on any parcel as identified by county property tax records.
305	Ownership Parcel	Any legally described parcel of land. This includes contiguous lots or parcels of land, owned in whole, or in part, by the same property owner.
306	Parcel	Any legally described piece of land.
307	Parcel Identification Number	Permanent index number used to identify properties for tax assessment.
308	Park, Commercial	Any park or recreation area for which an admission fee is charged.
309	Park, Community	Any noncommercial recreation area or park created as part of, or within the area covered by, a county approved subdivision plat.
310	Park, Noncommercial	A park or recreation area that is open to public and for which no fee is charged.
311	Pasture	An area of grass or other vegetative cover grown for the purpose of grazing animals.
312	Patio House	A dwelling unit located on its own lot that may be attached to or detached from other dwelling units. A patio house lot is enclosed by a solid wall located at the lot line, broken only by driveways and pedestrian access points, thus creating a private yard area between the house and the wall. (See also the Patio House standards of Sec. 7.6)
313	Peak Flow	The maximum rate of flow of water at a given point in a channel, watercourse, or conduit resulting from a specified storm or flood.
314	Pedestrianway	A right-of-way designated for use by pedestrian traffic.
315	Pennant	Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.
316	Permittee	Any person to whom a permit is issued.
317	Person	Any individual, public or private firm or corporation, the State of Illinois and its agencies or political subdivisions, and the US of America, its agencies and instrumentalities, and any agent, servant, officer or employee of any of the foregoing.
318	Plat	Plat of subdivision, whether preliminary or final.
319	Pond	A natural or artificial body of water of less than 2 acres that retains water year round.
320	Principal Building	See Building, Principal.
321	Principal Use	See Use, Principal.
322	Private Club	See Club, Private
323	Private Stable	See Stable, Private.
324	Protected Use	Any of the following: (a) A church, synagogue, mosque, or other place of worship; (b) a public or private nursery, elementary, or secondary school; (c) a child care facility, licensed by the Illinois Department of Children and Family Services; (d) a public park, playground, playing field, forest preserve, or other recreational area; (e) a public or private cemetery; or (f) a public housing facility. [Revised 05.09.06]

	Term	Definition
325	Public Bodies of Water	All open public rivers, streams, and lakes specifically designated by Illinois Department of Transportation, Office of Water Resources, that are capable of being navigated by watercraft, in whole or in part, for commercial uses and purposes, or which in their natural condition were capable of being improved and made navigable, or that are connected with or discharged their waters into navigable lakes or rivers within, or upon, the borders of the State of Illinois, together with all bayous, sloughs, backwaters, lakes that are open to the main channel or body of water and directly accessible thereto.
326	Public Flood Control Project	A flood control project within a deed- or plat-restricted area, which will be operated and maintained by a public agency to reduce flood damages to existing buildings or structures. A land stewardship not-for-profit corporation or other similar entity may also own, operate or maintain a public flood control project. In this circumstance, there shall also be an executed agreement with a public agency to take over ownership, operation or maintenance if the corporation dissolves or fails to meet the operation and maintenance requirements for the project area. The project shall include a hydrologic and hydraulic study of the existing and proposed conditions of the watershed area affected by the project. Nothing in this definition shall preclude the design, engineering, construction or financing, in whole or in part, of a flood control project by persons or parties who are not public agencies. [Revised 05.09.06]
327	Public Park	See Park, Noncommercial. [Revised 11.12.13]
328	Public Road Development	Any development activity which takes place in a public right-of-way, or part thereof, that is administered and funded in whole or in part, by a public agency under its respective roadway jurisdiction. Rehabilitative maintenance and in-kind replacement are considered to be a public road development if located in a regulatory floodplain. A public road development located within a Regulatory Floodway and which has been approved by the Illinois Department of Transportation, Division of Highways (IDOT/DOH), Bureau of Local Roads and Streets is exempt from the hydraulic analysis requirements of this Ordinance. Individual recreational trail systems being constructed that are not part of another development project and linear railroad development projects shall be considered public road developments with respect to the requirements of this ordinance. [Revised 06.12.01]
329	Publicly Dedicated Road Right-of-way	Any street which is dedicated for public road purposes.
330	Rear Lot Line	See Lot Line, Rear.
331	Rear Setback	See Setback, Rear.
332	Reasonably Feasible Alternative	An option that does not involve physical or economic hardships that would render a development project infeasible and that is not unreasonable in the determination of the Planning, Building and Development Director.
