

Title 13 ► Chapter 17

Glossary of Terms

Sec. 13-17-1 General Terms

For the purpose of this ordinance, certain words and terms are defined as follows:

Words used in the present tense include the future; the singular number includes the plural number and the plural number includes the singular number; the word "building" includes the word "structure" the word shall is mandatory and not directory. Any words not herein defined shall be construed as defined in the state building code.

Sec. 13-17-2 Definitions

1. Airport. Public - Any airport which complies with the definition contained in Section 114.013 (3), Wisconsin Statutes, or any airport which serves or offers to serve common carriers engaged in air transport.
2. Alley - A street or thoroughfare less than 21 feet wide and affording only secondary access to abutting property.
3. Boarding House - A building other than a hotel where meals, or lodging and meals, are furnished for compensation for 5 or more persons not members of a family.
4. Boathouse - Any structure designed for the purpose of protecting or storing boats for noncommercial purposes. Boathouses shall not be used for human habitation.
5. Building - Any structure used, designed or intended for the protection, shelter, enclosure, or support of persons, animals or property. When a building is divided into separate parts by unpierced walls extending from the ground up, each part shall be deemed a separate building.
6. Building. Accessory - A building or portion of a building subordinate to the main building and used for a purpose customarily incidental to the permitted use of the main building or use of the premises.
7. Building. Height of - The vertical distance from the average curb level in front of the lot or the finished grade at the building line, whichever is higher, to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average height of the highest gable of a gambrel, hip or pitch roof.
8. Building. Main - A building constituting the principal use of one lot.
9. Center Line - A line connecting points on highways from which setback lines shall be measured, at any point on the highway.
10. Channel - A natural or artificial watercourse of perceptible extent, with definite bed and banks to confine and conduct continuously or periodically flowing water. Channel flow thus is water which is flowing within the limits of the defined channel.
11. Dwelling. One Family - A detached building designed for or occupied exclusively by one family.
12. Dwelling. Two Family - A detached or semi-detached building designed for the occupied exclusively by two families.
13. Dwelling. Multiple - A building or portion thereof designed for and occupied by more than two families including tenement houses, row houses, apartment houses and apartment hotels.
14. Family - (a) an individual; or (b) or more persons related by blood, marriage, or adoption; or (c) maximum of 5 persons not so related; together with his or their domestic servants and gratuitous guest maintaining common household in a dwelling unit or lodging unit.
15. Frontage - All the property abutting on one side of a road or street between 2 intersecting roads or streets or all of the property abutting on one side of a road or street between an intersecting road or street and the dead end of a road or street.

16. Garage, Private - An accessory building or space for the storage of motor-driven vehicles.
17. Garage, Public - Any building or premises, other than a private, or a storage garage, where motor driven vehicles are equipped, repaired, serviced, hired, sold or stored.
18. Garage, Storage - Any building or premises used for the storage only of motor driven vehicles or motor driven machinery, pursuant to previous arrangements and not to transients, and where no equipment, part, fuel, grease or oil is sold.
19. Home Occupation - A gainful occupation conducted by members of family only, within their place or residence, provided: the home occupation is clearly incidental to the residential use of premises, there is no outdoor storage of equipment, vehicles, or supplies associated with the home occupation, no article is sold or offered for sale on the premises except such as is produced by such occupation, that no stock in trade is kept or sold, that no process or mechanical equipment is used that generates excessive noise, dust, smoke, glare, fumes, or odor, that no sign other than one unlighted name plate nor more than 2 feet square is installed.
20. Hotel - A building in which lodging, with or without meals, is offered to transient guests for compensation and in which there are more than 5 sleeping rooms with no cooking facilities in any individual room or apartment.
21. Lodging House - A building other than a hotel where lodging only is provided for compensation for three or more persons not members of the family.
22. Lot, Zoning Lot - A single property, parcel, unit, tract, plot or otherwise designated to be used, as a unit under single ownership or control, and which may be occupied by 1 or more structures and the accessory structures, or uses customarily incidental to it, including such open spaces as are arranged and designed to be used in connection with such structure. A zoning lot- mayor may not coincide with a lot of record.
23. Lot Comer - A lot located:
 - (a) At the junction of and abutting 2 or more intersecting streets; or
 - (b) At the junction of an abutting a street and the nearest shoreline of high-water line of a storm or floodwater runoff channel or basin; or
 - (c) At the junction of and abutting 2 or more storm or flood water runoff channel or basins; or
 - (d) At the abutting the point of abrupt change of a single street where the interior angle is less than 135 degrees and the radius of the street is less than 100 feet.
24. Lot Depth - The average distance from the front to the rear lot lines measured in the general direction of the side lot lines.
25. Lot, Interior - A lot other than a comer lot.
26. Lot Width - The distance between side lines of the lot at the building line. In the case of a shoreland lot, the lot width is the width of the lot 75 feet from the waterline.
27. Manufactured Home - That which is, or was as originally constructed, designed to be transported by any motor vehicle upon a public highway, and designed, equipped and used primarily for sleeping, eating and living quarters, or is intended to be so used; including any additions, attachments, annexes, foundations and appurtenances. In the purpose of this ordinance, a manufactured home shall remain classified as a manufactured home regardless of whether its wheels or other rolling devices have been removed or not, and even though assessable value of additions, attachments, annexes, foundations and appurtenances or other added investments to the manufactured home equal or exceed 50% of the assessable value of the manufactured home.
28. Manufactured Home Park - Any plot or tract of ground upon which two or more manufactured homes, occupied for dwelling or sleeping purposes as located, regardless of whether or not a charge is made for such accommodations.
29. Motel - A building or group of buildings containing rooms which are offered for compensation or the temporary accommodations of transients.

