

## 1003.020 Definitions.

1. For the purpose of this ordinance, certain words and phrases are herein defined. Words and phrases defined herein shall be given the defined meaning. Words and phrases which are not defined shall be given their usual meaning except where the context clearly indicates a different or specified meaning.
2. Words used in the present tense shall include the future; the singular number includes the plural and the plural includes the singular; the word "dwelling" includes the word "residence"; the word "shall" is mandatory and not permissive.
3. The following words and phrases are defined:
  - (1) **Accessory Building:** Any building, the use of which is incidental to the principal use of another structure on the same premises.
  - (2) **Accessory Use:** A use incidental and subordinate to the principal use of the premises.
  - (3) **Accessory Structure:** Any structure, the use of which is incidental to the principal use of another structure on the same premises.
  - (4) **Adult Day Care:** A group program designed to provide care and supervision to meet the needs of three (3) or more adults for periods of less than twenty-four (24) hours but more than two (2) hours per day in a place other than the adult's own home. (O.No. 21012 - Adopted 7/17/02.)
  - (5) **Adult Day Care Center:** Facility providing care for three (3) or more adults for any part of a twenty-four (24) hour day. (O.No. 21012 - Adopted 7/17/02.)
  - (6) **Adult Day Care Home:** A family home occupied as a permanent residence by the adult day care home provider, in which care is given to no more than eight (8) adults, for any part of a twenty-four (24) hour period. (O.No. 21012 - Adopted 7/17/02.)
  - (7) **Adult oriented items** shall consist of: (a) Sexual devices: Any three (3) dimensional object designed or marketed as useful primarily in the performance of a sexual act or to enhance or entice sexual stimulation or gratification. Such devices include any item which has no substantial non-sex related utility, such as erotic undergarments and artificial sexual organs, as well as devices with other utility when they are marketed for sexual purposes, such as chains, handcuffs, or the like, but does not include devices primarily intended for protection of health or prevention of pregnancy; or  
(b) Sexually explicit materials: Any book, magazine, pamphlet, newspaper or other printed or written matter, picture, drawing, photograph, motion picture film, pictorial representation, statute, figure, or other three (3) dimensional object, recording, transcription or anything which is or may be used as a means of communication that depicts, describes, or portrays human sexual intercourse, sodomy, bestiality, oral copulation, masturbation, urinary and defecatory functions, sadism, masochism, sado-masochistic abuse, exhibition of the genitals or any touching of the genitals, pubic areas, or buttocks of the human male or female, or the breasts of the female, whether alone, or between members of the same or opposite sex, or between humans and animals in an act of apparent sexual stimulation or gratification. (O.No. 17621 - Adopted 6/29/95.)
  - (8) **Airport:** An area of land or water that is used or intended to be used for the landing and take-off of aircraft, and includes its buildings and facilities, if any.
  - (9) **Angle, Cut-Off:** The angle, measured up from the nadir, between the vertical axis and the first line of sight at which the bare source is not visible. (O.No. 20126 - Adopted 9/21/00.)
  - (10) **Antenna:** Any device that transmits and/or receives radio waves for voice, data or video communications purposes including, but not limited to, television, AM/FM radio, microwave, cellular telephone and similar forms of communications. The term shall exclude satellite earth station antennae less than two (2) meters in diameter and any receive-only home television antennae. (O. No. 18420 - Adopted 3/20/97.)
  - (11) **Apartment:** A room or suite of rooms within a building, provided with separate cooking facilities and intended as a single dwelling unit.

- (12) **ATM (Automatic Teller Machine), Freestanding:** a mechanical device, not in proximity to a bank or other financial institution, that is accessed by an individual for the purpose of receiving cash from accounts and/or allows patrons to transact minor financial activities. (O.No. 21257 - Adopted 2/05/03.)
- (13) **Atrium:** An open public area within a building established principally for aesthetic purposes.
- (14) **Automobile (automotive):** As used herein, the term includes passenger cars, motorcycles, vans, pickup trucks, and recreational vehicles.
- (15) **Banquet facility:** A facility, for hire, providing food service and/or entertainment.