333	Reconstruction	The act of rebuilding a structure.
334	Record Drawings	Construction drawings revised to show significant changes made during the construction process, usually based on marked-up prints, drawings and other data furnished by the contractor to the Enforcement Officer.
335	Recreational Vehicle	A vehicle that is built on a single chassis and that has a total area of 400 square feet or less when measured at the largest horizontal projection. The vehicle must be designed to be self-propelled or permanently towable by a light-duty truck. Furthermore, the vehicle must be designed solely for recreation, camping, travel, or seasonal use rather than as a permanent dwelling. Travel trailer, motor-home, camping trailer, and pickup coach are deemed synonymous with "recreational vehicle." Recreational vehicles must be road-ready at all times when located within the floodplain.
336	Recreational Vehicle, Road Ready	A recreational vehicles that is on its wheels or a jacking system and is attached to the site only by quick-disconnect type utilities and security devices. The hitch must remain on the vehicle at all times, and the vehicle's wheels must remain on its axles, with tires inflated.
337	Recreational Vehicle Park	A parcel on which campsites are established for occupancy by recreational vehicles of the general public as temporary living quarters for purposes of recreation or vacation.

	Term	Definition
338	Recycling Center	A land use devoted to the receipt, separation, storage, baling, conversion and/or processing of recyclable materials.
339	Regulatory Floodplain	See Floodplain, Regulatory
340	Regulatory Floodway	See Floodway, Regulatory
341	Rehabilitative Maintenance (Roadway)	Rehabilitative maintenance is repair or maintenance that does not increase the traffic lanes and does not involve changes to the roadway elevation.
342	Repair, Remodeling or Maintenance	Activities which do not result in any increases in the outside dimensions of a building or any changes to the dimensions of a structure.
343	Repetitive Loss	Flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event on the average equals or exceeds 25 percent of the market value of the structure before the damage occurred. [Revised 05.09.06]
344	Residential Property	Any lot or other tract of land zoned in any of the following zoning districts: RE, E, R-1, R-2, R-3, R-4, R-5, R-6 and RR.
345	Residential Zoning District	Any RE, E, R-1, R-2, R-3, R-4, R-5, R-6 and RR zoning district.
346	Restaurant, Fast Food	An establishment whose principal business is the sale of food and/or beverages in a ready-to-consume state for consumption: (1) within the restaurant building, (2) within a motor vehicle on the premises, or (3) off-premises as carry-out orders, and whose principal method of operation is characterized by the service of food and/or beverages in disposable or edible containers.
347	Restaurant, Standard	An establishment whose principal business is the sale of food and/or beverages to customers in a ready-to-consume state, and whose principal method of operation includes one or both of the following characteristics: (1) customers, normally provided with an individual menu, are served their foods and beverages by a restaurant employee at the same table or counter at which food and beverages are consumed; and/or (2) a cafeteria-type operation where food and beverages generally are consumed within the restaurant building.
348	Retaining Wall	A structure used to accommodate a vertical grade change over a short horizontal distance.
349	Retention Facility	A facility designed to completely retain a specified amount of stormwater runoff without release except by means of evaporation, infiltration or pumping.
350	Review Body	The entity that is authorized to recommend approval or denial of an application or permit required under this Ordinance.

	Term	Definition
351	Reviewing Agency	Any of the following agencies or individuals: [Revised 09.09.14] a. Cable television company b. County Board district member c. Electric company d. Fire department/ protection district e. Gas company f. Illinois Department of Natural Resources g. Illinois Department of Transportation h. JULIE i. Lake County Forest Preserve District j. Lake County Map Services k. Local postmaster l. Mayor/President of all municipalities within a 1.5-mile radius of the subject property m. METRA and PACE n. Planning Building and Zoning Committee members o. Regional Superintendent of Schools p. Soil and Water Conservation District q. Sanitary District r. Stormwater Management Commission s. Superintendent, grade school district t. Superintendent, high school district u. Telephone company v. Township Assessor w. Township Highway Commissioner x. Township Supervisor y. Water District
352	Right-of-Way	A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, sanitary or storm sewer, electric transmission line, oil or gas pipeline or for any other similar use as may be designated.
