

**ARTICLE 2**  
**RULES OF CONSTRUCTION AND GLOSSARY OF TERMS**

**7 TCC 1-2 (a) Rules of Construction.** The following rules shall apply in the construction and interpretation of this Chapter and of the terms used herein:

- (1) The present tense includes the future tense.
- (2) The masculine gender includes the feminine and the neuter.
- (3) The singular number includes the plural and vice versa.
- (4) The word "shall" is always mandatory, the word "may" is always permissive.
- (5) The word "person" includes a partnership, association, firm, trust, club, company, or corporation as well as the individual.
- (6) The word "used" or "occupied" or "located" as applied to any land, building, use, structure, or premise shall be construed to include the words "intended, arranged, or designed to be used or occupied or located."
- (7) The word "lot" shall include the words "plot" and "parcel".
- (8) Any use of land which is not explicitly allowed under this code shall be considered to be allowed under that category of described use to which it is most analogous.

**7 TCC 1-2 (b) Glossary of Terms.**

**ACCESS:** A way or means of approach to provide physical entrance to a property.

**ACCESSORY:** As applied to a building, structure, or use, one which is on the same lot with, incidental to and subordinate to the main or principal structure or use and which is used for purposes customarily incidental to the main or principal structure, or the main or principal use.

**ACRE:** 43,560 square feet.

**ADDITIONS:** Those construction activities which involve adding area to the ground coverage of a building or structure or adding to its height and volume.

**ADJOINING LOT OR PARCEL:** A lot or parcel of land which shares all or part of a common lot line with another lot or parcel of land and which is not separated by a publicly dedicated right-of-way.

**ADULT ENTERTAINMENT ESTABLISHMENT:** A Commercial Establishments such as but not limited to: Adult Cabarets, Adult Store, Adult Theater, Body Shop or Model Studio, and Massage Establishment.

**AGRICULTURALLY-RELATED BUSINESS:** A business activity related to agriculture that includes but is not limited to: anhydrous ammonia facilities; fertilizer production, sales, storage, mixing and distribution; grain drying and storage, grain elevators, agricultural production and distribution of agricultural products, repair and sale of farm implements, and sale of feed or sod.

**AGRICULTURE:** Activities customarily engaged in by persons in the business of farming and constitutes the principal activity of land which includes the planting, growing, production, harvesting, keeping or maintenance, for lease or personal use of: beekeeping, dairying and grazing, egg production, field crops, fish or fur farming, floriculture, greenhouses/nurseries (non-commercial), horticulture, hydroponics, livestock raising, orchards, paddocks, poultry raising, sod farming, truck farming, viticulture and other similar or closely related activities. Farm buildings for protecting or storing farm equipment or machinery. Agricultural purposes include, without limitation, the growing, developing, processing, conditioning, or selling of hybrid seed corn, seed beans, seed oats or other farm seeds.

**AIRPORT, COMMERCIAL:** Any area of land, water, or both, used for the landing and departure of aircraft, intended for a profit, whether or not facilities are provided for the shelter, servicing, or repair of aircraft, or for receiving or discharging passengers or cargo, and all appurtenant areas used or suitable for airport buildings or other airport facilities.

**AIRPORT, RESTRICTED LANDING AREA:** Any area of land, water, or both, which is used or is made available for the landing and departure of aircraft and which is not used for commercial purpose.

**AMENDMENT, ZONING:** A change of the zoning district that is applied to a lot or parcel of land or change in the text of this Ordinance.

**ANIMALS, DOMESTIC:** Animals that are customarily kept for personal use or enjoyment within the home. Domestic animals shall include but not limited to domestic dogs, domestic cats, domestic tropical birds or rodents.

**ANIMALS, EXOTIC:** Animals not indigenous to this country.

**ANIMALS, FARM:** The species of fowl, ovine, caprine, bovine, porcine, and equine, that have been domesticated for agricultural purposes.

**ANIMAL UNITS:** A term used to establish an equivalent density for various species of livestock.

**APARTMENT:** A room or suite of rooms in a multiple or two family dwelling which is arranged, designed, used or intended to be used as a single housekeeping unit. Permanently installed kitchen, bath and toilet facilities are included within each apartment.

**AREA, LOT:** The total area within the lot lines.

**ARENA, EQUINE ENCLOSED:** A building or structure housing a platform, ring, arena or the like, used for equine related activities for pleasure, training, competition, exhibitions, demonstration, sale or therapeutic riding for the disabled.

**ARTERIAL:** See STREET, ARTERIAL.

**ASPHALT BATCHING PLANT:** A facility used for the production of bituminous substances used for paving.

**ATHLETIC FIELD:** An open area of land wherein facilities are provided for athletic sports or activities.

**AUDITORIUM:** A building or structure used for public gatherings or meetings.

**AUTOMOBILE, CAR WASH:** A building or structure containing facilities for washing automobiles, automatically and/or manually.

**AUTOMOBILE REPAIR MAJOR:** General repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision services including: body, frame, or fender straightening or repair; overall painting or paint shop, or vehicle steam cleaning.

**AUTOMOBILE REPAIR MINOR:** The business of mechanical repair work and servicing of automobiles, including fast service, tune up, and lubricating facilities, but specifically excluding body work or painting.

**AUTOMOBILE SERVICE STATION:** Any building or lot used for the maintenance of automobiles, including the sale and installation of tires, batteries and other minor accessories and services for automobiles such as automobile minor repair. Uses may also include the dispensing, selling or offering for retail sale, gasoline, kerosene, lubricating oil, or grease. This may include buildings or structures that are used for the retail sale and direct delivery to motor vehicles of cigarettes, candy, soft drinks, and other related items for the convenience of the motoring public. Such establishments shall not include facilities for major automobile repair or the sale or storage of new or used automobiles or trailers.

