

## Ordinance # 971(21)

AN ORDINANCE OF THE CITY OF MOORE, OKLAHOMA AMENDING PART 12, LAND DEVELOPMENT CODE, CHAPTER 4, ZONING REGULATIONS, ARTICLE I, DEFINITIONS, SECTION 12-473, WORDS AND TERMS DEFINED, BY AMENDING THE DEFINITION OF "HOME OCCUPATION" ; PROVIDING FOR REPEALER, AND SEVERABILITY.

NOW THEREFORE, BE IT ORDAINED BY THE City Council of the City of Moore, Oklahoma:

### **Sec 12-473 Words And Terms Defined**

The following words, terms and phrases, when used in these regulations, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Abuts/abutting* means to be separated by common property lines, streets, alley, railroad, pipeline or other utilities' right-of-way. The term "abuts/abutting" implies a closer proximity than the term "adjacent."

*Access* means a way of approaching or entering a property.

*Accessory building* means a subordinate building or a portion of the main building located on the same lot as the main building, the use of which is incidental to that of the dominate use of the building or premises.

*Accessory use* means a use customarily incidental, appropriate and subordinate to the principal use of land or buildings and located upon the same lot therewith.

*Adjacent* means lying near or close to. See *Abuts/abutting*.

*Adult entertainment uses* means a business based upon materials or performances that depict, describe, or relate to specified sexual activities or specified anatomical areas, as defined hereunder.

*Adult amusement or entertainment* means amusement or entertainment which is distinguished or characterized by an emphasis on acts or material depicting, describing, or relating to special conduct or specified anatomical areas as defined herein, including, but not limited to, topless or bottomless dancers, exotic dancers, strippers, male or female impersonators or similar entertainment.

*Adult bookstore* means an establishment having as a significant portion of its stock in trade books, film, magazines and other periodicals which are distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.

*Adult mini motion picture theatre* means an enclosed building with a capacity of less than 50 persons used for presenting material distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.

*Adult motel* means a motel wherein material is presented, as part of the motel services, via closed circuit television or otherwise, which is distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.

*Adult motion picture arcade* means any place at which slug-operated or electronically or mechanically controlled, still or motion picture machines, projectors, or other imageproducing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are

distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.

*Adult motion picture theatre* means an enclosed building with a capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on depicting or describing sexual conduct or specified anatomical areas.

*Massage parlor* means any place where for any form of consideration or gratuity, massage, alcohol rub, administration of fomentations, electric or magnetic treatments, or any other treatment or manipulation of the human body occurs as part of or in connection with sexual conduct or where any person providing such treatment, manipulation or service related thereto exposes specified anatomical areas.

*Sexual encounter center* means any building or structure which contains, or is used for, commercial entertainment where the patron directly or indirectly is charged a fee to engage in personal contact with or to allow personal contact by employees, devices, or equipment or by personnel provided by the establishment which appeals to the prurient interest of the patron, to include, but not to be limited to, bath houses, massage parlors, and related or similar activities.

For the purpose of this definition the terms "sexual conduct" and "specified anatomical areas" shall be defined as the following:

*Sexual conduct* means and includes the following:

1. The fondling or other touching of human genitals, pubic region, buttocks, or female breasts;
2. Ultimate sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, and sodomy;
3. Masturbation;
4. Excretory functions as part of or in connection with any of the activities set forth in a and b of this definition.

*Specified anatomical areas* means and includes the following:

1. Human genitals, pubic region, buttocks, and female breast below a point immediately above the top of the areola;
2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

No part of this paragraph will be deemed to disenfranchise any member of the healing arts licensed by the state to perform manipulation of body parts as part of their profession or counseling of said persons by licensed practitioners.

*Advertising sign or structure* means any cloth, card, paper, metal, glass, wooden, plastic, plaster, stone sign or other sign, device or structure of any character whatsoever, including a statuary, place for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building or structure. The term "placed" shall include erecting, constructing, posting, painting, printing, tacking, nailing, gluing, sticking, carving, or otherwise fastening, affixing or making visible in any manner whatsoever. The area of an advertising structure shall be determined as the area of the largest cross section of such structure. Neither directional, warning, nor other signs posted by public officials in the course of their public duties nor merchandise being offered for sale shall be construed as advertising signs for the purpose of these regulations.