353	Right-of-Way, Ultimate	The full width of right-of-way, as identified in Appendix B or as shown on transportation plans that have been adopted by the County Board, whichever width is greater.
354	Riverine	Relating to, formed by, or resembling a stream (including creeks and rivers).
355	Road	An approved place or way, however designated, for vehicular travel which affords principal means of access to abutting property, or other street.
356	Roadside Ditches	Drainage ditches within 25-feet from the edge of the outside travel lane. [Revised 12.11.01]
357	Rodeo	Rodeo: A public exhibition of cowboy skills such as, but not limited to, bronc- and bull-riding, steer-wrestling, calf-roping and barrel racing. [Revised 10.13.09]
358	School	A place or institution that is recognized by the State Board of Education and provides basic education at the primary, elementary, middle, junior high, or high-school level. [Revised 11.09.04, 10.13.09]
359	School, Private	Any school that is not recognized by the State Board of Education. Private Schools may include but shall not be limited to business schools, trade schools, art schools, dance schools, or schools in other similar fields. [Revised 11.09.04, 10.13.09]
360	Seasonal Sale of Farm Produce	A temporary use of land involving the retail sale of agricultural produce primarily grown on-site.
361	Sedimentation	The process that deposit soils, debris, and other materials either on other ground surfaces or in bodies of water or watercourses.
362	Semi-Nude	A state of dress or undress in which clothing covers no more than the genitals, pubic region, and areola of the female breast, as well as portions of the body covered by supporting straps or devices or by other minor accessory apparel such as hats, gloves, and socks.
363	Service Station	An establishment providing retail sales of vehicle fuels which may also provide such services as lubrication, oil and tire changes, and minor repairs. This use does not include paint spraying or body repair.

	Term	Definition
364	Setback, Rear	A setback extending the full width of the lot in the area between the rear lot line and the rear building line.
365	Setback, Side	A setback extending the full length of the lot in the area between a side lot line and a side building line.
366	Setback, Street	A setback extending the full width of a lot between the street lot line and a building line.
367	Shadow Flicker	The on-and-off strobe light effect caused by the shadow of moving blades cast by the sun passing above or behind the turbine. Shadow flicker intensity is defined as the difference or variation in brightness at a given location in the presence and absence of a shadow. [Revised 03.15.11]
368	Shooting Range, Outdoor	An area of land reserved or designed for the aiming and discharge of firearms at inanimate targets.
369	Sewer	Unless otherwise expressly stated, "sewer" means a closed conduit for conducting sanitary sewage.
370	Shopping Center	A group of commercial establishments planned, developed, and managed as a unit and having in excess of 100,000 square feet of floor area.
371	Shopping Center, Regional	A shopping center having in excess of 500,000 square feet of floor area.
372	Shoreline	The area of land adjacent to a wetland, lake, pond or Channel.
373	Side Lot Line	See Lot Line, Side.
374	Side Setback	See Setback, Side.
375	Sign	Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol or writing to advertise, announces the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.
376	Sign, Animated	Any sign that uses movement or change of lighting to depict action or create a special effect or scene.
377	Sign, Bench	Any sign that is part of, or affixed to, a bench, including, but not limited to, a sidewalk bench, park bench, or a bench at a bus stop or railroad station.
378	Sign, Building	Any sign attached to any section of a building, as contrasted to a "Freestanding Sign." Building signs include but are not necessarily limited to the following: banners, building markers, canopy signs, identification signs, incidental signs, projecting signs, residential signs (some), roof signs, temporary signs, wall signs and window signs.