**AUTOMOBILE, SALES:** The use of any building, land area or other premise for the display and sale of new or used automobiles, trucks or vans, trailers or recreational vehicles, including any warranty repair work or other repair service conducted as an accessory use.

**AUTOMOBILE, SERVICING AND PARTS:** The use of any building, land area or other premise for the sale and installation of parts such as tires, batteries, mufflers, and brakes; routine maintenance such as oil change and lubrication; or other incidental repair; but excludes the outdoor storage of damaged vehicles.

**AUTOMOBILE WRECKING YARD:** Any place where inoperable motor vehicles or the parts thereof, or any other inoperable motor machinery or parts thereof, are stored in the open and are not being restored to operation; or, any land, building or structure used for the wrecking or storing of such motor vehicles or machinery, of the parts thereof. The presence on any lot or parcel of land of two or more inoperable motor vehicles or pieces of machinery which, for a period of fifteen (15) days, have not been capable of operating under their own power and from which parts have been or are to be removed shall constitute prima-facie evidence of an automobile wrecking yard.

**BACKFILL:** Materials used to refill a ditch or other excavation, or the process of doing so.

**BASE FLOOD ELEVATION:** The elevation in relation to Mean Sea Level of the crest of the base flood. The base flood is also known as the 100 year flood.

**BASEMENT (CELLAR):** The lower level of a structure partly or wholly underground.

**BED AND BREAKFAST:** An owner occupied dwelling unit having not more than five (5) guest rooms where lodging, with or without meals, is provided to the public for compensation.

**BERM:** An earth mound that is designed to control and divert surface runoff or which is designed to serve as a visual buffer.

**BLOCK:** A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines or waterways.

**BUILDING:** Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals, or property.

**BUILDING, PRINCIPAL:** A building which is designed, used or intended to be occupied and maintained for the principal use of the land on which it is located.

**BUILDING LINE:** A line usually parallel to the front, side, or rear lot line set so as to provide the required yards for a building or structure.

**BUILDING WRECKING YARD:** An open area where collapsed buildings, or the material (s) remaining after building demolition, including mobile homes and recreational vehicles are being stored in the open and are not being restored to a useable and/or safe condition; or, any land, building or structure used for the wrecking/demolition of buildings and mobile homes and recreational vehicles.

**CABIN, COTTAGE, SUMMER COTTAGE, RECREATION CABIN:** A dwelling unit designed for temporary seasonal occupancy that is not used for more than six months in any given year.

**CAMP:** Any land; including buildings, structures, or camping units used for assembly or temporary occupancy by persons which may provide outdoor recreation facilities.

**CAMP, DAY:** A camp not providing overnight accommodations.

**CAMPGROUNDS:** A plot of ground upon which two or more campsites are located, established or maintained for occupancy by camping units of the general public as temporary living quarters for recreation, education and vacation purposes.

**CAMPING UNIT:** Any tent, trailer, cabin, lean-to, recreational vehicle or similar structure constructed, erected or maintained or operated in a campground as temporary living quarters for recreation, education or vacation purposes.

**CEMETERY:** A parcel of land, buildings, and/or structures used for the interring of human remains.

**CEMETERY, PET:** A parcel of land, buildings and/or structures used for the interring of animal remains.

**CHURCH:** A building and/or structure wherein persons regularly assemble for religious worship which is used only for such purposes and activities that are customarily associated therewith. Accessory uses may include: rectory, parsonage, Sunday School, Christian education.

**CLINIC, MEDICAL:** A building used for the care, diagnosis and treatment of sick, ailing, infirm or injured people and those who are in need of medical, surgical, psychological or dental attention, but who are not provided with board or room or kept overnight on the premises.

**CLOSED LOOP WELL:** A sealed, watertight loop of pipe buried outside of a building foundation which is intended to re-circulate a liquid solution through a heat exchanger.

**CLUB OR LODGE, PRIVATE (NON-PROFIT):** A non-profit association which owns, hires, or leases a building, premises or portion thereof; the use of such premises being restricted to members and their guests.

**COMMERCIAL:** Any use having financial profit as an objective.

**COMMERCIAL EQUIPMENT:** Any machinery, materials, tools, fuels typically used or sold in conjunction with a business.

**COMMERCIAL RETAIL ESTABLISHMENT:** A building, property, or activity the principal use or purpose of which is the sale of goods, products, or materials directly to the consumer. This includes, but is not limited to, clothing stores, grocers, caterers, pharmacies, book stores, florists, furniture stores, hardware stores, pet stores, toy stores, and variety stores but does not include restaurants or personal service establishment.

**COMMERCIAL VEHICLE:** Vehicles associated with the specialized commercial use which includes but is not limited to, loaders, forklifts, tow trucks, truck trailers (semis), wreckers, back hoes, dump trucks, flat bed truck and construction equipment and the trailers that haul these vehicles.

**COMMUNITY CENTER:** A building or land used for recreational, social, educational and cultural activities, usually owned and operated by a public non-profit group or agency.

**COMMUNITY DEVELOPMENT ADMINISTRATOR:** The officer designated by the County Board responsible for enforcing and administering the requirements of this Ordinance.

**COMPREHENSIVE PLAN (GENERAL PLAN, CITY PLAN, MASTER PLAN):** The adopted plan of Tazewell County and the adopted plans by any other local unit of government regarding the long-term development of that jurisdiction.

**CONTIGUOUS:** Next to, abutting or touching and having a boundary, or portion thereof, which is coterminous.

**CONTRACTOR:** A profession such as but not limited to the following: plastering, well drilling, septic installation, carpentry, and masonry.

**CONVENIENCE STORE:** A retail store with a floor area of less than 5,000 square feet, which sells groceries and/or beer or wine, and is open 15 to 24 hours a day, but not including an automobile service station.

