

Ordinance 17.01
Zoning Code - Definitions (82.4)

THE VILLAGE BOARD OF THE VILLAGE OF PARK RIDGE ORDAINS AS FOLLOWS:

Section I. DEFINITIONS

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

Words used in the present tense include the future; words in the singular number include the plural, and words in the plural number include the singular; the word "building" includes the word "structure"; the word "shall" is mandatory and not directory.

1. **ACCESSORY BUILDING:** A subordinate building, the use of which is purely incidental to that of the main building.
2. **ALLEY:** A public thoroughfare which affords only a secondary means of access to abutting property.
3. **BASEMENT:** A story partly underground but having at least one-half of its height above the average level of the adjoining ground. A basement shall be counted as a story for the purposes of height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five (5) feet, or if used for business purposes, or if used for dwelling purposes by other than a janitor or by his family.
4. **BUILDING, HEIGHT OF:** The vertical distance from the mean elevation of the finished grade along the front of the building to the point of a flat roof, or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip, and gambrel roofs.
5. **CELLAR:** A story having more than one-half of its height below the average level of the adjoining ground. A cellar shall not be counted as a story for purposes of height measurement.
6. **DWELLING, SINGLE FAMILY:** a detached dwelling containing accommodations for and occupied by one (1) family only.
7. **DWELLING, TWO FAMILY:** A building designed for or occupied exclusively by two (2) families living independently of each other.
8. **DWELLING, MULTIPLE:** A building or portion thereof used or designed as a residence for three (3) or more families living independently of each other and doing their own cooking therein, including apartment, apartment hotels, and group houses.
9. **FAMILY:** an individual, or two or more persons related by blood, marriage, adoption, foster child arrangement, or similar legal relationship and functioning as a single housekeeping entity, or such individual or person plus one individual not having such similar legal relationship but functioning as a part of the single housekeeping entity.
10. **GARAGE, PRIVATE:** A garage used for storage purposes only and having a capacity of not more than three (3) automobiles or not more than one automobile per family housed in the building to which such garage is accessory whichever is the greater, and in which space may be used for not more than one commercial vehicle, and in which space may be rented for not more than three (3) vehicles of other than occupants of the building to which such garage is accessory.
11. **HOME OCCUPATION:** An occupation for gain or support conducted only by members of a family residing on the premises, provided that no special space is designed or arranged for such occupation, and provided that no article is sold or offered for sale except such as may be produced by members of the immediate family residing on the premises.

12. LOT: A parcel of land occupied or to be occupied by one main building or use, with its accessories and including the open spaces accessory to it. No area shall be counted as accessory to more than one main building or use, and no area necessary for compliance with the open space requirements for one main building or use shall be included or counted in the calculation of the open space accessory to any other main building or use.
13. LOT, DEPTH OF: The mean horizontal distance between the front and rear lot lines.
14. LOT, CORNER: A lot or portion of a lot not more than seventy (70) feet wide at the junction of and abutting upon two or more streets. Any portion of such lot more than seventy (70) feet distant from that street with the greater frontage shall comply with the provisions of this ordinance applicable to interior lots.
15. LOT, INTERIOR: A lot other than a corner lot.
16. LOT, REVERSED CORNER: A corner lot which does not front on the same street with the interior lots on the same side, as distinguished from the same end, of the block.
17. LOT, THROUGH: A lot having frontage on two (2) parallel or approximately parallel streets.
18. LOT LINES: The lines bounding a lot as defined herein.
19. NON-CONFORMING USE: A building or land occupied by a use that does not conform with the use regulations of the district in which it is situated.
20. STORY: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between such floor and the ceiling next above it.
21. STORY, HALF: A story under a gable, hip, or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than two (2) feet above the floor of such story.
22. STREET: A public or private thoroughfare which affords the principal means of access to abutting property.
23. STRUCTURE: Anything constructed or erected, the use of which requires more or less permanent location on the ground, or attached to something having more or less permanent location on the ground.
24. STRUCTURAL ALTERATIONS: Any change in the supporting members of a building, such as bearing walls, columns, beams, or girders.
25. FRONT YARD: A front yard is an open unoccupied space on the same lot with a main building, extending the full width of the lot and situated between the front line of the lot and the front line of the building projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the building, and the front line of the lot. Covered porches, whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into a required front yard.
26. REAR YARD: A rear yard is an open space on the same lot with a main building, unoccupied except as hereinafter permitted, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lines of the lot. The depth of the rear yard shall be measured between the rear line of the lot, or the center line of the alley if there be an alley, and the rear line of the building.
27. SIDE YARD: A side yard is an open unoccupied space on the same lot with a main building, situated between the side line of the building and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard. If there be no front yard, the front boundary of the side yard shall be the front line of the lot and if there be no rear yard, the rear boundary of the side yard shall be the rear line of the lot.

Section II. EFFECTIVE DATE

This ordinance shall take effect upon passage and publication as provided by law.

Passed and adopted by the Village Board of the Village of Park Ridge on this twentieth day of July, 2009.

s/ -----
Thomas Gludemans
Village President

s/ -----
Jeri McGinley
Village Clerk

Attest: s/ -----
Jeri McGinley
Village Clerk