*Alley* means a minor right-of-way, dedicated to public use, which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.

*Amortization* means a term used in zoning to denote the process by which nonconforming uses and structures must be discontinued or made to conform to requirements of these regulations at the end of a specified period of time.

*Apartment house*. See *Dwelling, multifamily*.

*Automobile* means a self-propelled mechanical vehicle designed for use on streets and highways for the conveyance of goods and people, including, but not limited to, the following:

1. Buses;
2. Motor scooters;
3. Motorcycles;
4. Passenger cars; or
5. Trucks;

*Automobile fuel pump station* means a gas station that may sell automobile motor fuels, oil and other automobile maintenance products but not perform any incidental services other than windshield washing, fluid level checking, and air pressure checking.

*Automobile repair center* means a type of service station that may be allowed to do major engine repair, welding for automobile repair, paint, and body work and other major and more obnoxious automotive services. It is only permitted on review.

*Automobile service or gasoline station* means any area of land, including structures thereon, that may be used for the retail sale of gasoline or fuel oils, or other automobile accessories, and incidental services including facilities for lubricating, washing, cleaning, or otherwise servicing automobiles, but not including storage or salvaging, painting, major repair, automatic automobile washing, or the sale of butane or propane fuels. This is not the same as a filling station.

*Automobile wrecking yard* means an area outside of a building where motor vehicles are disassembled, dismantled, junked, or wrecked, or where motor vehicles not in operable condition (other than a museum) are stored.

*Bar* means an establishment whose primary activity, measured by dollar volume of sales, involves the sale and the on-premises consumption of alcoholic beverages, low-point beer, mixed beverages, wine, or other liquor, and where food service, if any, is a secondary activity.

*Basement* means a story partly or wholly underground. For purposes of height measurement, a basement shall be counted as a story when more than one-half of its height is above the average level of the adjoining ground or when subdivided and used for commercial or dwelling purposes by other than a janitor employed on the premises.

*Billboard* means a non-accessory sign or sign structure upon which advertising may be posted, painted, or affixed, and which is primarily designed for the rental or lease of the sign space for advertising not related to the use of the property upon which the sign is located.

*Block* means a parcel of land, intended to be used for urban purposes, which is entirely surrounded by public streets, highways, railroad rights-of-way, public open spaces, rural land, drainage channels, or a combination thereof.

*Board of adjustment* means the board of adjustment of the city.

*Boardinghouse* means a dwelling other than a hotel, where for compensation and by pre-arrangement for definite periods, meals or lodging and meals are provided for three or more, but not exceeding 20, persons on a weekly or monthly basis.

*Building* means a structure intended for shelter, housing, or enclosure for persons, animals, or property. When separated by dividing walls without openings, each portion of such structure so separated shall be deemed a separate building.

*Building envelope* means the net cubic space that remains for placing a structure on a site after building line, setback, side yard, height, and bulk regulations are observed.

*Building height* means the vertical distance from the average line of the highest and lowest points of that portion of the lot covered by the building to the highest point of copping of a flat roof, or the deck line of a mansard roof or to the average height of the highest gable of a pitch or roof.

*Building line* means a specific distance from a lot line beyond which a structure cannot lawfully extend (same as setback line).

*Building, main*, means a building in which is conducted the principal use of the lot on which it is situated. In any residential district any dwelling shall be deemed to be a main building on the lot on which it is situated.

*Buffer zone* means a strip of land that serves the purpose of separating, protecting, or screening one type of land use from another.

*Capital improvements program* means a governmental timetable of permanent improvements budgeted to fit the city's fiscal capacity of a future date, generally paid for by bond and tax programs.

*Carport* means a permanent roofed structure permanently open on at least two sides, designed for or occupied by private passenger vehicles.