**COUNTY:** Tazewell County, Illinois.

**COUNTY BOARD:** The County Board of Tazewell County, Illinois.

**COUNTY CLERK:** The Clerk of Tazewell County, Illinois.

**COUNTY HIGHWAY ENGINEER:** The appointed head of the Tazewell County Highway Department.

**COUNTY RECORDER:** The Recorder of Deeds of Tazewell County, Illinois.

**COUNTY, UNINCORPORATED LANDS:** All land within the County boundaries, but not located within a municipality or village.

**DAMS:** All obstructions, wall embankments or barriers, together with their abutments and appurtenant works, if any, constructed for the purpose of storing or diverting water or creating a pool.

**DAY CARE CENTER:** A facility which is operated by any person, group of people, agency, association or organization licensed by the State of Illinois, whether established for gain or otherwise, who or which receives or arranges for the care or placement of children and/or senior citizens unrelated to the operator of the facility, established and maintained for the general care of children and/or senior citizens. The term "Day Care Center" includes facilities commonly called "Child Care Facility", "Day Nurseries", "Nursery Schools", but does not include any State operated institution for child care, or any bona fide boarding school.

**DAY CARE HOME:** Any detached dwelling which receives more than four (4) but no more than eight (8) children for less than twenty-four (24) hours per day. The maximum eight (8) children received shall be reduced in number by the family's natural adopted or foster children and all persons under the age of fourteen (14) residing in the home. This does not include an operation which receives only children from a single family.

**DEVELOPMENT:** The division of land into two (2) or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, enlargement, demolition of any structure; the drilling, filling, mining, grading, excavating, or other non-agricultural alterations of the ground surface; or any use, change or extension of the use of land.

**DISTRICT:** A section or part of the unincorporated portions of the county within which certain zoning or development regulations apply.

**DENSITY:** The permitted number of dwelling units per gross acre of land to be developed.

**DRIVEWAY:** Any surface providing direct ingress to and egress from a parking space, garage, dwelling or other structure.

**DWELLING:** A building or portion of a building designed or used exclusively for residential purposes, including single family and multi-family dwellings, but not including temporary overnight accommodations.

**DWELLING, MULTI-FAMILY:** A dwelling containing three (3) or more dwelling units.

**DWELLING, SINGLE FAMILY:** A detached dwelling, designed for or intended to be occupied by one (1) family.

**DWELLING, TWO FAMILY:** A dwelling designed and intended to house two (2) families.

**DWELLING UNIT:** One (1) or more rooms in a residential building which are arranged, designed or used as living quarter for one (1) family. Bathroom and kitchen facilities are permanently installed.

**EASEMENT:** A grant of one or more of the property rights by the owner to, or for the use by, the public, corporation, or another person or entity.

**EXEMPT ORGANIZATIONS:** Organizations which are exempt from this Ordinance per the Illinois Compiled Statutes, including State, Federal or local units of government.

**EXTERIOR STORAGE:** Means storage which occurs outside of a building.

**FAMILY:** (a) one (1) individual; or (b) two (2) or more persons related by blood, marriage or adoption, living together as a single housekeeping unit; or a group of not more than six (6) persons not related by blood, marriage or adoption, living together as a single housekeeping unit. The term "family" shall not include a fraternity, sorority, overnight accommodation, or residential care home.

**FAMILY MEMBER:** For the purposes of this Ordinance a family member shall include the following: son, daughter, stepchild, parent or grandchild.

**FARM:** Any parcel of land used for the growing and harvesting of crops, for the feeding, breeding and management of livestock, for dairying, or for any other agricultural or horticultural use.

**FARM RESIDENCE:** Any residence on a farm owned by the farm owners, operators, tenants, or seasonal or year round hired workers. Farm is the land, buildings, and machinery used in the commercial production of farm products.

**FEEDLOT:** Any tract of land or structure, pen, or corral, wherein cattle, horses, sheep, goats, and swine and other livestock are maintained in close quarters for the purpose of feeding or maintaining such livestock, excluding a livestock feeding operation.

**FENCE:** A free standing structure made of metal, masonry, or wood, or a combination thereof, including gates, resting on or partially buried in the ground level, and used to delineate a boundary or a barrier or means of protection, confinement or screening, but does not include hedges, shrubs, trees or other natural growth.

**FENCE, PERIMETER:** A fence that follows the outward boundaries of the property on which it is located.

**FENCE, OPEN:** A fence including entrance and exit gates, where viewed from at least one horizontal angle, each one foot wide segment for the full length and height of the fence contains at least fifty (50) percent open spaces. Open fences shall include but not limited to chain link, mesh type and picket fences.

**FENCE, PRIVACY/SOLID:** A fence that conceals from view from all angles from adjacent properties and streets the premises behind such fence.

**FLOOR AREA:** The sum of the gross horizontal areas of each floor measured from the exterior walls or from the centerline of party walls. "Floor area" includes the floor area of accessory buildings and structures, but does not include any area used exclusively for the parking of motor vehicles.

**FLOOR AREA RATIO:** The total floor area of a building or buildings on a lot or parcel divided by the gross area of the lot or parcel.

**FLOOR, GROUND:** The lowest floor or lowest level of any building or structure, excluding a basement or cellar.

**FRONTAGE:** The front or frontage is that side of a lot abutting on a street or way and ordinarily regarded as the front of the lot, but it shall not be considered as the ordinary side line of a corner lot. For further purposes of determining yard requirements on corner lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under yards in this section.

**FUNERAL HOME:** A building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

**GAME BREEDING AND SHOOTING PRESERVE AREA:** An area licensed by the State of Illinois under the Code of 1971, as amended, 520 ILCS 5/3.27, which must meet certain requirements for area and operating procedures, and which is granted special hunting privileges.

**GARAGE, PRIVATE:** An accessory building or an accessory portion of the principal building, including a carport, which is intended for and used for storing privately owned motor vehicles, boats and trailers of the family or residents on the premises.

**GARAGE, PUBLIC:** A building designed or used for the housing of vehicles (usually motor) also, a building in which vehicles are on display, are for sale, or are housed for repair or storage purposes.

