

PONCHA SPRINGS LAND USE CODE

7.0 DEFINITIONS AND ABBREVIATIONS

7.1 Use of Definitions

For the purpose of this ordinance, any words and phrases set forth in this Section shall have the meanings respectively ascribed to them herein, and the work "building" shall include the word "structure" and the word "used" shall include the word "arranged, designed, constructed, altered, converted, rented, leased, or intended to be used."

In addition:

- (1) Words used in the present tense include the future tense.
- (2) Words used in the singular include the plural, and words used in the plural include the singular.
- (3) The word "shall" is always mandatory.
- (4) The word "lot" includes the word "plot" or "parcel."
- (5) The word "building" includes the word "structure."
- (6) The word "person" includes a firm, association, organization, partnership, trust, company or corporation, as well as an individual.
- (7) The word "used" or "occupied", as applied to any land or building, shall be construed to include the words intended, arranged, or designed to be used or occupied.
- (8) The words "zoning map", or "Poncha Springs Zoning Map" means the "Official Zoning Map of the Town of Poncha Springs, Colorado."
- (9) The words "Town Staff" shall include "Building Official" and/or any positions which may be appointed on a full or part-time basis or retained on a consulting basis for the purpose of reviewing development applications.

7.2 Definitions

Accessory Services. Offices, employee or operator living units, recreational facilities, grocery stores, convenience stores, gift shops, service structures, rest rooms, dumping stations, showers, laundry facilities, storage units; and other support structures customarily a part of a RV park or campground operation. (Ord. #2002-9)

Accessory Use or Structure. A use or structure subordinate to the principal structure or use on the same lot and serving a purpose customarily incidental to the principal use. i.e. any awning, cabana, storage cabinet, carport, fence, windbreak or porch established for use by the occupants. (Ord. 2002-1)

Agricultural. The art or science of utilization of the earth for the production of crops or livestock.

Alley. "Alley" means a minor public thoroughfare set aside or dedicated for vehicular traffic, or entering or going through a Town block and generally used for service purposes.

Alternative Antenna Tower. Man-made trees, clock towers, bell towers, steeples, light poles and similar alternative design mounting structures that accommodate, camouflage, minimize or conceal the presence of antennas or antenna towers that are constructed primarily for the purpose of accommodating antennas or antenna towers or are reconstructed for the purpose of accommodating antennas or antenna towers. This does not include existing structures erected for another primary purpose, but which subsequently have antennas attached to or located within them, without any reconstruction of the original structure. For the purposes of these regulations, an alternative antenna tower is considered an antenna tower.

Animal Hospital. A facility for treatment of diseased or injured animals under the direction of a veterinarian. Care provided includes medication, surgery, care of wounds, sores, diet, etc. Facilities are available for boarding of animal patients.

Animal Salesyard. A compound or similar fenced area where animals are kept for sale, auction or trade. This facility is commonly dependent upon commercial feeding facilities.

Animal Sheltering. Maintaining, raising, housing, stabling or corralling of ducks, geese, chickens, turkeys or other similar fowl or horses and rabbits. Sheltering of animals does not include the keeping of cattle, pigs, goats, or sheep. Sheltering of chickens is limited to one chicken per 1,000 square feet of lot space for single family detached units (not an allowable use for multi-family units). Chickens must be kept in a fenced yard or an enclosure that keeps them on the owner's property. Chickens are required to be placed in coops at night to deter predators. Coops must be located within the properties zoned setbacks except where an alley or ditch separate properties. Roosters are not allowed.

ANSI. American National Standards Institute.

Antenna. Any structure or device used to collect or radiate electromagnetic waves, including both directional antennas, such as panels, microwave dishes and satellite dishes, and omnidirectional antennas, such as whips, at frequencies on the electromagnetic spectrum as the FCC from time to time may designate, used for telecommunication services and/or personal communications services but not including such structures or devices when used for the broadcast of television, of AM or FM radio stations, or for citizens band or amateur radio use.

Antenna Tower. Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas. This includes guyed towers, lattice towers, monopoles, alternative antenna tower structures and towers taller than 10 feet constructed on top of another building, along with any separate building on the lot used to house any supporting electronic equipment.