*City* means the City of Moore, Oklahoma.

*City council* means the governing or legislative authority of the city.

*Clinic*. See *Medical facilities*.

*Compatibility* means the characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict.

*Comprehensive plan* means a legal document often in the form of a text with an accompanying map which is a compendium of a city's general policies regarding the long-term development of the city. It is adopted by the local legislative body and is also called a city plan, general plan, or master plan.

*Conditional use* means a use that may be located in certain zoning districts provided it will not be detrimental to the public health and welfare and will not impair the integrity and character of the zoned district. Same as uses permitted on review.

*Convenience grocery store* means a small grocery store, with or without automobile fuel pumps, located along a major thoroughfare which sells limited variety of goods when compared to supermarkets.

*Coverage* means the lot area covered by all buildings located thereon.

*Day care center* means any place, home, or institution which receives eight or more children under the age of 16 years, who are not of common parentage, for care apart from their parents, legal guardians or custodians, when such care is received for regular periods of time for compensation.

*Density* means the average number of housing units per unit of land generally expressed as dwelling unit per acre; may be specified as wither gross density, the number of dwelling units per acre based on total land area being considered, or net density, the number of dwelling units per acres excluding area in street right-of-way and other publicly owned property.

*District* means any sections of the city for which the regulations governing the use of land and the use, density, bulk, height, and coverage of buildings and other structures are uniform for each class or kind of building therein.

*Drive-in restaurant* means a restaurant that provides carhop service and may provide walk-in service.

*Drive-through restaurant* means a restaurant that has facilities for a side window, or in-car ordering and a food pick-up portal located such that the customer never has to leave his car. Such a restaurant may also provide a carhop service or inside dining.

*Drive-up restaurant* means a restaurant that makes no provision for carhops or side-window, drive-through ordering.

*Dwelling* means any building or portion thereof, which is designed or used as living quarters for one or more families.

*Dwelling, modular*, means a relocatable living unit manufactured off-site and transported on an independent carrier unit to a permanent site which has been constructed in accordance with an engineering bulletin issued by the Office of Technical Standards, Department of Housing and Urban Development, Washington, D.C.

*Dwelling, multifamily*, means a detached dwelling designed to be occupied by three or more families living independently of each other, exclusive of hotels or motels.

*Dwelling, single-family*, means a detached dwelling (not including mobile homes) designed to be occupied by one family.

*Dwelling, two-family*, means a detached dwelling (not including mobile homes) designed to be occupied by two families living independently of each other.

*Easement* means the legal right to use property owned by another for specific purposes, such as maintenance, utility lines, roads, etc.

*Eminent domain* means the right of a government to take private property for public use or benefit upon payment of just compensation to the owner. The term "condemnation," in one sense of the word, can mean the same.

*Exception* means a potential exemption from certain requirements in these zoning regulations, allowable because the exemption applied for is one that is provided by the laws. Though some uses are normally not viewed as acceptable they might be written into law as exceptions and, in certain cases, be viewed as acceptable.

*Family* means one or more persons related by blood, marriage or adoption, or a group of not to exceed five persons not all related by blood or marriage.

*Family day care home* means any place, home or institution which receives seven or less children under the age of 16 years, who are not of common parentage, for care apart from their parents, legal guardians, or custodians, when such care is received for regular periods of time for compensation.

*Floodplain (100-year flood)* means the area in a drainage basin that is liable to be flooded (under water) by a rainfall having a one percent chance of being equaled or exceeded within any given year, resulting in the area being undesirable for many types of development.

*Garage apartment* means a dwelling unit for one family adjacent to or above a private garage.

*Garage, parking*, means any building, or portion thereof, used for the storage of four or more automobiles.

*Garage, private*, means an accessory building or a part of a main building used for storage purposes only for automobiles used solely by the occupants and their guests of the building to which it is accessory.

*Garage, repair*, means a building in which services are provided for the care, servicing, repair or equipping of automobiles. Major engine repair, transmission repair, salvaged parts storage, and welding for automobile repair is permitted.