**GOLF COURSE:** A multiple hole course for playing golf, including any accessory driving range, clubhouse, office, restaurant, concession stand, picnic tables, pro shop, maintenance building, restroom facility or similar accessory use or structure. This term shall not include miniature golf courses as a principal or accessory use, nor shall it include driving ranges which are not accessory to a golf course.

**GOLF DRIVING RANGE:** An area of land, including buildings or structures, intended solely for the practice of golf driving skills.

**GOVERNMENTAL USE, ESSENTIAL:** A governmental use that is indispensable to the community's health, safety and welfare, including, but not limited to: police stations, fire stations, emergency medical services, and governmental buildings without equipment storage.

**GOVERNMENTAL USE, NON-ESSENTIAL:** A governmental use that is not critical to the health, safety, and welfare of the community, such as: libraries, museums, post offices, and governmental buildings with equipment storage.

**GREENHOUSE AND/OR NURSERY CENTER:** An enterprise where plants grown on the site, as well as accessory items directly related to the maintenance and care of plant life are sold.

**GREENHOUSE COMMERCIAL:** A greenhouse where flowers, shrubs and plants that are grown off-site are sold.

**GREENHOUSE NON-COMMERCIAL:** A greenhouse where flowers, shrubs, and plants are grown on-site for personal enjoyment, wholesale distribution, or sale off site. "Non-commercial greenhouses" are a form of agriculture.

**HEALTH CLUB OR FITNESS CENTERS:** A privately owned building or enclosed structure containing recreational facilities, such as athletic or physical conditioning equipment, racquet courts, and/or swimming pool, which is operated on a private membership basis and restricted to use by members and their guests.

**HEALTH DEPARTMENT:** The Tazewell County Department of Public Health.

**HEIGHT:** The vertical distance from the average ground elevation to the highest point of the roof of a building or structure.

**HOME OCCUPATION:** Any business or profession carried on by the occupant as an accessory use in the occupant's dwelling.

**HOME COMMERCIAL:** A gainful occupation, trade, service or profession, conducted in conjunction with a dwelling and carried on by one or more of the occupants of said dwelling. A home commercial use is a use which exceeds one or more of the limitations set forth in 7TCC1-5(r) and approved as a Special Use.

**HOMES, INSTITUTIONS, SPECIALIZED CARE FACILITIES:** A private home, institution, building, residence, or other place operated for profit or not-for-profit which provides through its ownership or management, personal care, sheltered care and/or nursing care for unrelated individuals not comprising a family unit. Examples include: Nursing Homes and Retirement Facilities.

**HOSPITAL:** A building where provisions for primary health services and medical or surgical care to people, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities. For purposes of this Ordinance, the word "hospital" shall also include, but not be limited to, sanitariums and any other medical facility where intensive medical treatment and overnight care is provided.

**HOTEL OR MOTEL, LODGES OR RESORTS:** A building or structure designed for transient occupancy, consisting of rooms or suites providing living, sleeping and individual toilet facilities. Additional services such as restaurants, meeting rooms and recreational facilities may be provided.

**HUNT CLUB:** (See GAME BREEDING AND SHOOTING PRESERVE AREA).

**ILCS:** Illinois Compiled Statutes.

**INCOMPATIBLE USE:** A use which is not compatible with other uses permitted in a district because it is inconsistent therewith.

**INDUSTRIAL PARK:** A special or exclusive type of planned industrial area designed and equipped to accommodate a community of industries, providing them with all necessary facilities and services.

**INDUSTRY, HEAVY:** The assembly, fabrication, manufacturing, storage or processing of goods and materials that ordinarily have significant impacts on the environment or on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare or health and safety hazards, or that otherwise do not constitute "light industry", such as food processing plants, resource extraction, recycling centers, sawmills, petroleum storage facilities, or facilities handling or processing hazardous and/or toxic material.

**INDUSTRY LIGHT:** The assembly, fabrication, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed entirely within a building, or where the area occupied by outdoor storage of goods and materials used in the assembly, fabrication, or processing does not exceed 25 percent of the floor area of all buildings on the lot. This includes, but is not limited to printing establishments, facilities for auto body work, welding, painting or major repair work, and sandblasting.

**INSTITUTIONAL USE:** Uses that may or may not be permitted or special uses in a zoning district that typically provide education, governmental, health, recreational, social, and transportation services in the community on either a for profit or not-for-profit basis.

**JUNK:** Includes, but is not limited to old, dilapidated scrap or abandoned metal, paper, cardboard, building and construction material and equipment (including, but not limited to wood, lumber, concrete, etc). bottles, glass, tin cans, appliances, furniture, beds and bedding, rags, rubber, boats, tires, inoperable motor vehicles and parts, machinery parts, more than three (3) lawnmowers and any other manufactured or constructed object which has outlived its usefulness in its original form (notwithstanding the fact that the object may have scrap value or could be reconditioned) where such object (s), due to its/their present condition and/or visibility, may reasonably be construed to be unsightly, dangerous, or unsanitary.

**JUNKYARD:** An open area where junk, as defined herein, is brought, sold, exchanged, stored, baled, packed, disassembled, or handled including automobile wrecking yards.

**KENNEL, COMMERCIAL:** An establishment licensed to operate a facility for the housing of dogs or domesticated animals. Commercial activities may include, but need not be limited to, public boarding, breeding, training and wholesaling of dogs or domesticated animals and sale of items or products related to dog or domesticated animal care.

**KENNEL, PRIVATE:** Any lot or premises on which not more than four (4) adult dogs are kept inside or outside belonging to the owner of the principal use, kept for the purposes of raising, breeding or show.

**LAND USE PLANNER:** The Tazewell County Land Use Planner

**LANDSCAPE WASTE:** All accumulations of grass or shrubbery cuttings, leaves, tree limbs and other materials accumulated as the result of the care of lawns, shrubbery, vines and trees.