Awning. Any shade structure, supported by posts or columns or partially supported by a manufactured home or camping vehicle installed, erected, or used on a manufactured home or camping vehicle lot. (Ord. 2002-1)

Bed and Breakfast Accommodations. The rental of rooms within a dwelling for short-term accommodations not to exceed three days. Such use shall be clearly accessory to the residential use of the dwelling, occupy not more than 25% of the total floor area of the dwelling, and conform to the following additional conditions:

- (a) The use shall be carried on wholly within the principal building.
- (b) There shall be no exterior sign exceeding three (3) square feet and no other exterior indication of the use or variation from the residential character of the principal building.
- (c) There shall be adequate off-street parking for the use.
- (d) Not more than one separate occupancy per dwelling per night shall be allowed.
- (e) As a customary part of the service offered to guests, breakfast shall be served by the owners of the dwelling.

Building. A structure containing supporting walls, columns, pillars, and a roof for the shelter of persons, animals or property from the natural elements.

Building, height of. The vertical distance as measured from the existing natural grade at the building set-back to the highest point of the roof surface, exclusive of chimneys, ventilators, pipes, spires or similar items.

Camper(s). A person or persons participating in RVing or camping. (Ord. #2002-9)

Camping Unit. Portable structure, shelter or vehicle designed and intended for occupancy by persons engaged in RVing or camping. The basic units are: recreational vehicle, tent, teepee, yurt, and other rental accommodations. (Ord. #2002-9)

Camping Unit Separation. The minimum distance between a camping unit including its add-on structures and an adjacent camping unit and its add-on structure. (Ord. #2002-9)

Campground. A site for overnight camping on a temporary basis designed to accommodate recreational vehicles, transient mobile homes, trailer coaches and/or tents. Campgrounds may be one of the following types:

Semi-Developed. A campground with two or more recreational vehicle or recreational park trailer unit sites accessible by vehicular traffic. Roads, facilities toilets and/or privies are provided. (Ord. #2002-9)

Developed. A campground with two or more recreational vehicle or recreational park trailer unit sites accessible by vehicular traffic where sites are substantially developed with two or more utilities and refuse disposal systems, flush toilets, bathing facilities and water are provided. (Ord. #2002-9)

CMRS (Cellular) Facilities: An unmanned facility consisting of equipment for the reception, switching and transmission of wireless telecommunications, including, but not limited to personal communications service (PCS), enhanced specialized mobile radio (ESMR), paging, cellular telephone and similar technologies.

Co-Location. Locating one or more antennas for more than one provider on a single antenna tower or alternative antenna tower structure on a single lot.

Condominium. A multifamily residential building consisting of individual air-space units together with interest in common elements appurtenant to such units which are or can be separately owned or purchased.

Day Care Center. Any state licensed (Ord. #2003-12) facility providing care for five (5) or more children between the ages of 0 to 15 years during the daylight hours for compensation. This definition shall apply to all such activities whether profit or non-profit in nature.

dB(A). These sound pressure level in decibels. Refers to the "a" weighted scale defined by ANSI. A method for weighting the frequency spectrum to mimic the human ear.

Decibel. The unit of measure used to express the magnitude of sound pressure and sound intensity.

Dwelling Unit. Any combination of rooms within a building arranged or laid out to provide for the permanent cooking, eating, living, sleeping and sanitary needs of one family. This definition shall not include prefabricated structures used for dwelling purposes which are primarily designed and built to be transported on wheels.

Dwelling, One-Family. A detached principal building designed for and used as a dwelling exclusively by one family as an independent housekeeping unit. This definition includes a manufactured home.

Dwelling, Two-Family. A detached principal building containing only two dwelling units sharing a common wall no less than 20% between both dwelling units or sharing a common ceiling and floor, in whole or in part connecting these dwelling units.

Dude Ranch and/or Resort. A facility for receiving guests which for remuneration provides lodging, food or cooking facilities and other services which may include, but not be limited to, the following: pack trips, horse riding, jeep trip, hikes, fishing, hunting, swimming and other recreational activities.