*Gasoline, filling, or service station*. See *Automobile service or gasoline station*.

*Gross floor area* means the sum of the gross horizontal areas of all of the floors of a building, measured from the exterior faces of exterior walls or from the centerline of walls separating two buildings, and including, but not limited to, the following spaces:

1. Basements;
2. Elevator shafts and stairwells at each floor;
3. Floor space or mechanical equipment with structural head room of seven feet or more;
4. Penthouse;
5. Attic space providing room of seven feet or more;
6. Interior balconies, mezzanines and enclosed covered porches and enclosed steps;
7. Accessory uses in enclosed covered space, but not including space used for off-street parking.

*Group home* means any establishment or institution other than a hotel or motel for not more than six residents, 18 years of age or older, who are developmentally disabled or physically handicapped and which offers or provides supervision, residential accommodations, food service and training and skilled development opportunities designed to increase independence of the residents and supportive assistance to any of its residents requiring supportive assistance.

*Health club* means an establishment of place of business engaged in providing exercising and recreation facilities. Typical uses include health spas, gymnasiums, martial arts centers, fitness centers, racquetball courts and dance exercise facilities.

*Home occupation* means any occupation carried on solely by the inhabitants of a dwelling which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, which does not change the character thereof, which is conducted entirely within the main or accessory buildings and is subject to the regulations contained in Part 9 of the City of Moore Code of Ordinances.

*Homeowners association* means an incorporated, nonprofit organization operating under recorded agreements through which each lot or homeowner in a planned unit development or other described land area is automatically a member. Such associations protect the land interests of the group (often called a neighborhood group) and, in the case of a planned unit development, each member is charged a proportionate share for the organization's activities (such as maintaining a common property).

*Hotel* means a building or group of buildings under one ownership containing six or more sleeping rooms occupied as the more or less temporary abiding place of persons who are lodged with or without meals for compensation, but not including trailer court or camp, sanatorium, hospital, asylum, orphanage or building where persons are housed under restraint.

*Improved land* means a classification of land that may or may not be vacant, but definitely contains (or is very near to) such facilities and utilities as roads, sewer, water lines, and other types of basic infrastructure.

*Individual sewage disposal system* means a septic tank, seepage tile sewage disposal system, or any other approved on-lot sewage treatment device.

*Intensity* means the degree to which land is used, referring to levels of concentration or activity in uses.

*Kennel* means any lot or premises on which are kept three or more dogs, more than six months of age. More than one litter of puppies born from different female dogs may be kept only in a kennel.

*Landscaping* means the improvement of a lot, parcel, or tract of land with grass, shrubs, and/or trees. The term "landscaping" may include pedestrian walks, flowerbeds, ornamental objects, such as foundations, statuary, and other familiar natural or artificial objects.

*Leapfrog development* means the development that occurs well beyond the existing limits of urban development in a city, thus leaving intervening land behind; a form of urban sprawl.

*Lot* means any plot of land occupied or intended to be occupied by one main buildings, or a group of main buildings, and accessory buildings and uses, including such open space as are required by these regulations and other laws or ordinances, and having its principal frontage on a street.

*Lot area* means the total area of a lot that is included within lot lines.

*Lot, corner*, means a lot which has at least two adjacent sides abutting for their full lengths on a street, provided that the interior angle at the intersection of such two sides is less than 135 degrees.

*Lot depth* means the mean horizontal distance between the front and rear lot lines.

*Lot, double frontage*, means a lot having a frontage on two nonintersecting streets, as distinguished from a corner lot.

*Lot frontage* means that dimension of a lot or portion of a lot abutting a street, excluding the side dimension of a corner lot.

*Lot, interior*, means a lot other than a corner lot.

*Lot lines* means the lines bounding a lot.

*Lot, reverse frontage*, means a double frontage lot which is to be developed with the rear yard abutting a major street and with the primary means of ingress and egress provided on a minor street. This is a highly desirable design practice for double frontage lots.

