

SECTION 2. INTERPRETATION OF TERMS

A. Rules of construction.

For purposes of this appendix, certain terms or words used herein shall be interpreted as follows:

- (1) The word "person" includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.
- (2) The present tense includes the future tense; the singular number includes the plural; and the plural number includes the singular.
- (3) The word "shall" is a mandatory requirement; the word "may" is a permissive requirement; the word "should" is a preferred requirement.
- (4) The words "used" or "occupied" include the words intended, designed, or arranged to be used or occupied.
- (5) Terms not herein defined shall have the meanings customarily assigned to them in common usage.

B. Definitions.

Abandonment: A nonconforming use shall be considered abandoned when the intent of the owner to discontinue the use is apparent or when the characteristic equipment and furnishings of the nonconforming use have been removed and have not been replaced by similar equipment within one year or when all utilities have been cut off to the use for at least one year.

Accessory use, building, or structure: A use of structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

Alley: A public or private thoroughfare providing only secondary access to abutting property.

Apartment: A room or suite of rooms in a multiple dwelling intended, designed or used by a single family.

Apartment house: A building consisting of three (3) or more separate dwelling units under one roof.

Automobile refueling station: A building or lot having pumps and storage tanks at which fuels, oils, or accessories for the use of motor vehicles are sold, or offered for retail sale and where service is incidental.

Automobile repair and service station: A building or lot or both, in which the business of general motor vehicle repair and service is conducted. This excludes the junk and/or auto wrecking businesses.

Basement: A story all or partly underground, but having at least one-half ($1/2$) of its height below the average level of the adjoining ground.

Boardinghouse: A dwelling where meals or lodging and meals are provided for compensation to three (3) or more persons by prearrangement for definite periods. A boardinghouse is not to be construed as being a nursing home, motel or hotel.

Buffer: A yard meeting specified widths and depths on the side or sides abutting, facing or confronting two (2) property parcels.

Building: Any structure except a mobile home, that is completely enclosed by load-bearing exterior walls and which is designed for shelter, support or enclosure of persons, animals or property of any kind. The structure shall be permanently affixed to a lot or lots.

Building, principal: A building in which is conducted the main use of the lot on which it is located.

Club, lodge, civic or fraternal organizations: Any incorporated or unincorporated association for civic, cultural, religious, literary, political, recreational or like activities.

Convenience store: An establishment which is open for extended hours which sells packaged and/or prepared foods and other convenience items (which may include gasoline) primarily for consumption and use off premises. Sales of items are highly dependent upon convenience of location, speed of service and highway accessibility and are less dependent on comparison shopping.

Court: An open space other than a yard, which may not have direct street access and is bounded by a building or buildings.

Customary home occupation: Any use of a commercial service customarily conducted within a dwelling by the residents thereof, which is clearly secondary to the use of the dwelling for living purposes and does not change the character thereof or have any exterior evidence of such secondary use; where no power other than that used in the home is used; where no signs other than one unlighted sign not in excess of two (2) square feet is displayed; where no merchandise or other articles are stored in the open or in accessory resident buildings or are displayed for advertising purposes; where no more than two (2) employees are employed and an area equivalent of not more than fifty (50) percent of the principal building is so used.

District: A section or sections of the City of Chesnee for which the regulations govern the use of buildings, their premises, the size of the yards, and the area of the lots.

Driveway and access drive: A prepared or surfaced area providing ingress and egress for vehicles from private property and public rights-of-way.

Dwelling: A building or portion thereof arranged and designed to provide permanent living quarters for one or more families, but not to include a tent, cabin, trailer or mobile home, or travel trailer.

Dwelling, single-family: A detached building designed for occupation by one family and being one unit from ground to roof and having outside access. A single-family dwelling does not include mobile homes.

Dwelling, two-family: A detached building containing two (2) independent dwelling units to be occupied by no more than two (2) families.

Dwelling, multi-family: A detached building containing three (3) or more independent dwelling units under one roof.

Efficiency unit: A dwelling unit having only one room exclusive of bathroom, kitchen, laundry, pantry, foyer, communication foyer, communication corridor, closet or any dining alcove with less than seventy (70) square feet of floor space.

Family: One or more persons occupying a single dwelling unit and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, a lodgginghouse, hotel or fraternity or sorority house.

Fence: A barrier designed to prevent intrusion from without or to provide confinement within a certain area.