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30. Nonconforming Use - A building or premises lawfully used or occupied at the time the passage of this ordinance or amendments thereto, which use or occupancy does not conform to the regulations of this ordinance or its amendments thereto.
31. Professional Office - The office of a doctor, practitioner, dentist, minister, architect, landscape architect, professional engineer, lawyer, author, musician, beauty parlor or barbershop or other recognized profession. When established in the R-Residence or A-Agricultural District, a professional office shall be incidental to the residential occupation, not more than 25% of the floor area of only one story of a dwelling unit shall be occupied by such office, except that a beauty parlor shall be limited to 3 licensed operators working at anyone time, and a barbershop to 2 licensed barbers operating at one time; and provided further that a beauty parlor or barber shop shall not occupy over 500 square feet of floor area, including lavatories and waiting room; and only 1 unlighted name plate, not exceeding 4 square feet in area, containing the name and profession of the occupant of the premises shall be exhibited.
32. Roadside Stand - A structure not permanently fixed to the ground that is readily removable in its entirety covered or uncovered and not wholly enclosed, and used solely for the sale of farm products on the premises. No such roadside stand shall be more than 200 square feet in ground area and there shall not be more than 1 roadside stand on anyone premises.
33. Salvage Yard - A lot, land, building, or structure, or part thereof used primarily for the collecting, dismantling, storage, and salvaging of machinery or vehicles not in running condition and for sale or parts therefrom, excepting community recycling operations. Two or more inoperative vehicles or pieces of equipment stored outside of a completely enclosed building shall constitute a salvage yard.
34. Sanitary Sewer - A constructed conduit for the collection of liquid and solid sewage wastes from 2 or more premises, other than storm water, to a sewage treatment plant, and which is approved by the Wisconsin Department of Resources.
35. Setback - Lines established along highways at specified distances from the center line, which permitted buildings or structures shall be set back of, and within which they may not be placed except as herein after provided. Within the setback lines means between the setback line and the highway".
36. Sign - Any structure or device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, but not including any flag, badge, or insignia of any government or governmental agency, or any civic, charitable, religious, patriotic, fraternal or similar organization, or any sign indicating addresses. Each display surface of a sign shall be considered a sign.
37. Sign, Directional- A sign erected for the purpose of directing persons to a place of business, recreation or public building, school or church.
38. Sight Plan, Detailed - A detailed site plan containing the applicable information listed below shall accompany applications for conditional use permits, variances, and zone changes, and shall accompany applications for land use permits where required by the building inspector.
 - (a) Topography of the site including slopes, drainage courses, navigable waters, wetland areas and elevations of the proposed building sites.
 - (b) Existing tree and other vegetative cover.
 - (c) The ordinary high water mark of abutting navigable waters. (d) The exact location of the lot lines and the area of the lot.
 - (e) The site of all existing and proposed structures and buildings on the subject property including underground and surface storage areas, sanitary facilities and the location of all structures and buildings within 100 feet on adjoining properties.
 - (f) The proposed uses.
 - (g) The engineering design for all work in respect to waterways or floodproofing.
 - (h) The dimensions and location of areas to be graded including the original and final elevations of the area.
 - (i) The location and dimensions of areas to be filled including the original and final elevations and the type of fill material to be used.

- (j) When not serviced by a public sewerage system, a County Sanitary Permit.
 - (k) Landscaping including proposed tree cutting and/or walls or fences to be used for screening.
 - (l) Design of ingress and egress.
 - (m) Off-street parking.
 - (n) Height of all structures where height standards prevail.
 - (o) The locations and types of all signs.
 - (p) Locations and widths of existing and proposed right-of-ways.
 - (q) Additional information as required by the Building inspector.
39. Conditional Use - A use which is necessary or desirable for the public welfare, but which is potentially incompatible with the uses normally permitted in the zoning district. Conditional Use as applied is synonymous with the term special exception.
40. Stable - "Stable" shall have the same meaning as "garage", one draft animal being considered the equivalent of one self-propelled vehicle.
41. Street - All property dedicated or intended for public or private street purposes or subject to public easements therefor and 21 feet or more in width.
42. Street Line - A dividing line between a lot, tract or parcel of land and a contiguous street.
43. Structure - Anything constructed or erected, the use of which requires a more or less permanent location on or in the ground. Includes but is not limited to objects such as buildings, factories, sheds, cabins, wells, septic tanks, and disposal fields.
44. Structural Alteration - Any change in the bearing walls, columns, beams, girders, or supporting members of a structure; any change or rearrangement in the floor area of a building, any enlargement of a structure whether by extending horizontally or by increasing in height, and/or any movement of a structure from one location or position to another.
45. Temporary Structure - A structure which is built of such materials and in such a way that it would commonly be expected to have a relatively short useful life, or is built for a purpose that would commonly be expected to be relatively short-term and not be habitable.
46. Tower - Any structure that is designed and constructed for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. The term includes the structure and any support thereto.
47. Traffic Lane - A strip of roadway intended to accommodate a single line of moving vehicles.
48. Yard - An open space, other than a court, on the same lot with a structure, lying between the structure and the nearest lot line, and is unoccupied and unobstructed from the surface of the ground upward except as may be specifically provided by the regulations and standards herein.
49. Yard, Front - A yard extending the full width of a lot and situated between the front lot line and the nearest line of a structure located on said lot. Where a lot is located such that its rear and front lot lines each abut a street right-of-way line both such yards shall be classified as front yards. Every yard of a corner lot facing a street right-of-way line shall be classified as a front yard.
50. Yard, Rear - A yard extending the full width of a lot and situated between the rear lot line and the nearest line of a structure located on said lot.
51. Yard, Side - A yard situated between the side lot line and the nearest line of a structure located on said lot line and extending from the rear line of the front yard to the front line of the rear yard.