- (16) **Base Flood:** The flood having a one (1) percent chance of being equalled or exceeded in any given year.
- (17) **Basement:** A floored and walled substructure of a building at least fifty (50) percent below the average finished grade of the building.
- (18) **Building:** A structure that is affixed to the land, has one (1) or more floors, one (1) or more exterior walls and a roof, and is designed or intended for use as a shelter.
- (19) **Cemetery:** A place for burial of the dead, including crematory facilities as an accessory use.
- (20) **Child Care Center:** Facility providing care for five (5) or more children under the age of thirteen (13), not including children of a family residing on the premises, for any part of a twenty-four (24) hour day.
- (21) **Child Day Care Home:** A family home occupied as a permanent residence by the child day care home provider in which care is given to no more than ten (10) children, including children related to the day care provider for any part of a twenty-four (24) hour period. (O.No. 21012 - Adopted 7/17/02.)
- (22) **Club:** A building or a portion of a building intended to be used as a center of informal association for a selective membership not open to the general public.
- (23) **Co-Use:** The location of two or more wireless communication companies' or local service providers' antennae or communication devices on a single telecommunication tower. (O. No. 18420 - Adopted 3/20/97.)
- (24) **Commercial Vehicle:** Any vehicle as defined in Section 1202.010 SLCRO, or trailer that is designed or used, in whole or in part, for commercial purposes including but not limited to: construction, farming, landscaping, or mowing, or for the transportation of passengers, merchandise, equipment, supplies, tools, freight, vehicles or animals, if such vehicle:
- a) Has a gross vehicle weight rating or gross combination weight rating, or gross vehicle weight of twelve thousand and one (12,001) pounds or more; or
  - b) Is designed or used to transport more than eight (8) passengers (including the driver) or any non-ambulatory passengers for compensation; or is designed or used to transport more than twelve (12) passengers (including the driver) not for compensation.
- Provided, however, that this definition of Commercial Vehicle does not apply to hobby or recreational trailers or vehicles, or service-bodied vehicles if such trailer or vehicle is not more than eight (8) feet tall (excluding antenna or roof rack), and not more than twenty (20) feet long, and not more than seven (7) feet wide (excluding wing mirrors and wheel wells shrouding a dual wheel rear axle). (O.No. 23772 - Adopted 10/22/08.)
- (25) **Community Center:** A facility maintained by a public agency or by a not-for-profit community or neighborhood association primarily for social, recreational, or educational needs of the community or neighborhood.
- (26) **Composting:** The process of collecting yard waste in controlled proportions with aeration and mixing for decomposition into mulch. (O.No. 15753 - Adopted 12/5/91.)
- (27) **Convenience Store:** A retail establishment having a gross floor area of 5,000 sq. ft. or less, primarily selling foods as well as other household goods customarily sold in larger food markets and supermarkets.
- (28) **Density:** The number of lots or units allowed within a subdivision. (O.No. 23931 – Adopted 3/11/09.)
- (29) **Development:** The act of changing and the state of a tract of land after its function has been purposefully changed by man including, but not limited, to structures on the land and alterations to the land.

- (30) **Disguised Support Structure:** Any telecommunications tower, the presence of which is camouflaged or concealed as an architectural or natural feature, as approved by the Planning Commission. Such structures may include but are not limited to clock towers, campaniles, observation towers, pylon signs, water towers, light standards, flag poles and artificial trees. (O. No. 18420 - Adopted 3/20/97.)
- (31) **District:** A part or parts of the unincorporated area of St. Louis County for which the Zoning Ordinance establishes regulations governing the development and use of land therein.
- (32) **Dormitory:** A building with many rooms providing sleeping and living accommodations for a number of usually unrelated persons; usually associated with an educational institution.
- (33) **Dwelling:** Any building, or portion thereof, used exclusively for human habitation, except hotels, motels, or house trailers.
- (34) **Dwelling Unit:** A room or group of rooms located within a dwelling forming a habitable unit for one (1) family.
- (35) **Dwelling, Multiple Family:** A building or portion thereof designed for or occupied exclusively by four (4) or more families. (O.No. 23931 – Adopted 3/11/09.)