379	Sign, Canopy	Any sign that is a section of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.
380	Sign, Changeable Copy	A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. The term "changeable copy sign" expressly excludes animated signs, time/temperature signs and electronic message boards. [Revised 10.10.06]
381	Sign, Construction	A temporary sign indicating that construction is occurring on that zoning lot.
382	Sign, Directional	A sign indicating only the name of a business or activity and the distance or directions to such business or activity.
383	Sign, Election	A sign concerning a concurrent election. [Revised 03.11.08]
384	Sign, Electronic Message Board	A sign or component of a sign that uses changing lights to form a message or series of messages that are electronically programmed or modified by electronic processes. [Revised 10.10.06]
385	Sign, Entrance	A freestanding or wall sign located at the entrance of a subdivision, office park, park or forest preserve, providing only the name and/or location of that activity.
386	Sign, Flashing	A sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits sudden or marked changes in lighting effects. Electronic message boards and time/temperature signs that are operated in accordance with all applicable regulations shall not be considered "flashing signs". [Revised 10.10.06]

	Term	Definition
387	Sign, Freestanding	A sign not attached to a building or structure other than its own support, supported by one or more columns, uprights or braces in or upon the ground. Includes ground-mounted monument signs, pylon signs and pole signs.
388	Sign, Identification	A sign bearing the address of the premises and/or the name of its occupant but containing no logo and no commercial message.
389	Sign, Incidental	A sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and similar information and directives. No sign with a commercial message legible from a position off the lot on which the sign is located shall be considered incidental.
390	Sign, Institutional	A sign identifying or advertising an institutional or business use permitted in a residential district, where such sign is located on the same premises as such use.
391	Sign, Integral Roof	Any sign erected and constructed as an integral or essential integral section of a normal roof structure of any design, such that no section of the sign extends vertically above the highest portion of the roof and such that no section of the sign is separated from the rest of the roof by a space of more than six inches.
392	Sign, Merchandise Display	A sign that is an integral part of a product display rack (also known as "point-of-purchase sign").
393	Sign, Non-Commercial, Not Otherwise Classified	A sign containing a non-commercial message, either political or personal; provided that a sign concerning a concurrent election shall be considered a temporary election sign. [Revised 03.11.08]
394	Sign, Portable	Any sign not permanently attached to the ground or other permanent structure or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs made as A-frames or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for commercial messages; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.
395	Sign, Projecting	Any sign attached to a building wall and extending laterally more than 18 inches from the face of such wall.
396	Sign, Residential	Any sign located in a district zoned for residential uses that contains no commercial message.
397	Sign, Roof	A sign that is placed above or supported on the top of a building.
398	Sign, Suspended	A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.
399	Sign, Temporary	Any sign that is used only temporarily and is not permanently mounted.
400	Sign, Time/Temperature	Any sign indicating the time and/or temperature.
401	Sign, Vehicle	A sign attached to an operable vehicle licensed to operate on the public streets. Any sign attached to an inoperable or unlicensed vehicle or any sign attached to a vehicle that is regularly parked for more than 72 hours in a location conspicuously visible from a public street shall be deemed a portable sign.
402	Sign, Wall	Any sign attached parallel to, but within six inches of a wall, painted on the wall surface or, or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.
403	Sign, Window	Any sign that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.
404	Significant Trees	Trees (other than those listed as prohibited or noxious species) with a diameter at breast height of 24 inches or greater that are not included in any Young Woodland or Mature Woodland area.
405	Site	A parcel of land for which a permit is issued pursuant to this Ordinance.
406	Site Development Permit	A permit issued by the Lake County Building and Zoning Department for the alteration or construction of ground improvements and structures for the control of erosion, runoff and grading.

	Term	Definition
407	Site Development Plan	A plan prepared by an engineer that shows the method, control and implementation of erosion control measures, storm water runoff, and/or grading of lands for the construction of buildings and other necessary improvements.
408	SMC Wetland Restoration Fund	A fund that is administered and implemented for wetland impact mitigation that is approved and adopted by the SMC. [Revised 05.09.06]
409	Soil Survey	The latest issue and amendments thereto of a publication entitled "Soil Survey of Lake County, Illinois" prepared by the US Department of Agriculture, Soil Conservation Service, in cooperation with Illinois Agriculture Experiment Station.