Factory built home or Factory built house. A single-family dwelling which:

- (a) Is partially or entirely manufactured in a factory and designed for long-term residential use;
- (b) Is built in multiple sections, with each section on a chassis, which enables it to be transported to its occupancy site;
- (c) Is constructed according to the State of Colorado Factory Built Housing Construction Certifications Code (8CCR 1302-3) and bears a certification insignia in compliance with those standards;
- (d) Meets or exceeds, on an equivalent performance engineering basis, such standards as may now or hereafter be established by the town's municipal building code ("equivalent performance engineering basis" meaning that by using engineering calculations or testing, and following commonly accepted engineering practices, all components and subsystems will perform to meet health, safety, and functional requirements to the same extent as required for other single family housing units); and
- (e) Meets or exceeds all applicable zoning, developmental, use, aesthetic, and historical standards, including, but not limited to, requirements relating to permanent foundations, minimum floor space, unit size or sectional requirements, and improvement location, side yard and setback standards as the same may now or hereafter be established by the town. (Ord. 2002-1)

Family. One (1) or more persons related by blood, marriage, adoption, or legal custody plus domestic servants employed for service on the premises, or a group of not more than three (3) persons who need not be so related living together as a single housekeeping unit. Notwithstanding the foregoing, a family shall be deemed to include four (4) or more persons that are not related by blood, marriage, adoption, or legal custody occupying a residential dwelling unit and living as a single housekeeping unit if the occupants are handicapped persons as defined in title III of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, or disabled persons as defined by § 24-34-301, C.R.S.

A household that includes four(4) or more persons identified above shall not be excluded from the definition of "family" by the residence in the household of additional necessary persons (and their families) employees in the care and supervision of such handicapped or disabled persons.

Fee Schedule. All fees shall be payable to the Town of Poncha Springs, Colorado. Payment must be submitted with the relevant application. No application will be processed until the fee is received. Application fees are as follows: **(Ord. 2010-6)**

- (a) Rezoning: \$250.00, and \$500.00 deposit *for review and costs* *
- (b) Special Review: \$200.00, and \$200 deposit *for review and costs* *

- (c) Variances: \$125.00, and \$50 deposit for review and costs*
- (d) Planned Unit Development (PUD):
 - PUD Step 1: \$500 plus \$10 per lot, and \$500 deposit for review and costs*
 - PUD Step 2: \$500.00 plus \$10 per lot fee and \$1,000 deposit for review and costs*
- (e) Minor Subdivision: \$100.00, and \$200.00 deposit for review and costs*
 Lots Being Combined \$50.00, and \$50.00 deposit for review and costs*
- (f) Major Subdivision:
 - Step 1 \$250.00 plus \$10.00 per lot, and \$500 deposit for review and costs*
 - Step 2 \$250.00 plus \$10.00 per lot, and \$500 deposit for review and costs*
- (g) Temporary Use Permit: \$50.00 (Ord. 2001-5)
- (h) Temporary Sewer Connection: \$10.00. (Ord. 2005-10)
- (i) Change of Use: No fee
- (j) Annexation: \$200.00 and \$50.00 deposit for review and costs*

****In addition to the application fees, the applicant shall bear the costs for the review, including consultants, engineer, and attorney review time and relevant application processing costs. A deposit in the amount stated in the above fee schedule shall be required from the applicant, upon submittal of an application to the Town and prior to scheduling a hearing, to cover the reasonable anticipated costs for publication of notice, postage, photocopies, plat reproductions, recording fees, zoning map changes, and for the professional consultant, engineer, and attorney fees and services. Any balance of the deposit remaining after completion of processing the application, shall be refunded. If the deposit is insufficient for the costs incurred, the applicant shall pay the costs within 15 days of the date of the invoice from the Town, and provide an additional deposit (in the amount specified in the list above) to the Town to keep the application in process. Lack of payment of fees and deposits will result in the application being withdrawn and will require the applicant to re-submit the application with new fees and deposits. Fees are non-refundable.***

Floor Area. The gross floor area of a building, which is complete with partitions, walls, ceilings, electrical, and plumbing fixtures. Gross floor area shall be computed by measurements of outside wall dimensions. (Ord. #2004-3)

Garage, Private. Any building used for the storage of not more than three motor vehicles.

Garage, Public. Any building used for the storage of more than three motor vehicles. This definition shall not apply to storage facilities if in association with motor vehicle sales and/or service business.