**LANDSCAPE WASTE COMPOSTING/MULCHING FACILITY:** An establishment for the composting and mulching of landscape waste materials accumulated as the result of the care of lawns, shrubbery, vines and, trees. However, property on which the principal use is residential/agriculture and on which composting of such landscape waste materials, accumulated exclusively on site, is conducted, shall not be considered a landscape waste composting facility.

**LIVESTOCK FEEDING OPERATION:** Any new or existing operation which stables or confines and feeds or maintains for a total of 45 days or more in any 12-month period a combination of at least 50 animal units, or its equivalency, as defined below:

CATEGORY	ANIMAL UNIT
Brood cows and slaughter feeder cattle	1 animal unit
Milking dairy cows	1.4 animal units
Young dairy stock	.6 animal units
Swine weighing over 55 pounds	.4 animal units
Swine weighing under 55 pounds	.03 animal units
Sheep, lambs, or goats	.1 animal units
Horses	2.0 animal units
Turkeys	.02 animal units
Laying hens or broilers (facilities with continuous overflow watering)	.01 animal units
Laying hens or broilers (facilities with liquid manure handling system)	.03 animal units
Ducks	.02 animal units

**LOT:** A parcel of land legally described or subdivided as a distinct portion or piece of land or lot of record to be separately owned, used or developed.

**LOT, FLAG:** A lot or parcel with access to the bulk of the property by means of a narrow corridor.

**LOT, CORNER:** A lot contiguous to two (2) streets at their juncture, when the interior angle formed is less than one hundred thirty-five (135) degrees.

**LOT, INTERIOR:** A lot other than a corner lot.

**LOT OR PARCEL AREA:** The area of a horizontal plane bounded by the front, side and rear lot lines of a lot or parcel.

**LOT OR PARCEL, BUILDABLE AREA OF:** That portion of a lot or parcel bounded by building lines.

**LOT OR PARCEL, WIDTH:** The horizontal distance between the side lot or parcel lines measured at the required front setback.

**LOT, THROUGH:** A lot or parcel having its front and rear yards each abutting on a street.

**LOT LINE, PROPERTY LINE:** A line dividing one lot or one parcel from another lot or parcel or from a street, alley or other right-of-way.

**LOT LINE, OR PROPERTY LINE, FRONT:** The boundary of a lot which abuts a street. On a corner lot, the front lot line is the lot line which is opposite the front wall of the principal structure.

**LOT LINE, OR PROPERTY LINE, REAR:** The lot line not intersecting a front lot line that is most distant from and most parallel to the front lot line.

**LOT LINE, OR PROPERTY LINE, SIDE:** Any lot line which is not a front or rear lot line.

**LOT OF RECORD:** A single lot which is part of a subdivision plat which has been recorded in the office of the Recorder of Deeds of Tazewell County, Illinois or a single parcel of land, the deed of which has been recorded in the office of the Recorder of Deeds of Tazewell County, Illinois.

**MANUFACTURED HOME:** This definition shall include structures known as manufactured homes or mobile homes, manufactured after July 1, 1976. The construction of the a manufactured/mobile type of single family residence is regulated by the Federal Department of Housing and Urban Development (HUD) and must comply with the National Manufactured Home Construction an safety Standards. Manufactured/mobile type homes may be used with or without a permanent foundation. These standards apply uniformly across the country and it is illegal for state or local unit of government to impose additional construction requirements. Manufactured/mobile type units will have a red metal seal permanently affixed to the rear of each towable unit. Manufactured/mobile type units shall be treated as a single family detached dwelling if a minimum of twenty-four feet in width and more than thirty-five feet in length, installed on a permanent foundation, and shall have brick, wood or cosmetically equivalent exterior siding and a pitched roof.

**MOBILE HOME:** A structure, transportable in one or more sections, which, in the travel mode, is eight (8) body feet or more in width or forty (40) body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning and electrical systems contained therein and manufactured prior to June 15, 1976 to the HUD construction standards.

**MODULAR HOME:** The construction of a modular type dwelling unit is regulated by the Illinois Department of Public Health. Unlike the mobile type homes, the local unit of government may require additional items other than the minimum state requirements to be incorporated into the construction of modular homes. Modular type homes shall be placed on a permanent foundation. An Illinois approved modular dwelling will have a yellow seal on the electrical panel box of the home. Modular type units manufactured at a factory in Indiana will not bear an Illinois seal but rather will contain the seal of approval from the State of Indiana. Modular type units shall be treated as a single family detached dwelling.

**MANUFACTURED/MOBILE HOME PARK:** An area of land containing spaces with required improvements and utilities for the long term placement of manufactured and mobile homes and may include services and facilities for the residents, but not including recreational vehicle parks or camps.

**NONCONFORMING LOT OR PARCEL:** A lot or parcel of record or recorded deed, the area, dimensions or location of which was lawful prior to the effective date of this Ordinance, or subsequent amendment thereto, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

**NONCONFORMING STRUCTURE OR BUILDING:** A structure or building the size, dimensions or location of which was lawful prior to the effective date of this Ordinance, or subsequent amendment thereto, but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

**NONCONFORMING USE:** A specific use or activity which lawfully existed prior to the effective date of this Ordinance, or subsequent amendment thereto, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.

**NON-FARM RESIDENCE:** Any residence which is not a farm residence.

**NURSING HOME:** An establishment for the care of children or the aged or infirm, or a place of rest for those suffering bodily disorders, and which does not contain facilities for surgical care, obstetrics, or medical treatment other than ordinary day-to-day care of convalescent, aged or otherwise infirm persons.

**OPEN SPACE:** Any parcel or area of land or water essentially unimproved and set aside, designated or reserved for public or private use and enjoyment. Such space must be free of automobile traffic, parking and undue hazard and be readily accessible by all those for whom it is intended to be used or may be restricted by limited access for use as a natural preservation area. It may also be a yard, court or the space between two buildings or between the building and the boundary line of a lot or parcel.