410	Sound Frequency	The number of oscillations per second in hertz (Hz). How we perceive sound is partly dependant on what the frequency is. High frequency sound has more oscillations per second, whereas low frequency sound has fewer. [Revised 03.15.11]
411	Sound Level	The A-weighted sound pressure level in decibels (dB) (or the C-weighted level if specified) as measured using a sound level meter that meets the requirements of a Type 2 or better precision instrument according to ANSI S1.4. The "average" sound level is time-averaged over a 1-2 minute period, using an integrating sound level meter that meets the requirements of ANSI S12.43. [Revised 03.15.11]
412	Special Flood Hazard Area	Any area subject to inundation by the base flood as shown on the regulatory floodplain maps and profiles listed in Appendix M, as may be amended by FEMA. [Revised 11.14.06]
413	Specified Anatomical Areas	Any of the following: (a) Less than completely and opaquely covered human genitals; pubic region; buttocks; anus; or female breast below a point immediately above the top of the areola, but not including any portion of the cleavage of the female breast exhibited by a dress, blouse, shirt, leotard, bathing suit, or other wearing apparel, provided the areola is not exposed. (b) Human male genitals in a discernibly turgid state, even if completely and opaquely covered, or any device or covering that, when worn, simulates human male genitals in a discernibly turgid state.
414	Specified Sexual Activities	Any of the following: (a) actual touching of human genitals, pubic region, buttocks, anus, or female breasts; (b) actual physical sexual acts, normal or perverted, including intercourse, oral copulation, or sodomy; (c) actual masturbation; (d) human genitals in a state of sexual stimulation, arousal, or tumescence; (e) excretory functions as part of or in connection with any of the activities set forth in (a),(b), (c), or (d) of this definition. [Revised 09.10.02]
415	Sports Arena	A commercial structure with tiers of seats rising around a field or court, that is intended to be used primarily for the viewing of athletic events. Sports arena may also be used for entertainment and other public gathering purposes, such as conventions, circuses, or concerts.
416	Stable, Private	An accessory structure and/or land use which is designed, arranged, used or intended to be used for the keeping of equines for the private use of the occupants of a principal dwelling and their guests, but in no event for hire.
417	Staff Doctor	A doctor employed by a hospital, clinic, or other institution, or a doctor who is "on call" to such institution during certain specified periods of time for emergencies or other need.
418	Standard Restaurant	See Restaurant, Standard.
419	Standard Specifications	The Standard Specifications for Road and Bridge Construction, Supplemental Specifications and Recurring Special Provisions or its successor document or documents, as adopted by the Illinois Department of Transportation, in effect at the time a preliminary plat is approved. The Standard Specifications for Water and Sewer Main Construction in Illinois or its successor document or documents, as adopted by the Illinois Environmental Protection Agency in effect at the time a preliminary plat is approved.
420	Stockpile, Temporary Soil	A mass or mound of soil, typically topsoil, that has been stripped or removed from an area or areas of a site and reserved for future use.
421	Storage, Outdoor	Outdoor storage of fuel, raw materials, products, and equipment.
422	Storm, One Hundred-year	Rainstorms of varying durations and intensities expected to recur on the average of once every 100 years or statistically having a 1 percent chance of occurring in any single year. A duration of 24 hours is assumed unless otherwise noted.

	Term	Definition
423	Stormwater Management Commission Approved Wetland Bank	A wetland mitigation bank approved by SMC that conforms with Appendix O of the watershed Development Ordinance. [Revised 12.11.01]
424	Storm Runoff, One Hundred-year	The stormwater runoff from the 100-year storm.
425	Storm Sewer	A closed conduit for conducting stormwater.
426	Stormwater Drainage System	All facilities used for conducting stormwater to, through or from a drainage area to the point of final outlet.
427	Stormwater Drainage Facility	Any element in a stormwater drainage system which is made or improved by man.
428	Stormwater Management System	The collection of natural features and man-made facilities which define the stormwater management for a development.
429	Stormwater Management	A set of actions taken to control stormwater runoff with the objectives of providing controlled surface drainage, flood control and pollutant reduction in runoff.
