

Lot, Zoning

A single tract of land, located within a single block, which at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control.

Lot Area

The total horizontal area included within lot lines. Where the front lot line is the centerline of a street or lies in part or in whole in the street area, the lot area shall not include that part of the lot in use or to be used as the street.

Lot Coverage

The part or percent of the lot occupied by buildings including accessory buildings.

Lot Depth

The mean horizontal distance from the front street line to the rear lot line.

Lot Line

The lines bounding a lot as defined herein.

- a) Front lot line - in the case of an interior lot, is that line separating said lot from the street. In the case of a through lot, is that line separating said lot from either street.
- b) Rear lot line - that lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten (10) feet long lying farthest from the front lot line and wholly within the lot.
- c) Side lot line - any lot line other than the front lot line or rear lot line. A side lot line separating a lot from a street is a side street lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

Lot of Record

A parcel of land, the dimensions of which are shown on a document or map on file with the County Register of Deeds or in common use by Township or County Officials, and which actually exists as so shown, or any part of such parcel held in a record ownership separate from that of the remainder thereof.

Lot, Through

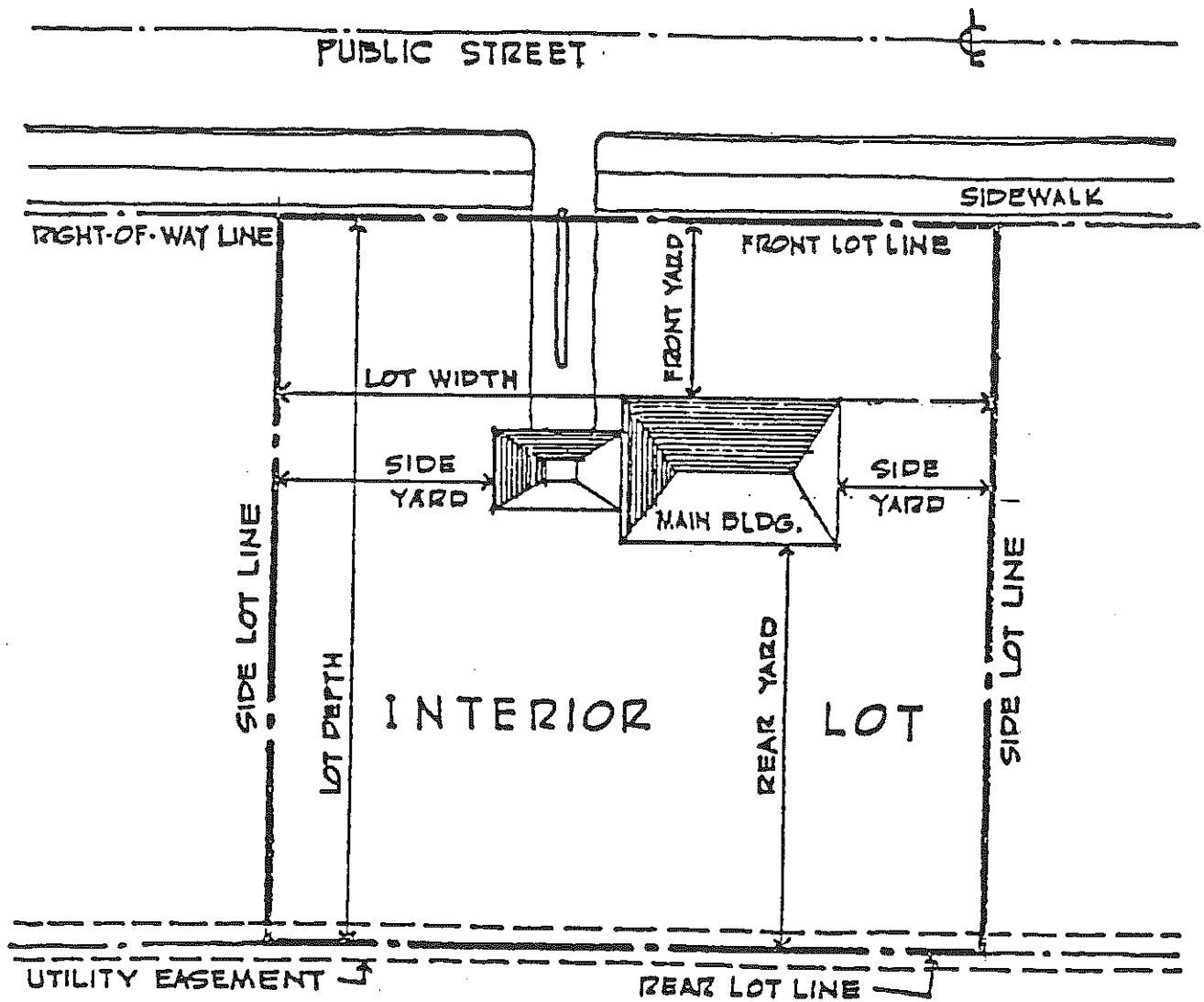
A double frontage lot, not a corner lot, having a street for front and rear lot lines.