*Manufactured home* means a structure, transportable in one or more sections, which is eight body feet or more in width and 32 body feet or more in length, but contains no less than 320 square feet, and which is built on a permanent chassis, and designed with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein.

*Medical facilities* means and includes the following:

*Convalescent, rest, or nursing home* means a health facility where persons are housed and furnished with meals and continuing nursing care for compensation.

*Dental clinic or medical clinic* means a facility for the examination and treatment of ill and afflicted human outpatients, provided that patients are not kept overnight except under emergency conditions.

*Dental office or doctor's office* means same as dental clinic or medical clinic.

*Hospital* means an institution providing health services primarily for human inpatient medical or surgical care for the sick or injured and includes related facilities, central services facilities and staff offices which are an integral part of the facilities.

*Public health center* means a facility primarily utilized by a health unit for providing public health services including related facilities such as laboratories, clinics and administrative offices operated in connection therewith.

*Sanatorium* means an institution providing health facilities for inpatient medical treatment or treatment and recuperation making use of natural therapeutic agents.

*Mixed building* means a building designed for or containing both residential and nonresidential uses, or multiple nonresidential uses.

*Mobile home* means a mobile living unit used or designed for human occupancy on a permanent basis. Mobile homes may be of the single-, double-, or triple-wide variety, the latter two being combinations of specially built single-wides. See *Manufactured home*.

*Mobile home park* means the land that is rented or used for occupancy by one or more mobile homes or travel trailers.

*Mobile home subdivision* means the land that has been subdivided with the intent that mobile homes will each occupy one lot and that the dweller is able to buy his lot.

*Nonconformance* means a lawful condition of a structure or land use which does not conform to the regulations of the district in which it is located. The term "nonconformance" may include, but is not limited to, any failure to conform to use, height, area, coverage, or off-street parking requirements.

*Nursery (plant)* means any land used to raise trees, shrubs, flowers, or other plants for sale or for transplanting. Also refers to a business which sells nursery stock and related garden supplies.

*Occupancy permits* means official certification which permits the use of a building in accordance with the approved plans and specifications and which certifies compliance with the provisions of law for the use and occupancy of the building in its several parts together with any special stipulations or condition of the building permit.

*Open space* means area included in any side, rear, or front yard, or any other unoccupied space on a lot that is open and unobstructed to the sky except for the ordinary projection of cornices and eaves of porches.

*Parking space* means a permanently surfaced area, enclosed or unenclosed, sufficient in size to store one automobile together with a permanently surfaced driveway connecting the parking space with a street or alley and permitting ingress or egress of an automobile.

*Planned unit development* means a development that includes a mixture of housing types and densities whose regulations allow the developer more flexibility than regular regulations permit. Generally, a common open space, homeowners' association, and some neighborhood commercial activity is included. The overall density of the PUD must not exceed that which such an area of land could have legally been developed to under regular regulations.

*Planning commission* means the planning commission of the city. It is also called a zoning commission or planning and zoning commission.

*Public improvement* means any improvements consisting of drainage, water, sanitary sewer, paving, sidewalks, or other facilities for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

*Public use* means any area, building or structure held, used, or controlled exclusively for public purposes by any department or branch of any government, without reference to the ownership of the building or structure.

*Public use, quasi*, means any use which is essentially public and not for profit which is under private ownership or control.

*Public utility* means a business or service which is engaged in regularly supplying the public with some commodity or service which is of public consequence and need, such as electricity, gas, water, transportation or communications.

*Public way* means any street, waterway, viaduct, sidewalk, bridge, waterfront, parkway, playground, square, park, aviation field, and other public ground and open space.

*Recreation center* means a place of entertainment that does not serve alcohol or beer and specializes in such entertainment as pool, billiards, pinball, video games, foosball, and the like.

*Rezoning* means an amendment to or change in the zoning status of a lot, tract, or parcel of land.

*Right-of-way* means the right of passage over the property of another either via public implied dedication (such as roads and railways) or accepted access (such as shoreline). "Easement" is a comparable term, but usually refers to utility lines and drainageways.