**PARCEL:** A contiguous lot or tract of land owned and recorded by the same persons or persons.

**PARK:** An area open to the general public and reserved for recreational educational, or scenic purposes.

**PARKING AREA:** An area containing one (1) or more designated parking spaces.

**PARKING LOT:** An area not within a building where motor vehicles may be parked for the purposes of temporary, daily, or overnight off-street parking.

**PARKING SPACE:** An area, enclosed or unenclosed, reserved for the parking of one (1) motor vehicle.

**PERMANENT FOUNDATION:** A closed perimeter formation intended to support and anchor the unit and consistent of materials such as concrete, mortared concrete block, or mortared brick extending into the ground below the frost line which shall include, but not necessarily be limited to, cellars, basements, or crawlspaces, but excluding the use of piers.

**PERSON:** Any individual, partnership, co-partnership, firm, company, corporation, association, joint stock company, trust, estate, legal entity, or their legal representative(s), agent(s), or assign(s).

**PERSONAL SERVICE ESTABLISHMENT:** A business which provides personal services directly to customers at the site of business, or which receives goods from or returns goods to the customer which have been treated or processed at another location. This includes, but not limited to: travel agencies, dry cleaning and laundry drop-off and pick-up, laundry coin operated stations, tailors, hair stylists, cosmeticians, toning and tanning salons, postal substations, quick print photo establishments, shoe repair shops, interior design studios, and domestic pet services.

**PLANNED UNIT DEVELOPMENT:** A parcel or tract of land having an area as herein required, initially under unified ownership or control, and which is or is intended to be the site for two or more principal uses, or one principal building for two or more principal uses and within which allowable exceptions in the district regulations are specified.

**PLANNED UNIT DEVELOPMENT, RESIDENTIAL:** A development comprised of attached and/or detached dwelling units that has coordinated common open space and service areas and is built in accordance with densities specified in the zoning district in which it is located.

**PLANNED UNIT DEVELOPMENT, NON-RESIDENTIAL:** A development comprised of attached and/or detached units containing, as its principal use, light industrial, industrial, or commercial uses only. The development should coordinate service areas and be built in accordance with densities specified in the zoning district in which it is located.

**PLANNED UNIT DEVELOPMENT PLAT:** A drawing or map made to a measurable scale upon which is presented a description and definition of the way in which the requirements of the Planned Unit Development and the Subdivision Ordinance are to be met and intended for recording with the County Recorder of Deeds.

**PLANNING COMMISSION:** The Tri-County Regional Planning Commission.

**PLAT:** A map, plan, or layout showing the subdivision of land into lots.

**POPULATION DENSITY:** A density consisting of at least 10 inhabited non-farm residences located within one-half mile from a livestock feeding operation.

**PORCH:** A platform which projects from the exterior wall of a building covered by a roof or eave which may be supported by posts, and has no roof supporting walls on three (3) sides.

**PRIME AGRICULTURAL LAND:** According to the Illinois Circular 156, Soil Productivity in Illinois, a product of the University of Illinois Cooperative Extension Service and College of Agriculture, prime agricultural land as been divided into 3 Classes defined as:

- Class A - Soil Productivity Index of 145-160 (Excellent)
- Class B - Soil Productivity Index of 125-140 (Very Good)
- Class C - Soil Productivity Index of 105-120 (Good)

**PRINCIPAL BUILDING OR STRUCTURE:** The primary building or structure upon a lot or parcel, or the building or structure which houses the principal use of the premises.

**PRINCIPAL USE:** The primary purpose for which a land area, building or structure is used.

**PROPERTY:** A lot, parcel, or tract of land, together with any improvements and/or structures erected, constructed, or contained thereon.

**PROPERTY LINE:** The lines bounding a lot of record, a metes and bounds parcel, or a zoning lot, as defined herein.

**PUBLIC UTILITY STRUCTURE:** An electricity or gas substation, water or wastewater storage tank, tower, reservoir, filtration plant or pumping station, telephone repeater station of similar structure used as an intermediary switching, boosting, distribution or transfer station for electricity between the point of generation and the end user, including community support structures and antennas, radio, television, microwave transmission or relay towers and other similar distributing equipment. Pursuant to statute (55ILCS 5/512001), the county's zoning powers do not include the right to specify or regulate the type or location of public utility as defined in the Public Utilities Act (220 ILCS 5/1-101 et seq.) if the public utility is subject to the Messages Tax Act (35 ILCS 610/1 et seq.) the Gas Revenue Tax Act (35 ILCS 615/1 et seq.) or the Public Utilities Revenue Act (35 ILCS 620/1 et seq.) or if such facilities or equipment are located on any rights of way and are used for railroad purposes.

**PUBLIC WATER SYSTEM:** A system for the distribution to the public of piped water for human consumption having a minimum of fifteen (15) service connections. The term "public water system" includes any collection, treatment, storage and distribution facilities under control of a certified operator.

**PUBLIC SEWER SYSTEM:** A system for the collection of waste water from the public having a minimum of fifteen (15) service connections. The term "public sewer system" includes any collection pipe and appurtenances and treatment facilities under control of a certified operator.

**RECREATIONAL FACILITIES/COMMERCIAL:** Any use or activity for amusement, pleasure or sport not otherwise specifically regulated under the Zoning Code and not accessory to an existing permitted use. This includes establishments where food and beverages are sold as an accessory use, but does not include restaurants or taverns.

**RECREATIONAL FACILITIES:**

Class 1: Facilities that do not involve motorized equipment, guns or animals. All buildings housing such activities or accessory to the activity may not exceed a combined total of 5,000 square feet.

Class II. Facilities for sports and recreational activities that do not involve motorized equipment, guns or animals. All buildings housing such activities or accessory to such activities may not exceed a combined total of 15,000 square feet.