- (36) **Dwelling, Single Family:** A building designed for or occupied exclusively by one (1) family, excluding earth sheltered dwellings.
- (37) **Dwelling, Single Family Attached:** Two (2) or more single family dwellings sharing common wall areas, each on its own individual lot.
- (38) **Dwelling, Single Family, Earth Sheltered:** A single family dwelling having one-half or more of its clear height below the average finished grade of the adjoining ground, and in some cases, having its floor at the approximate level of some other exterior grade on one (1) or more sides.
- (39) **Dwelling, Three Family:** A building designed for or occupied exclusively by three (3) families. (O.No. 23931 – Adopted 3/11/09.)
- (40) **Dwelling, Two Family:** A building designed for or occupied exclusively by two (2) families.
- (41) **Entertainment Complex:** A facility providing entertainment venues including but not limited to amusement parks, casinos, sports stadiums, or arenas. Such complexes shall be located on property at least thirty acres in size or have seating capacity greater than 6,000 persons. (O.No 24167 – Adopted 11/4/09.)
- (42) **Family:** An individual or two (2) or more persons related by blood or marriage or a group of not more than three (3) persons who need not be related by blood or marriage living together and subsisting in common as a single non-profit housekeeping unit utilizing not more than two (2) kitchens. (O.No. 17121 - Adopted 7/7/94.)
- (43) **Farm:** A parcel of land used for growing or raising agricultural products, including related structures thereon.
- (44) **Fast Food Restaurant:** Any establishment whose principal business is the sale of foods, frozen desserts, or beverages in ready-to- consume individual servings, for consumption either within the restaurant building or for carry-out, and where either (1) foods, frozen desserts, or beverages are usually served in edible containers or in paper, plastic, or other disposable containers, and where customers are not served their food, frozen desserts' or beverages by a restaurant employee at the same table or counter where the items are consumed, or (2) the establishment includes a drive-up or drive-through service facility or offers curb service.
- (45) **Fence, Sight Proof:** A fence with an opaque value of seventy (70) percent or greater. Such structure may be a chain link fence in combination with slat or lattice materials.
- (46) **Filling Station (Service Station):** Any structure or premises used for dispensing or sale, at retail, of vehicle fuels or lubricants, including lubrication of vehicles and replacement or installation of minor parts and accessories, but not primarily engaged in major repair work such as engine replacement, body and fender repair, or spray painting.
- (47) **Financial Institution:** A state or federally chartered bank, savings association, credit union, or industrial land company located in a building which provides for the custody, loan, exchange or issue of money, the extension of credit, or facilitating the transmission of funds, and which may include accessory drive-up units on the same premises, but does not include small loan businesses. (O.No. 21257 - Adopted 2/05/03.)

- (48) **Flood Plain:** That area within the unincorporated area of St. Louis County subject to a one (1) percent, or greater, chance of flooding in any given year. This area is designated "FP" on the St. Louis County Zoning Map.
- (49) **Floodway:** The area designated as Floodway on the St. Louis County Zoning Map. It is derived by determining that portion of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
- (50) **Floor Area, Gross:** The sum of the gross horizontal area of all floors of a building including basement areas, as measured from the interior perimeter of exterior walls. Such area shall not include the following: interior loading and parking areas, atriums except the first floor area, rooftop mechanical equipment enclosures, and the enclosed mall areas of shopping centers.
- (51) **Footcandle:** A unit of illuminance amounting to one lumen per square foot. (O.No. 20126 - Adopted 9/21/00.)
- (52) **Foster Home for Handicapped Children:** An institution providing sleeping and living accommodations for the full-time care, training, recreation, and convalescent needs of five (5) or more physically or mentally handicapped minors.
- (53) **Frontage:** That edge of a lot bordering a street.
- (54) **Golf Course:** An area or course for playing golf, consisting of at least nine (9) holes, except miniature golf, within which the playing area is not artificially illuminated.
- (55) **Golf, Miniature:** A commercial recreation facility, resembling golf, containing short "holes", the majority of which are under 300 feet in length, and primarily utilizing putting irons.