430	Stormwater Runoff	The waters derived from rains falling within a tributary drainage basin, flowing over the surface of the ground or collected in channels, watercourses or conduits.
431	Stormwater Runoff, Excess	The volume and rate of flow of stormwater discharged from a developed drainage area which is or will be in excess of that volume and rate which existed before development.
432	Story	That portion of a building or structure included between the surface of any floor and the ceiling next above. A basement shall be counted as a story if the floor next above it is more than 5 feet above the average ground elevation.
433	Stream	A course of running water flowing in a channel.
434	Street	An approved place or way, however designated, for vehicular travel which affords principal means of access to abutting property, or other street.
435	Street, Arterial	A street which serves or connects major urban activity centers, is a high volume travel corridor, provides for long trip desires and/or is part of an integrated network providing intercounty and interstate service. (See §§9.5.1)
436	Street, Collector	A street serving as an intracounty travel corridor channelizing and distributing traffic to and from arterial and local streets. (See §§9.5.1)
437	Street, Local	A street providing access to adjacent land, service to travel short distances, the lowest level of mobility, and access service to other streets. (See §§9.5.1)
438	Street Lot Line	See Lot Line, Street.
439	Street, Marginal Access	A local street that is adjacent to, or is included in, the right-of-way of an expressway, major arterial, collector street, railroad or utility right-of-way and which provides access to abutting properties and protection from through Traffic.
440	Street, Nonresidential	A street internal to a nonresidential subdivision.
441	Street, Private	A street which is not dedicated for public use and for which no highway authority has any jurisdiction or maintenance responsibilities.
442	Street Setback	See Setback, Street.
442	Structure	Anything man-made constructed, erected, or placed, which has location in or on the ground or is attached to something having a location on the ground.
443	Structure, Accessory	See "Accessory Structure."
444	Structure, Height Of	See "Height."
445	Subdivision	Any division or redivision of a parcel of land into 2 or more parts by means of mapping, platting, conveyance, change or rearrangement of boundaries, except those divisions of land provided for under 765 ILCS 201.
446	Subdivision Marketing Sign	A temporary sign used for marketing lots within a subdivision which has been approved pursuant to the provisions of this Ordinance. [Revised 09.10.02]
447	Subdivision, Nonresidential	A division of land which is in compliance with the Lake County Subdivision Ordinance and which results in lots all of which are intended for nonresidential uses.

	Term	Definition
448	Substantial Damage	Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred. [Revised 10.09.12]
449	Substantial Improvement	Any repair, reconstruction, rehabilitation, addition or improvement of a structure which increases the floor area by more than 75% of the structure's first floor area or, the cost of which equals or exceeds 50 percent of the market value of the current structure before the start of construction. This term includes structures which have incurred a repetitive loss or substantial damage, regardless of the actual repair work performed. For the purposes of this definition, "start of construction" is considered to occur when the first qualifying improvement, as described in FEMA Publication 480 National Flood Insurance Program Flood Management Requirements, commences or when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term includes all cumulative improvements within the last ten years. The term does not, however, include either 1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or 2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places. [Revised 05.09.06, 10.09.12]
450	Substantial or Significant portion of its Business	For purposes of the definitions of Adult Cabaret, Adult Store, or Adult Theater herein, the phrase "Substantial or Significant portion of its Business" shall be deemed to apply to any commercial establishment that satisfies one or more of the following criteria: (1) Gross Sales: 30 percent or more of the retail dollar value of the commercial establishment's annual gross sales derives from the sale, rental, or viewing of adult materials; (2) Floor Area: 30 percent or more of the floor area of the commercial establishment is devoted to the display, viewing, or presentation of adult materials, not including storerooms, stock areas, bathrooms, basements, or any other portion of the commercial establishment not open to the public; (3) Merchandise Displayed: 30 percent or more of the retail dollar value of all merchandise displayed at any one time is attributable to adult materials; (4) Inventory: 30 percent or more of all inventory of the commercial establishment (whether measured by retail dollar value or number of items) consists at any one time of adult materials; (5) Stock In Trade: 30 percent or more of the stock in trade at the commercial establishment consists at any one time of adult materials; (6) Live Performances: live performances by persons appearing semi-nude, or live performances that are otherwise distinguished or characterized by an emphasis on the exposure, depiction, or description of specified anatomical areas or the conduct or simulation of specified sexual activities, and that are taking place 30 percent or more of the time during which the commercial establishment is open for business. [Revised 09.10.02]
451	Sun Glint	The reflection of sunlight off of a surface, as in the case of the blades, tower, or other component of a wind energy facility. [Revised 03.15.11]