Class III. Facilities including those that involve the use of motorized equipment, guns, and/ animals.

**RECREATIONAL VEHICLE:** A vehicular type portable structure (marine or terrain) without a permanent foundation that can be towed, hauled, or driven, and that is primarily designed as a temporary living accommodation for recreational camping and travel use, including, but not limited to:

- (1) Camping trailers, motor homes, mini motor homes, travel trailers, truck campers and van campers;
- (2) Motorcycles, jet skis, all terrain vehicles, stock cars, boats, snowmobiles, or such item used primarily for recreational purposes; and
- (3) Utility trailers and other trailers designed to transport materials other than people, including, but not limited to other recreational vehicles and other forms of cargo.

**RECREATIONAL VEHICLE PARK:** Any lot or parcel of land upon which two (2) or more recreational vehicle sites are located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. This term includes any structures or vehicles intended for use as a part of such recreational vehicle park.

**RECYCLING CENTER:** Means a site or facility that accepts only segregated, non-hazardous, non-special, homogeneous, non-putrescible materials such as dry paper, glass, cans or plastic, for short term storage for the subsequent use in the secondary materials market. This shall not include a facility which handles, collects, or otherwise stores or processes automobile bodies or parts.

**RECYCLING DROP-OFF POINT:** A collection point for small refuse items, such as bottles and newspapers, located within a container or small structure.

**RECYCLABLE MATERIALS:** Means materials that are separated from garbage, municipal waste or refuse for the purpose of recycling, including but not limited to, aluminum and tin cans, newspapers, corrugated cardboard, high grade printing and writing papers, magazines, landscape waste, plastic and glass containers.

**RESIDENTIAL CARE HOME:** A dwelling in which staff persons provide care, education, and participation in community activities for a group of unrelated individuals who have long-term mental, intellectual, developmental or physical disabilities or handicaps, and who are unable to live independently but are capable of community living if provided with an appropriate level of supervision, assistance and support services, but who do not require on-site medical or nursing facilities, with the primary good of developing or exercising basic skills for daily living. This does not include dwellings for persons whose primary reason for placement in the dwelling is the abuse of

alcohol or controlled substances, or the need for continuous nursing or medical care, or of persons who have recently been released from incarceration, or dwellings which serve as an alternative to incarceration for persons convicted of criminal offenses or declared criminally insane or dangerous.

**RESIDENTIAL CARE HOME, SMALL:** A residential care home with five (5) or less residents.

**RESIDENTIAL CARE HOME, LARGE:** A residential care home with more than five (5) residents.

**RESTAURANT:** An establishment, including banquet halls, that is open to the public where food and/or beverages are regularly prepared, consumed or sold: (a) at a table or counter within the premises; (b) for consumption at table or counter outdoors, but located on the premises; (c) for consumption in automobiles or other motor vehicles located in parking areas on the premises; and (d) for consumption off the premises. The term includes “fast food” restaurants, whose principal business is the sale of prepared or rapidly prepared food directly to the customer in a ready-to-consume state for consumption either within the restaurant building, in cars on the premises, or off the premises.

**RETIREMENT COMMUNITY:** A planned community designed to meet the needs of, and exclusively for, the residences of senior citizens.

**RIGHT-OF-WAY:** An area or strip of land, either public or private, on which irrevocable right-of-passage has been recorded for the use of vehicles or pedestrians or both.

**RIGHT-OF-WAY LINE:** The division line between private property and a dedicated street or way, usually uninterrupted from corner to corner in any given block.

**SCHOOL:** A publicly or privately owned elementary school, middle school, junior school, or high school which does not provide lodging for students. This shall not include any dwelling which receives less than five (5) students.

**SCREENING:** A method of visually shielding or obscuring structures or uses from abutting or nearby properties with fences, walls, berms, or densely planted vegetation.

**SEMI-TRAILER:** A vehicle without motive power, other than a pole trailer, designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that some part of its weight and that of its load rests upon or is carried by another vehicle.

**SETBACK:** The required minimum horizontal distance between the buildable area and the related front, side, or rear property lines.

**SETBACK LINES:** That line parallel to the street right-of-way or other related lot line at a distance therefrom equal to the depth of the required setback for the zoning district in which the lot is located.

**SHOOTING RANGE, INDOOR:** A facility designed or used for shooting at targets with rifles, pistols, shotguns, or archery equipment, and which is completely enclosed within a building or structure.

**SHOOTING RANGE, OUTDOOR:** A facility designed or used for shooting at targets with rifles, pistols, shotguns, or archery equipment, and which is not completely enclosed within a building or structure.

**SHOPPING CENTER:** A commercial development which is designed, developed, operated and controlled as a unit with off-street parking placed on the site to serve jointly all establishments in the center.

**SIGN:** A structure, or part thereof, used primarily to advertise, identify, display direct or attract attention to an object, person, establishment, product, service, event or location by any means including, words, letters, figures, design, symbols, fixtures, colors, illumination or projected images, but not including the decoration or covering of an exterior wall by object, depictions, design or color.

**SITE COVERAGE:** The area of a Planned Development site which is covered by buildings, parking areas, roads, drives and loading areas.

**SITE PLAN:** A plan prepared showing dimensions, the boundaries of a site and the location of all buildings, structures, uses and principal site development features proposed for a specific parcel of land.

**SIGHT TRIANGLE:** The area of the corner lot closest to the intersection which is kept free of visual impairment to allow full view of both pedestrian and vehicular traffic.

**SOIL PRODUCTIVITY INDEX:** Productivity indexes provide a single scale on which soils may be rated according to their suitability for several major crops under specified levels of management.

**SPECIAL CONDITION:** A condition for the establishment of a special use.

**SPECIAL USE:** A use permitted in a district pursuant to, and in compliance with, procedures specified herein.

**STABLE, PRIVATE (NON-PROFESSIONAL):** A structure and/or land used which is designed, arranged, used or intended to be used for the keeping of equines for the private use of the occupants of the dwelling and their guests, but in no event are for hire and which use does not constitute a primary source of income.