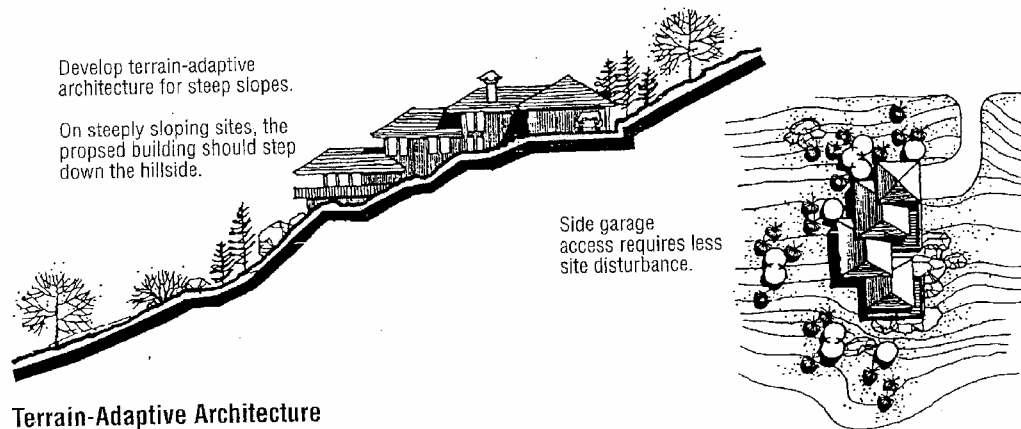
General Advertising Device. Any letters, words, symbols, pictures, trademarks or other descriptive matter which is placed on any object for the purpose of identifying, promoting, selling or advertising a product or service. This definition shall not apply to any registered motor vehicle operating on any public street, alley or highway; nor shall it apply to any vehicle continuously parked on public or private property for a period of seven (7) days or less.

Group Homes. Group homes for the developmentally disabled means a state-licensed home for eight or fewer persons having cerebral palsy, multiple sclerosis, mental retardation, autism and epilepsy. Group homes for persons sixty years of age or older means an owner-occupied or non-profit home for the exclusive use of not more than eight such persons provided that such group home (a) shall not be located within 750 feet of another such home, and (b) shall comply with any state, county, or municipal health, safety, and fire Codes.

Height, Antenna Tower. The distance measured from the anchored base of a tower, at grade, to the highest point of the structure inclusive of any antennas placed on the top of the tower.

Hillside Building Height: For properties developing on slopes greater than 15%, the building height means the vertical distance measured from any point along the natural preconstruction grade to the highest point of the roof directly above that point, including parapets and ornamental features. (Ord. 2008-1)

Hillside Development: Development in areas that contain existing natural slopes in excess of fifteen percent (15%) and less than thirty percent (30%).(Ord. 2008-1)



Hospital. A facility which makes available more than one of the following: medical, surgical, psychiatric, chiropractic, maternity, tuberculosis, and/or nursing services. This facility shall be licensed by the State Health Department as a hospital.

Hotel, Motel A building occupied as the more or less temporary abiding place of individuals who are lodged with or without meals for compensation, with rooms usually occupied singly, and no provision made for cooking in any individual room.

In Home Small Business. An occupation or business which:

- 1) Is carried on by a member of the family residing in the dwelling unit with not more than one assistant who is not a resident on the premises.
- 2) Is clearly incidental and secondary to the use of the dwelling for residential purposes, occupying not more than 25% of the total floor area of the dwelling;
- 3) Conforms to the following additional conditions:
 - a. The occupation or business shall be carried on wholly within the principal building, garage, or detached building, and that portion of the principal dwelling, unit, and/or the ~~attached~~ **detached (Ord. 2009-3)** building (garage) used for an In Home Small Business complies with all building, fire, safety, and other codes applicable to the In Home Small Business.
 - b. There shall be no exterior signage exceeding three (3) square feet and no exterior storage of materials, and no other exterior indication of the In Home Small Business or variation from the residential character of the principal building.
 - c. No offensive noise, vibration, smoke, dust, odors, heat or glare shall be evident at the property line.
 - d. The business does not generate need for additional parking.
 - e. Traffic generated shall not significantly increase the normal use in the past.
 - f. The business shall not sell any stock in trade, supplies or products on the premises.
 - g. The business shall not involve the storage of heavy equipment or vehicles at levels that exceed those permitted by the zone.
- 4) Has the purpose to aid in establishing new In Home Small Businesses, and, at which time the business, upon review of the Planning and Zoning Commission, exceeds the above-mentioned limitations, the use shall cease within six (6) months following formal notification of the homeowner by the Town of Poncha Springs.
- 5) Shall not change the character of the neighborhood. (Ord. 1999-4)

Kennel. Housing for dogs, cats or other pets for breeding, boarding or grooming purposes. This definition applies to all facilities maintaining space for three or more animals of the same species of different sexes over the age of six months.