Lot Width

The horizontal distance between the side lines, measured at the front lot line.

Major Street (Primary Road)

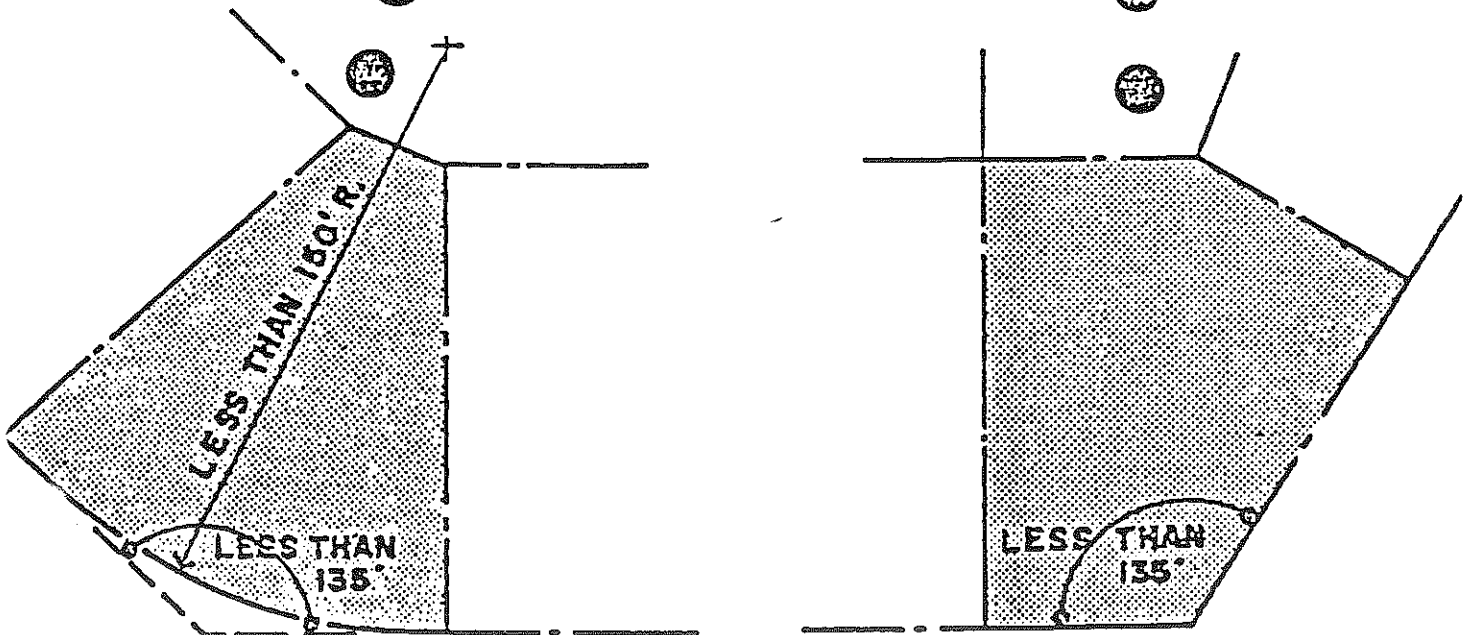
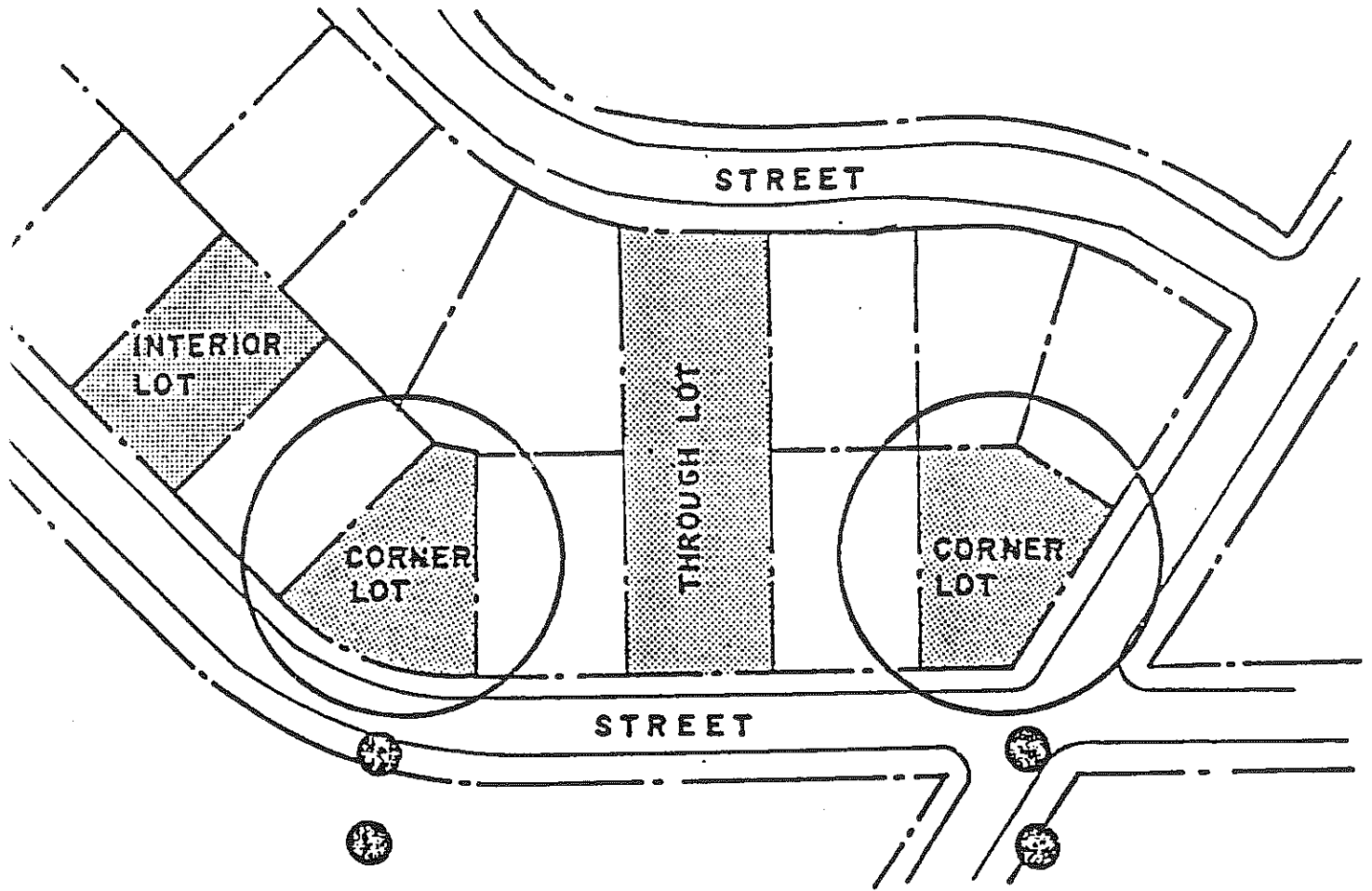
A street or highway so designated on the major road plan of the Allegan County Master Plan which is designed and intended to carry heavy traffic volumes.



LOT AREA = TOTAL HORIZONTAL AREA

LOT COVERAGE = PERCENT OF LOT OCCUPIED BY BUILDING

LOTS AND AREAS



INTERIOR, THROUGH AND CORNER LOTS

Marquee

A roof-like structure of a permanent nature projecting from the wall of a building.

MET (Anometer) Tower This term is related to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

Minor or Local Street (Secondary Road)

A dedicated public way or recorded private street which affords access to abutting properties and is designed primarily to serve immediate neighborhood needs.