**STABLE, PUBLIC:** A structure and/or land in or on which an operator keeps equines primarily for boarding, riding, training and giving lessons.

**STORY:** That portion of a building included between the surface of any floor and the surface of the floor next above, or if there is no floor above it, then the space between the floor and the ceiling next above it.

**STREET:** A thoroughfare within the right-of-way which affords the principal means of access to abutting property. A street may be designated as an avenue, a boulevard, drive, highway, land, parkway, place, road, thoroughfare, or other appropriate name. Streets are identified as follows:

Subdivision Standard: A street which is located within the planning jurisdiction of an incorporated municipality with an adopted comprehensive plan subject to their approval.

Arterial Street (Highway): A street maintained by and under the jurisdiction of the State of Illinois Department of Transportation.

Collector Street (Major): A street maintained by and under the jurisdiction of the Tazewell County Highway Department.

Minor Street (Minor): A street maintained by and under the jurisdiction of the various Tazewell County Township Road Commissioners except those streets classified as direct access streets.

Private Street (Minor): A street which has not been dedicated to the public and serves a limited number of properties or uses.

**STRUCTURE:** Anything constructed, erected, or portable, the use of which requires a location on a parcel of land. This includes a fixed or movable building which can be used either temporarily or permanently. Structure shall include but not limited to, buildings, retaining walls, swimming pools, fences, billboards, signs.

**STORAGE FACILITY:** An area of land in a controlled and fenced compound that allows for outside storage of items such as but not limited to recreational vehicles.

**SUBDIVISION:** Any division, development, or re-subdivision of any lot, area or tract of land by the owner or agent, either by lots or by metes and bounds, into lots two or more in number for the purpose, whether immediate or future, of conveyance, transfer, improvement, or sale, with the appurtenant streets, alleys, and easements, dedicated or intended to be dedicated to public use or for the use of the purchasers or owners within the tract subdivided. The division of land for agricultural purposes not involving any new street, alley, or other means of access, shall not be deemed a subdivision.

**SWIMMING POOL:** A man-made rigid or semi-rigid structure for water, whether intended for indoor or outdoor use, having a depth at any point greater than two (2) feet and with a water surface area exceeding 125 square feet, which is used or intended to be used for swimming, wading, bathing, immersion, or partial immersion of human beings and which is constructed, installed and maintained in or above ground.

**TAVERN:** A commercial establishment serving alcoholic beverages for consumption on the premises and for which food may be provided as an accessory to the principal use.

**THEATER:** A building or part of a building devoted to the showing of moving pictures or theatrical productions on a commercial basis.

**THEATER, OUTDOOR DRIVE-IN:** An open lot or part thereof which its appurtenance facilities are devoted primarily to the showing of moving pictures or theatrical productions on a commercial basis to patrons seated in automobiles or on outdoor seats.

**TRUCKING FIRM:** Land or buildings used as a storage area and dispatch for commercial vehicles, and such buildings may be used for the repair of the commercial vehicles associated with the trucking firm.

**USE:** Any purpose for which a building or other structure, or a lot or parcel may be designed, arranged, intended, maintained or occupied; or any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a lot or parcel.

**USE, PERMITTED:** Any use which is or may be lawfully established in a particular district or districts, provided it conforms with all requirements of these regulations for the district in which such use is located.

**USE, PRINCIPAL:** The primary purpose or function that a lot serves or is proposed to serve, distinguished from an accessory use. A principal use may either be permitted or special.

**VARIANCE:** A deviation from the regulations or standards adopted by this ordinance which the Board is permitted to grant when strict enforcement would cause undue hardship owing to circumstances unique to the individual property, lot, structure, or premises for which the variance is sought.

**VETERINARIAN CLINIC:** A place where animals or pets are given medical or surgical treatment and the boarding of animals is limited to short term care as an accessory use.

**WAREHOUSE, DISTRIBUTION:** A use engaged in storage, wholesale, and distribution of goods or materials to another location for the purpose of resale or use at the place distributed to.

**WAREHOUSING, MINI STORAGE:** An establishment whose primary purpose is to provide space to the general public that may be used for the storage of goods and/or materials and made up of groups of individual units contained within one (1) or more structures.

**WINDOW:** An opening in an exterior wall of a building, other than a door, which provides all or part of the natural light or ventilation or both, to an interior space.

**YARD:** An open space, other than a court, of uniform width or depth 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

**YARD, FRONT:** A yard extending across the full width of the front lot line between side lot lines and from the front lot line to the front of the principal structure. (See also Lot Line, Front.)

**YARD, REAR:** A yard extending across the full width of the rear lot line and lying between the rear lot line and rear of the principal structure. (See also Lot Line, Rear.)

**YARD, SIDE:** A yard extending between the side lot line and the side of the principal structure on both sides of the principal structure extending between the front and rear yards. (See also Lot Line, Side.)

**ZERO LOT LINE:** The location of a building on a lot in such a manner that one or more of the building's sides rests directly on a lot line.

**ZONING BOARD OF APPEALS (ZBA):** The Zoning Board of Appeals of Tazewell County, Illinois.

**ZONING DISTRICT:** An area or areas within the unincorporated portions of Tazewell County, Illinois, that have been designated as set forth on the Zoning District Map.

**ZONING DISTRICT MAP:** The Official Zoning Maps or series of Official Zoning Map, showing zoning district boundaries of Tazewell County.

**ZONING LOT:** A single property, parcel, unit, tract, plot, or otherwise designated portion of land, having metes and bounds, which is designated by its owner or developer as a property, parcel, unit, tract, plot or otherwise designated portion of land which is to be used, developed, or built upon as a unit under single ownership or control, and which is occupied or capable of being occupied by one (1) or more structures and the accessory structures. A "zoning lot " may or may not coincide with a lot of record.