452	Surveyor	A registered professional land surveyor licensed to practice in the State of Illinois.
453	Swale	A linear depression in the ground surface which conveys drainage water with side slopes at or less steep than a 3H to 1V slope.
454	Technical Reference Manual (TRM)	The Lake County Stormwater Management Commission Technical Reference Manual. This manual contains design guidance for a development site to meet the Watershed Development Ordinance performance standards.
455	Temporary Use	See Use, Temporary.
456	Terminal, Truck	A structure or land primarily used for the temporary storage of goods awaiting transfer or wholesale distribution by means of motor carrier transportation.
457	Topdressing	The placement of not more than 4 inches of topsoil within the regulatory floodplain for the purposes of preventing soil erosion and establishing vegetative cover. (See also Sec. 8.5)

	Term	Definition
458	Tower	A tall structure, mounted in the ground, on which a wind turbine is mounted. [Revised 03.15.11]
459	Townhouse	A dwelling unit, located on its own lot, that shares one or more common or abutting walls with one or more dwelling units. A townhouse does not share common floors/ceilings with other dwelling units. (See also the Townhouse standards of Sec. 7.6)
460	Traffic Control Manual	The Illinois Manual for Uniform Traffic Control Devices for Streets and Highways, as published by the Illinois Department of Transportation.
461	Traffic Engineer	A State of Illinois Registered Professional Engineer whose primary work experience has been in Traffic Engineering.
462	Traffic Facility	Any public or private right-of-way used for or intended to be used for travel including but not limited to an expressway, highway, arterial, street, road, thoroughfare, avenue, lane, place or alley.
463	Transition Section	Reaches of the stream or regulatory floodway where water flows from a narrow cross-section to a wide cross-section or vice-versa.
464	Trauma Center	A facility devoted primarily to the diagnosis and treatment of individuals suffering from injury or medical emergency.
465	Tributary Area	See Drainage Area.
466	Truck Terminal	See Terminal, Truck.
467	Turbine	The parts of a wind energy facility including the blades, nacelle and tail. [Revised 03.15.11]
468	Twinhouse	A structure that contains 2 primary dwelling units, each located on its own lot. The two dwelling units share a common wall along the common lot line. (See also the Twinhouse standards of Sec. 7.6.
469	Use	The purpose or activity for which land, or any structure thereon, is designed, arranged, or intended, or for which it is occupied or maintained.
470	Use, Accessory	A use that customarily: (1) is subordinate to and services a principal building or a principal use legally existing on the same zoning lot; (2) is subordinate in area, extent and purpose to the principal building or principal use; (3) contributes to the comfort, convenience or necessity of the occupants, business or industry of the principal structure or principal use served and (4) is located on the same zoning lot as the principal structure or principal use served. [Revised 8.14.12]
471	Use, Nonresidential	Any use not classified as a "Residential Use."
472	Use, Principal	The specific primary purpose for which land is used.
473	Use, Residential	A use of land which provides space for the permanent occupancy of either individuals or households within dwellings.
474	Use, Temporary	A use established for a fixed period of time with the intent to discontinue the use upon the expiration of that time.
475	Village House	A dwelling unit that is located on its own lot, not attached to any other dwelling units, surrounded by very shallow front and side yards and located in a Conservation Residential Development that complies with the Village House standards of Sec. 7.6.
476	Warehouse, Mini	A building or group of buildings that contains varying sizes of individual, compartmentalized, and controlled-access stalls or lockers for the dead storage of a customer's goods or wares. No service or repair activities other than the rental of dead storage units are permitted on the premises.