Large wind energy conversion system. A wind energy conversion system consisting of one or more wind powered energy conversion devices mounted on a single or multiple towers and associated control or conversion electronics with a rated capacity of more than twenty (20) kW.

Lattice Antenna Tower. A self-supporting tower with multiple legs and cross bracing of structural steel.

Lattice Tower. A self-supporting tower with multiple legs and cross bracing of structural steel.

License. A written and renewable instrument issued by the town for purposes of allowing the operation of a manufactured home park subject to terms and conditions determined by the town and revocation for noncompliance.(Ord.2002-1)

Liquefied Petroleum Gas, LP Gas and LPG. Any material having a vapor pressure not exceeding that allowed from commercial propane composed predominantly of the following hydrocarbons, either by themselves or as mixtures: propane, propylene, butane and butylenes (including isomers). (Ord. #2002-9)

Lot. A designated piece or parcel of land unoccupied or occupied by a building or a group of such buildings and accessory buildings together with such open spaces as are required by this Code and having frontage on an approved and accepted street.

Lot Line, Front. The line separating the lot from a street or road upon which the principal building faces.

Lot Line, Rear. The lot line opposite and most distant from the front lot line. Triangular lots shall maintain a rear yard of not less than 25 feet from the point of intersection of the side lot lines.

Lot Line, Side. Any lot line, which is neither front nor rear.

Lot Width. The distance between side lot lines measured congruent with the front yard set-back line.

Manager. The person who has charge, care or control of a manufactured home park. (Ord. 2002-1)

Manufactured Home. Any single-family dwelling which is certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974," 42 U.S.C.A. 5401 et seq., as amended; or the Uniform Building Code

Manufactured Home Park. Any premises, two or more acres in size, used or set apart for the purpose of supplying to the public parking space for manufactured homes or trailer coaches, including any buildings, structures, vehicles or enclosures used or intended for use as part of such manufactured home park. (Ord. 2002-1)

Manufactured Home Site. A designated portion of a manufactured home park designed for the placement and use of one manufactured home and containing all improvements and utility connections required under this title and other applicable

town codes. (Ord. 2002-1)

Monopole Antenna Tower. A slender un-guyed self-supporting tower that does not include any lattice cross bracing structure on which wireless antennas can be placed.

Monopole Tower. A slender un-guyed self-supporting tower that does not include any lattice cross bracing.

Nursing Home. A facility which provides nursing care to patients who by reason of illness or physical infirmities, are unable to care for themselves. Typically, these facilities will be licensed by the State of Colorado as a Nursing Home.

Occupant. Any person residing in or having actual possession of a manufactured home. (Ord. 2002-1)

Owner/Operator. Includes the words "purchaser" and "buyer". The Owner of RV park or campground or his/her designee. Includes the words "purchaser" and "buyer". (Ord. 2002-1) (Ord. 2002-9)

Parking Space. A permanently maintained space on a lot or parcel suitable for parking of one automobile; not less than 20 feet long by 10 feet wide.

Preconstruction Grade: The existing elevation of the ground surface that exists prior to man-made alterations, such as grading, grubbing, filling, or excavating. (Ord. 2008-1)

Principal Permitted Use. A use or structure which by terms of this ordinance is a use by right in the zone district in which the property is located.

Recreation. Land or water covered land designated for recreational use on which the users relax, play or perform games, sports and hobbies, for amusement or relaxation and may include picnicking, boating, rafting, riding, hiking, rock climbing, concerts, and activities involving a wide variety of motor driven vehicles. (Ord. #2001-10)

Recreational Vehicle (RV). Any pickup camper, motor home, travel trailer or similar manufactured unit that either has its own motive power or is mounted on or towed by another vehicle and designed primarily for use as a temporary unit for human occupancy. (Ord. #2002-1) (Ord. #2002-9)

Recreational Vehicle Park: Any premises used or set apart for the purpose of supplying to the public parking space for recreational vehicles for temporary living and sleeping purposes, not to exceed 120 days in 365-day period, and which includes any building, structure, vehicle, or enclosure used or intended for use as part of such park. RV parks are primarily designed to accommodate a variety of camping units (See also: Campgrounds). (Ord. #2002-1) (Ord. #2002-9)

Refuse. All combustible or noncombustible, putrescible or nonputrescible solid or liquid wastes. (Ord. #2002-1)

Rezoning. An amendment to the official zoning map consisting of a change in the classification of land from one zone district to another.