Mobile Home

A single-family dwelling designed for transportation after fabrication on street and highways on its own wheels or flatbed or other trailers, and arriving at the site where it is to be occupied as a dwelling, complete and ready for occupancy, except for minor and incidental unpacking for assembly operations, location on permanent foundations, connection to utilities and the like. A mobile home is considered a square foot dwelling unit and must conform to the requirements.

Mobile Home Pad

That part of the mobile home site specifically designated for the placement of a mobile home.

Mobile Home Park

Any plot of ground upon which three or more mobile homes, occupied for dwelling or sleeping purposes, are located.

Mobile Home Site

A measured parcel of land within a mobile home park which is delineated by lot lines on a final development plan and which is intended for the placement of a mobile home and the exclusive use of the occupants of such mobile home.

Mobile Home Subdivision

A mobile home park except that the mobile home lots are subdivided, surveyed, recorded, and sold in accordance with Michigan Act 288 of 1967, as amended.

Modular and Sectional Home

A dwelling unit consisting of two (2) or more transportable factory-fabricated units designed to be assembled as a single residential structure on a foundation as required for conventional residence.

Motor Vehicle

Any vehicle which is self-propelled.

Nacelle This term is related to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

Net-Metering This term is related to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

Nonconforming Structure

A structure, or portion thereof existing at the time of the adoption of this ordinance, which is not in conformance with the standards of this ordinance.

Nonconforming Use

An activity existing at the time of the enactment of this ordinance, on a lot or lots of record and which is not in conformance with the use regulations for the zoning district in which it is located according to the ordinance.

Nursery, Plant Materials

Any lot or structure used for the growing, harvesting, processing, storing, and/or selling of plants, shrubs, trees and flowers, including products used for gardening and landscaping, but not including fruit and vegetable sales.

Nursery School (Day-Care Center)

A public or private school, kindergarten or child care facility wherein day-care, or day-care and education is provided for five (5) or more minors.

Nursing Home

An installation other than a hospital, having as its primary function the rendering of nursing care for extended periods of time to persons afflicted with illness, injury, or an infirmity.

Nuisance

An offensive, annoying, unpleasant, or obnoxious thing, or practice, a cause or source of annoyance, especially a continual or repeated invasion of a use or activity which invades the property line of another so as to cause harm or discomfort, to the owner or resident of that property. Excessive or noisy vehicular traffic, dust, glare and smoke, are examples of nuisances.

Occupied Building This term is related to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

Off-Street Parking

A facility providing vehicular parking spaces along with adequate drives and aisles, for maneuvering, so as to provide access to entrance and exit for the parking of more than three (3) vehicles.

Open Air Business

Open air business uses shall include the following:

- a Retail sales of fruits and vegetables.
- b) Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, children's amusement park or similar recreational uses.
- c) Bicycle, trailer, motor vehicle, boats or home equipment sales, service or rental.
- d) Outdoor display and sale of garages, vacation homes, mobile and modular homes, swimming pools and similar uses.

Open Space Required

The yard space of a lot which is established by and between the street, or the lot lines and required setback line and which shall be open, unoccupied and unobstructed by any structure or any part thereof, except as otherwise provided in this ordinance. See setbacks in each zoning district and illustrations.

Operator This term is separately defined as it relates specifically to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

Outdoor Furnace

An outdoor fuel-fired boiler/furnace fueled by wood, coal, corn or other types of fuel not injurious to lungs, nasal passages or eyes for which fuel the furnace is designed by its manufacturer to accept located outside of a residence for habitation by humans with the designated purpose of providing indoor heat of water and/or air.

Owner This term is separating defined as it relates specifically to Wind Energy Systems, see definition in Section 1.0340.2 of this Ordinance.

Park, Recreational

An open area designed for the active and/or passive use of the general public and which may or may not contain playground or exercise facilities and equipment.

Parking Area

An area used for the parking of motor vehicles for a fee or as an accommodation for clients, customers, residents, employees or the general public.

Parking Space

An area of definite length and width, said area shall be exclusive of drives, aisles or entrances giving access thereto, and shall be fully accessible for the parking of permitted vehicles.

Patio, Porch

Roofed open area that, while may be glassed or screened, is usually attached to, or part of, and with direct access to or from a building.