- (56) **Group Home for the Elderly:** A facility providing twenty-four (24) consecutive hour care for three (3) or more persons who by reason of aging require services furnished by a facility that provides shelter, board, storage and distribution of medicines, communal dining and protective oversight, including care during short term illness or recuperation. A group home for the elderly may be located in a single family home that has been licensed for this use or in an institutional facility containing assisted living units. (O.No. 22676 - Adopted 3/2/06.)
- (57) **Group Housing (Group-House Arrangement):** Any combination of dwelling units comprised of two (2) or more residential buildings designed as a functional unit on and with the specific parcel of land on which they are to be erected.
- (58) **Group Living Facility (Dormitory):** A dwelling containing sleeping rooms without separate cooking facilities for a number of persons customarily unrelated but associated with an educational, religious, charitable or service institution.
- (59) **Gymnasium:** A building or portion thereof used for athletic training or sports activities, including accessory seating for spectators.
- (60) **Heliport:** A facility for the servicing, take-off, and landing of helicopters, which is open to public use.
- (61) **Home Improvement Center:** A retail store of at least 20,000 square feet selling only building materials, floor and wall coverings, items designed for installation in the home, and associated tools. (O.No. 11207 - Adopted 10/20/83.)
- (62) **Home Occupation:** A business, commercial, or professional endeavor operated as a domestic activity carried on solely by members of a family who reside on the premises. These endeavors shall not offer any services to the general public, nor stock in trade or commodity on the premises, shall utilize no equipment, except as is customary for purely domestic or household purposes, and shall not involve any signage or display which indicates use of the property for any purpose other than a dwelling from the exterior of the dwelling. The keeping of not more than two (2) roomers or boarders, the supervision of not more than four (4) children other than those residing on the premises, and the instruction or tutoring of one (1) student at a time, up to eight (8) students per day, shall each constitute a home occupation. Beauty or barber shops, convalescent or nursing homes, tourist homes, including bed-and-breakfast, music schools involving the instruction of more than one (1) student at a time, massage parlors, and motor vehicle repairs shall not be deemed home occupations. (O.No. 17432 - Adopted 2/16/95.)
- (63) **Hospice:** Residential and care facility for the terminally ill on the premises of a hospital or nursing home and operated in conjunction therewith.
- (64) **Hospital:** An institution providing medical and surgical care for humans only, for both in and out

- patients, including medical service, training, and research facilities.
- (65) **Hotel:** A building in which lodging is provided to the public usually on a transient basis.
- (66) **Hotel, Motor (Motel):** A roadside hotel for motorists.
- (67) **House-Trailer (Mobile Home):** A self-contained mobile structure intended to be used for dwelling purposes which has been or reasonably may be equipped with wheels or other devices for transporting said structure.
- (68) **House-Trailer Park:** An area designed or intended to be used as a site for occupied house-trailers.
- (69) **Intermittent Lighting:** A method of lighting, such as for signs, where artificial or reflected light is not maintained stationary or constant in intensity or color.
- (70) **Junk Yard:** A parcel of land on which waste material or inoperative vehicles and other machinery is collected, stored, salvaged or sold.
- (71) **Kennel:** The use of land or buildings for the purpose of selling, breeding, boarding, or training dogs or cats or both, or the keeping of four (4) or more dogs over four (4) months of age, or keeping six (6) or more cats over four (4) months of age, or the keeping of more than five (5) dogs and cats. The word "selling" as herein used shall not be construed to include the sale of animals four (4) months of age or younger which are the natural increase of animals kept by persons not operating a kennel as herein defined; nor shall selling be determined to include isolated sales of animals over four (4) months old by persons not operating a kennel as herein defined.
- (72) **Landing Strip:** A facility for take-off and landing of aircraft with or without services available for aircraft, which is operated for private use.
- (73) **Large Lot Roadway Easement:** A private thoroughfare which provides a means of access to lots within a large lot subdivision.
- (74) **Loading Space:** A durably dustproofed, properly graded for drainage, off-street space used for the loading and unloading of vehicles, except passenger vehicles, in connection with the use of the property on which such space is located. Each such designated space shall comply with the dimensional requirements set forth in Section 1003.165 Off-Street Parking and Loading Requirements.
- (75) **Lot:** A platted parcel of land intended to be separately owned, developed, and otherwise used as a unit.