Ridgeline, Hilltop Area: The line of intersection at the high point between opposing slopes where a permanent structure constructed thereon would be visible. (Ord. 2008-1)

Rooming and/or Boarding Houses. A structure used for dwelling purposes by persons who pay a fee for food and/or lodging services. This definition applies to those structures accommodating three or more persons who pay for these services on a more or less permanent basis.

Rotor diameter. The cross-sectional dimension of the circle swept by the rotating blades or turbines.

Sanitary Disposal Station. A facility provided for the emptying of the waste holding tanks of recreational vehicles. (Ord. #2002-9)

Service Structure Building. A structure or portion thereof that is used to house sanitary facilities, such as showers, toilets, lavatories, laundries or other facilities within a manufactured home park, campground or recreational vehicle park. It may include other facilities for the convenience of the RV Park or campground guests. (Ord. #2002-1) (Ord. #2002-9)

Setbacks: Front, Rear and Side. The horizontal distance measured at right angles to the boundary of the parcel, lot or block of land, between the building and the property line. Setbacks must be unobstructed areas, with the exception of the following: landscaping, driveway, curb, sidewalk, clothes line post, flagpole, heating and cooling units not to exceed 3' in height, mailboxes, underground utilities, signs in accordance with these regulations, fumes, yard and service lighting or poles, portable accessory buildings (less than 120 square feet) within required rear or side yard setbacks only. No portable buildings in front setbacks, unless a variance is obtained. No portion of a portable accessory building shall extend over a property line. (Ord. #2001-6) (See P&Z Resolution #2006-1 – interpreted porch steps as an exception to setback requirements.)

Sewage. Any liquid waste containing animal or vegetable matter in suspension or solution or the water-carried wastes resulting from the discharge of water closets, laundry tubs, washing machines, sinks, dishwashers, or any other source of water-carried waste of human origin or containing putrescible material. (Ord. #2002-9)

Signs. Any device which identifies goods and/or services for sale on the premises. This definition shall include real estate rental or sale signs, identification signs, and nameplates. This definition shall not apply to official notices, directional sign or signs erected by the County or State of Colorado for traffic control.

Site. That portion of a RV park or campground where the camping unit is situated. (Ord.#2002-9)

Skyline: The line where the earth or vegetation and the sky seem to meet as viewed from the crown of the road at the address of a property. (Ord. 2008-1)

Slope: The ratio between the elevation change to horizontal distance expressed as a percentage. (Ord. 2008-1)

Slideout. An expandable portion of a recreational vehicle or recreational park trailer that increases the width beyond the highway travel mode when extended. (Ord. #2002-9)

Small wind energy conversion system. A wind energy conversion system consisting of a single wind powered energy conversion device mounted on a tower or building and associated control or conversion electronics with a rated capacity of not more than twenty (20) kW designed and constructed with the primary intent to provide power generation on-site even though excess power may be fed into the overall electrical grid.

Sound pressure level. The sound pressure mapped to a logarithmic scale and reported in decibels (dB)

Stable, Private. Any structure used for sheltering livestock.

Stable, Community. Any structure or fenced area used for sheltering livestock owned by landowners within a subdivision or subdivisions where by virtue of covenants, deed restrictions or contract an area is designated and approved by the Board of Trustees as a Community Stable.

Stand/Pad. That area within the camping unit site set aside for the placement of the camping unit. For all camping units without slideouts the stand shall be a minimum of (8) eight feet wide. For camping units with slideouts the stand shall be a minimum of (10) ten feet wide. (Ord. #2002-9)

Street. A public way other than an alley, which affords the principal means of access to abutting property, including private streets.

Structure. Any man-made object which is affixed to the ground by use of footings, foundations, posts or pillars. This definition shall include, but not be limited to, signs, buildings and fences.

Survival wind speed. The maximum wind speed, as designated by the WECS manufacturer, at which a WECS, in unattended operation is designated to survive without damage to any structural equipment or loss of the ability to function normally.

Teepee. A cone shaped tent. (Ord. #2002-9)

Telecommunications Facility. The lot, tract, or parcel of land that contains the telecommunications antenna, its support structure, any accessory buildings, and associated parking and may include other uses associated with and ancillary to telecommunications transmission, including sales and service.