*Roadway* means the improved or unimproved portion of a street intended for the accommodation of vehicular traffic.

*Roominghouse* means a building where lodging only is provided for compensation to three or more, but not exceeding 20, persons. A building which has accommodations for more than 20 persons shall be defined as a hotel under the terms of these regulations.

*Self-service laundry or dry cleaning establishment* means any attended or unattended place, building or portion thereof, available to the general public for the purpose of washing, drying, extracting moisture from, or dry cleaning wearing apparel, cloth, fabrics, and textiles of any kind by means of a mechanical appliance which is operated primarily by the customers.

*Service station.* See *Automobile service or gasoline station.*

*Setback line.* See *Building line.*

*Shopping center* means one or more commercial buildings which are planned, developed, owned, or managed as a unit, which provides shared facilities, including parking. Although typically utilized for retail sales of goods and merchandise, offices, theatres, and food service tenants are authorized uses. Food service establishments are those which exclusively provide for on-premises consumption of prepared food.

*Sidewalk* means a paved surface area paralleling and usually separated from the street, used as a pedestrian way.

*Sight-proof screening* means decorative fencing, evergreen vegetation or landscaped earth berms maintained for the purpose of concealing from view the property or structure behind such a fence, evergreen vegetation or berm.

*Special exemption.* See *Exception.*

*Special use permit* means a use eligible to be permitted in a zoning district upon approval by the city council.

*Spot zoning* means the awarding of a use classification (zoning) to a single parcel of land when that classification is inappropriate or detrimental to the uses in the surrounding area. In spot zoning situations an individual property owner benefits greatly, at the cost of nearby property owners.

*Stable, private,* means a stable with a capacity for more than two horses or mules.

*Stable, public,* means a stable, other than a private stable, with a capacity for more than two horses or mules.

*Standards* means a term loosely defined as referring to all requirements in zoning regulations but more specifically including site design regulations such as lot area, height limits, floor area ratios, frontage

requirements, etc. Under another sense of the term, a standard is a hypothetical estimate for what a city of given size and population "should" have in terms of city services and land use patterns, such as street widths, sewer line sizes, and treatment capacities, amount and type of park land, etc.

*Story* means that portion of a building, other than a basement, included between the surface of any floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

*Story, half*, means a space under a sloping roof which has the line of intersection of roof decking and wall face not more than three feet above the top floor level, and in which space not more than two-thirds of the floor area is finished off for use.

*Street* means any public or private thoroughfare which affords the principal means of access to abutting property.

*Street, cul-de-sac*, means a street with an intersection at one end and a wide, circular turnaround on the other, thus discouraging use of the street by nonresidents of the street and facilitating privacy.

*Street, intersecting*, means any street which joins another street at an angle, whether or not it crosses the other.

*Street, major (or major arterial)*, means a road that serves through-traffic movement across urban areas, often subject to controlled access from properties fronting on the right-of-way. Section line roads are generally a good example, since they facilitate the transportation of numerous vehicles across urban areas.

*Street, minor*, means a street that transports a much lower volume of daily traffic than a major street, classifiable into two varieties, local and collectors. Local roadways are those allowing access to abutting land, serving local (residents of a given street) traffic only. A collector street is one that channels traffic from local streets to major arterials.

*Strip zoning* means an assorted zoning, haphazard mixture of development, usually commercial, extending along both sides of a major street leading out from a city.

*Structural alterations* means any change in the supporting members of a building, such as load bearing walls or partitions, columns, beams or girders or any substantial change in the roof or in the exterior walls.

*Structure* means anything constructed or erected, the use of which requires location on the ground or which is attached to something having a location on the ground.

*Subdivider (also referred to as "the developer")* means any person, firm, partnership, corporation, or other entity, acting as a unit, subdividing or proposing to subdivide land as herein defined.

*Subdivision* means the process of laying out a parcel of raw land into lots, blocks, streets, and public areas. The term "subdivision" also refers to the land that has been divided in this manner.