Floor area: The gross horizontal areas of the floors of a dwelling unit (exclusive of carport, garages, basement, storage areas with only outside access and open porches) measured from the exterior faces of the exterior walls of a dwelling.

Junk yard: The use of property for outdoor storage, keeping, abandonment, sale, or resale of junk including scrap metal, rags, paper or other scrap materials, used lumber, salvaged house wrecking and structural steel materials, and equipment, or for the dismantling, demolition, or abandonment of automobiles or other vehicles or machinery or parts thereof.

kennel or cattery: Any lot or premises on which four (4) or more domesticated animals more than four (4) months of age are housed, groomed, bred, boarded, trained, or sold and which offers provisions for minor medical treatment.

Loading space: An off-street space on the same parcel of property with a building or group of buildings for temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

Lodgginghouse: A building other than a motel, hotel or nursing home where lodging is provided for three (3) or more persons for compensation pursuant to previous arrangement.

Lot: Land occupied or to be occupied by a use, building or structure and permitted accessory buildings together with such open

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Kennel or cattery: Any lot or premises on which four (4) or more domesticated animals more than four (4) months of age are housed, groomed, bred, boarded, trained, or sold and which offers provisions for minor medical treatment.

Loading space: An off-street space on the same parcel of property with a building or group of buildings for temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

Lodginghouse: A building other than a motel, hotel or nursing home where lodging is provided for three (3) or more persons for compensation pursuant to previous arrangement.

Lot: Land occupied or to be occupied by a use, building or structure and permitted accessory buildings together with such open

spaces, lot width and lot areas as are required by these regulations and having its principal frontage upon a public street or upon a private way used for street purposes.

Lot, corner: A lot abutting on two (2) or more streets at their intersection.

Lot, depth of: The horizontal distance between the front and rear lot lines.

Lot, double frontage: A lot having frontage on two (2) non-intersecting streets.

Lot, width: The distance between the side lot lines measured at the building set back line.

Mobile home: A structure, transportable in one or more sections which is eight (8) feet or more in width and forty (40) feet or more in length. The structure is built on a permanent chassis and designed to be used as a home with or without a permanent foundation when connected to the required utilities. All such structures built since June 15, 1976 shall have been built to the National Manufactured Home Construction and Safety Standards Act.

Mobile home, double-wide: A mobile home which is a minimum of twenty-four (24) feet in width.

Mobile home parks: Any premises where mobile homes are parked for living and sleeping purposes, or any premises used for or set apart for the purpose of supplying to the public parking space for mobile homes for living and sleeping purposes.

Mobile home subdivision: A subdivision specifically designed for use by mobile homes.

Nonconforming use: The use of a building, structure or land use existing prior to the enactment of this appendix or subsequent amendments, which does not conform to the regulations for the district in which it is located.

Parking lot: A parcel of land devoted to unenclosed parking spaces.

Pets, domestic: An animal that is domesticated and kept as a companion such as dogs, cats, fish and birds, but excluding livestock such as chickens, goats, pigs or horses and excluding animals generally found in the wild.

Sectional home: A sectional home consists of a two (2) or more factory fabricated units which are transported to a site and put on a permanent foundation and joined to make a permanent single-family house. A sectional home shall be construed to mean a pre-fabricated home, but does not include double-wide mobile homes.

Setback line: A line beyond which no foundation wall, eave, or other part of any building shall project.

Sign, advertising: Any freestanding or partly or wholly attached structure displayed for the purpose of conveying information, knowledge, or idea to the public.

Street: A dedicated public thoroughfare for vehicular traffic affording access to abutting property.

Street line: A dividing line between a lot, parcel or tract of land and a contiguous street right-of-way.

Structural alteration: Any change in the supporting members of a building or structure, such as bearing walls or partitions, columns, beams or girders or any change in the width or number of exits or any structural change in the roof.

Structure: Anything constructed or erected which requires permanent location on the ground or an attachment to something having such location.

Truck gardening: Truck gardening is the use of land for growing edible fruits, and other crops.

Yard: An unoccupied open space on the same lot with a principal building unobstructed from the ground to the sky except by street, shrubbery, or where encroachments and accessory buildings are expressly permitted.

Yard, front: An open unoccupied space encompassing the full width of the lot extending from the rear line of the building to the rear property line.

Yard, side: An open, unoccupied space between the principal building and a side lot line, extending from the front yard to the rear yard.