477	Water Dependent	Structures of facilities relating to the use of, or requiring access to, the water or shoreline. Examples of water dependent uses include but are not limited to pumping facilities, wastewater treatment facilities, facilities and improvements related to recreation boating or commercial shipping.
478	Watercourse	Any natural or man-made depression into which water flows either regularly or intermittently.
479	Waters of the US	For the purpose of this Ordinance the term Waters of the US refers to those areas that are under the US Army Corps of Engineers jurisdiction. [Revised 12.11.01]

	Term	Definition
480	Watershed	The land area above a given point on a channel that contributes stormwater to that point. In Lake County the four major watersheds are officially defined as: the Lake Michigan Watershed, the North Branch of the Chicago River Watershed, the Des Plaines River Watershed, and the Fox River Watershed.
481	Watershed Benefit	A decrease in flood damages to structures upstream or downstream of the development site created by installation of the stormwater management system. The benefit must be beyond the benefit provided by meeting the minimum Watershed Development Ordinance standards and TRM guidance.
482	Watershed Development Permit	A permit established by this ordinance and issued, through the SMC or Certified Communities, prior to the approval of a building permit signifying conformance with provisions of this ordinance.
483	Weekend	Saturday and Sunday. National holidays observed on a Friday or Monday may be included.
484	Wet Detention Facility	A wet detention facility designed to maintain a permanent pool of water after the temporary storage of stormwater runoff.
485	Wetland	A wetland is a specific type of natural or man-made drainageway as follows: Wetlands are land that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, under normal conditions, a prevalence of vegetation adapted for life in saturated soil conditions (known as hydrophytic vegetation). A wetland is identified based upon the three attributes: 1) hydrology, 2) soils and 3) vegetation as mandated by the current Federal wetland determination methodology. [Revised 12.11.01, 10.09.12]
486	Wetland, Exceptional Functional Value (ADID)	Any wetland identified as such in the US Environmental Protection Agency Advanced Identification Study of Lake county (ADID) or any wetland that through a functional assessment meets the criteria defined in that study for determining exceptional functional value.
487	Wetland Impact	Isolated Waters of Lake County or Waters of the US that are hydrologically disturbed or otherwise adversely affected by flooding, filling, excavation, or drainage which results from implementation of a development activity. [Revised 12.11.01]
488	Wetland, Mapped	Any area suspected of being a wetland because it is mapped as such on the LCWI or ADID maps.
489	Wholesale	The sale of goods to retailers or jobbers rather than consumers.
490	Woodland, Mature	An area or stand of trees whose total combined canopy covers an area of 20,000 square feet or more, at least 50 percent of which is composed of trees having a diameter breast height of 16 inches or more. An active commercial nursery or Christmas tree operation shall not be considered a Mature Woodland. [Revised 06.13.06] In addition, no woodlands dominated (more than 50 percent of the canopy cover) by non-native tree species such as Acer negundo (Box Elder), Robinia pseudoacacia (black locust), Rhamnus cathartica (common buckthorn), [Revised 06.13.06] Eleagnus angustifolia (Russian Olive), Eleagnus umbellata (autumn olive), Populus alba (white poplar) and Ulmus pumila (siberian elm) shall be considered a mature woodland.
491	Woodlands, Young	An area or stand of trees whose total combined canopy covers an area of 20,000 square feet or more, at least 50 percent of which is composed of trees having a diameter breast height of at least 3 inches and less than 16 inches. An active commercial nursery or Christmas tree operation shall not be considered a Young Woodland. [Revised 06.13.06] In addition, no woodlands dominated (more than 50 percent of the canopy cover) by non-native tree species such as Acer negundo (Box Elder), Robinia pseudoacacia (black locust), Rhamnus cathartica (common buckthorn), [Revised 06.13.06] Eleagnus angustifolia (Russian Olive), Eleagnus umbellata (autumn olive), Populus alba (white poplar) and Ulmus pumila (siberian elm) shall be considered a young woodland.
492	Yard	The space between a lot line and building line.
493	Young Woodland	See Woodland, Young.
494	Zoning Lot	See Lot, Zoning.