*Tourist court* means an area containing one or more buildings designed or intended to be used as temporary sleeping facilities of one or more transient families and intended primarily for automobile transients.

*Tourist home* means a dwelling occupied as a permanent residence by an owner or renter in which sleeping accommodations in not more than four rooms are provided or offered for transient guests for compensation.

*Trailer or mobile home space* means: a plot of ground within a trailer court designed for the accommodation of one mobile home.

*Trailer court or mobile home park* means a parcel of land under single ownership which has been designed or improved or is intended to be used or rented for occupancy by one or more trailer houses or mobile homes.

*Trailer, hauling*, means a vehicle to be pulled behind an automobile or truck which is designed for hauling animals, produce, goods, or commodities, including boats.

*Trailer home or mobile home* means a detached single-family dwelling unit with all of the following characteristics:

1. Designed for long-term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems;
2. Designed to be transported after fabrication on its own wheels with the carriage frame for transportation being an integral part of the construction of the unit including axles, wheels and hitch; and
3. Arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy, except for minor and incidental unpacking and assembly operations, location on foundation supports, connection to utilities and the like.

*Trailer, traveling or camping*, means a portable or mobile living unit used for temporary human occupancy away from the place of residence of the occupants, and not constituting the principal place of residence of the occupants, and containing less than 175 square feet floor area.

*Transition* means a buffer between two or more dwelling districts or incompatible uses.

*Underground home or subterranean home* means a dwelling unit which is constructed at least halfway underground from floor to ceiling on at least two sides. The home must be intended and designed for year-round occupancy and have a roof that is covered by soil over 75 percent of its area. A part of the home may be constructed above grade (ground level) but not so much that the below grade area is more appropriately defined as a basement.

*Utility* means a service provided to the public by either a private or public agency.

*Variance* means an approved relaxation of city regulations as to land use when applied for by a property owner who would be caused undue hardship of the requirements were enforced to the criteria demanded. It can only be granted when this hardship is caused by the property's being a relatively useless size, shape, slope, location, or other liability, none of which being common to properties in the area.

*Veterinary clinic/hospital* means a facility for the medical or surgical treatment of diseases and injuries of domestic animals.

*Yard* means an open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically provided in these regulations that an accessory building or structure may be located in a portion of a yard required for a main building. In measuring a yard for the purpose of determining the width of the side yard, the depth of a front yard or the depth of a rear yard, the shortest horizontal distance between the lot line and the main building shall be used.

*Yard, front*, means a yard located in front of the front elevation of a building and extending across a lot between the side yard lines and being the minimum horizontal distance between the front property line and outside wall of the main building.

*Yard, rear*, means a yard extending across the rear of a lot measured between the lot lines and being the minimum horizontal distance between the rear lot line and the rear of the outside wall of the main building. On both corner lots and interior lots the rear yard shall in all cases be at the opposite end of the lot from the front yard.


*Yard, side*, means a yard between the building and the side line of the lot and extending from the front lot line to the rear lot line and being the minimum horizontal distance between a side lot line and the outside wall of the side of the main building.

*Zero lot line* means a lot where the outside wall of a structure is located on the side property line.

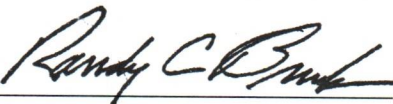
*Zoning district* means an area of the city designated in the zoning regulations text and delineated on the zoning map that is affected by specific land use requirements, as to use, building coverage, building height, setback lines, lot size, frontage requirements, parking and loading requirements and any other relevant regulations that are passed by the city.

PASSED AND APPROVED BY THE CITY OF MOORE CITY COUNCIL OF THE CITY OF MOORE, OKLAHOMA, THIS 7 DAY OF JUNE, 2021.

  
ATTEST  
  
Vanessa Kemp, City Clerk

  
Glenn Lewis, Mayor  
Mark Hamm, Vice Mayor

Approved as to form and legality this 7 day of JUNE, 2021.

  
Randy Brink, City Attorney