Temporary Vendor. Includes any person, firm, or corporation, whether as owner, agent, consignee, or employee, whether resident or not, who engages in a temporary business of selling goods, wares and merchandise, within the town, and

who, in furtherance of such purpose, hires, leases, uses or occupies any building, structure, motor vehicle, trailer, tent, public room in hotels, lodging houses, apartments, shops, or other place within the town for the exhibition and sale of such goods, wares and merchandise. (Ord. #2003-12)

Tent. A non-wheeled portable shelter made of canvas, nylon, or other natural or manufactured material of similar consistency stretched over poles, which are secured to the ground by stakes or other devices. (Ord. #2002-1)

Townhouse Development. A multi-family dwelling type consisting of adjacent dwelling units sharing common side building walls with each dwelling unit located upon land which is owned by the owner of the dwelling unit.

Trailer coach. Any wheeled vehicle having an overall width not exceeding eight feet and an overall length, excluding towing gear and bumpers, of not less than twenty-six feet and not more than thirty-two feet, without motive power, which is designed and commonly used for occupancy by persons for residential purposes, in either a temporary or permanent location, and which may occasionally be drawn over the public highways by a motor vehicle. (Ord. #2002-1)

Travel trailer. A wheeled vehicular portable structure built on a chassis, designed to be used as a temporary dwelling for travel and recreational purposes, having a body width not exceeding eight feet. This definition also includes structures, mounted or placed on auto or truck bodies that are commonly referred to as "campers." (Ord. #2002-1)

Unobstructed Open Space. An unoccupied space open to the sky except for trees, shrubbery and vegetation or permitted walls or fences on the same lot with the building.

Use. The purpose for which land or premises or a building thereon is designed, arranged or intended or for which it is or may be occupied.

Utility Connection Assembly. A single hookup assembly located on the site and containing connections for potable water, sewer inlets, electrical power, phone and television. (Ord. #2002-9)

Utility grid WECS. A WECS designed and built to provide electricity to the electric utility grid.

Vegetative Screening: A natural means of hiding all or a portion of a structure from public view. (Ord. 2008-1)

Water Riser Pipe. That portion of the water system serving the camping unit site, which extends from the water supply main through a lateral branch and terminates at a water connection. (Ord. #2002-9)

Water Supply Station. A facility for supplying potable water to RVers and Campers.

(Ord. #2002-9)

WECS Tower. Any structure that is designed and constructed primarily for the purpose of supporting wind energy generation devices. This includes guyed towers, lattice towers, monopoles and towers constructed on top of a building.

Wind energy conversion system. Any device, such as a wind charger, windmill or wind turbine and associated facilities including a tower or other support structure, used to convert wind energy to electrical or mechanical power.

Wind energy conversion system, building mounted. A wind energy conversion system located on a building.

Wind site assessment. An analysis to determine the wind speeds at a specific site and the feasibility of using that site for construction of a wind energy system.

Wind turbine height. The vertical distance measured from the base of a tower, whether on top of another building or at grade, to the highest point of the tip of the turbine blade when it reaches its highest elevation.

Wind turbine, roof mounted. A WECS that generate original power on-site for on-site use.

Yard, Front. Required unobstructed open space extending from the front lot line into a lot over the full lot width.

Yard, Rear. A required unobstructed open space extending from the rear lot line into a lot over the full lot width.

Vegetative Screening: A natural means of hiding all or a portion of a structure from public view.

Yurt. A portable structure for lodging especially designed for minimal environmental impact in difficult terrain. (Ord. #2002-9)

7.3 Abbreviations.

<u>Board</u>	The Poncha Springs Board of Trustees.
<u>Code</u>	The Poncha Springs Land Use Code.
<u>Commission</u>	The Poncha Springs Planning Commission.

Zone District Abbreviations:

<u>D</u>	Developing, a type of basic zone district, which qualifies a specific residential, commercial, or other type of zone.
<u>E</u>	Established, a type of basic zone district, which qualifies a specific residential, commercial, or other type of zone.
<u>HC</u>	Highway Commercial Zone District.
<u>IO</u>	Industrial/Office Park Zone District.
<u>POS</u>	Public/Open Space Zone District.
<u>R1</u>	Residential 1.
<u>R2</u>	Residential 2.
<u>R3</u>	Residential 3.
<u>RA</u>	Residential A.
<u>RB</u>	Residential B.
<u>RC</u>	Residential C.
<u>RR</u>	Rural Residential.
<u>REC</u>	Recreational Zone District.
<u>SCI</u>	Service Commercial/Industrial Zone District.
<u>PUD</u>	Planned Unit Development.