- (76) **Lot, Corner:** A platted parcel of land abutting two road rights-of-way at their intersection.
- (77) **Lot (Parcel) of Record:** A lot which is part of a subdivision, the plat of which has been legally approved and recorded in the Office of the Recorder of Deeds of St. Louis County, or a parcel of land which was legally approved and the deed recorded in the Office of the Recorder of Deeds.
- (78) **Mall:** An enclosed public way upon which business establishments have direct access and which serves primarily for the movement of pedestrians, with trees, benches, or other furnishings provided and with vehicular access prohibited, restricted, or reduced so as to emphasize pedestrian use.
- (79) **Material Improvement:** Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure either (1) before the improvement or repair is started, or (2) if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition "material improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.
- (80) **Medical or Dental Office (Clinic):** A facility for the practice of medicine or dentistry for humans, including accessory diagnostic laboratories, but not including in-patient or overnight care, or operating rooms for major surgery.
- (81) **Modular Unit:** A prefabricated building which arrives at its building site virtually complete, requiring only site preparation and assembly of major components, including installation on a

- permanent foundation.
- (82) **Multiple Family Access Easement:** A private thoroughfare which provides a means of access to parking areas and bays and to abutting buildings which are developed solely or principally as multiple family dwellings.
- (83) **Natural Area:** An area that is substantially undisturbed by development.
- (84) **Nightclub:** A commercial establishment occupying a space no less than 5000 square feet whose primary business is supplying musical or other entertainment with a dance floor greater than 400 square feet, including such a facility offering food or refreshments on the premises. (O.No. 18064 - Adopted 6/13/96.)
- (85) **Non-Conforming Land Use or Structure:** A land use or structure which existed lawfully on the date that this Zoning Ordinance or any amendment thereto became effective and which fails to conform to one or more of the applicable regulations in the Zoning Ordinance or amendment thereto, except minimum lot area, yard and setback requirements.
- (86) **Nursery, Day:** A building used for the supervision and care of five (5) or more pre-school children, other than those of the operator, during daylight hours.
- (87) **Nursery School:** A pre-kindergarten school for children, primarily between the ages of three (3) and five (5).
- (88) **Nursing Home (Skilled Nursing Facility):** A building intended for use as a medical care facility for persons who need nursing care and medical service, but do not require intensive hospital care. (O.No. 22676 - Adopted 3/2/06.)
- (89) **Office:** A building or portion of a building wherein services are performed involving predominantly administrative, professional, or clerical operations. This does not include financial institutions or small loan businesses. (O.No. 21257 - Adopted 2/05/03.)
- (90) **Open Storage:** Storage of material or goods on the ground outside of a building.
- (91) **Package Liquor Store:** A retail establishment, licensed by the State of Missouri for the sale of original package liquor, where such liquor sales comprise more than sixty-six and two-thirds percent (66.67%) of the sales revenue of the establishment on an annual basis. (O.No. 22626 - Adopted 1/11/06.)
- (92) **Parcel (Tract) of Land:** A separately designated area of land delineated by identifiable legally recorded boundary lines.
- (93) **Park:** An area open to the general public and reserved for recreational, educational or scenic purposes.
- (94) **Parking Area:** An area of land used or intended for off-street parking facilities for motor vehicles.
- (95) **Parking Space:** A durably dustproofed, properly graded for drainage, usable space, enclosed in a main building or in an accessory building, or unenclosed, reserved for the temporary storage of one (1) vehicle, and connected to a street, alley, or other designated roadway by a surfaced aisle or driveway. Each such designated space shall comply with the dimensional requirements set forth in Section 1003.165 Off-Street Parking and Loading Requirements.
- (96) **Parkway:** A road or roadway intended to be used primarily for passenger vehicles and developed with a park-like or scenic character, with recreational uses.
- (97) **Pave (Pavement):** The act or result of applying a hard, water-tight material to any ground surface in such manner as to present a uniform surface over large areas.
- (98) **Pawn Shop:** An establishment engaged in the buying or selling of new or secondhand merchandise and offering loans secured by personal property. (O. No. 18694 - Adopted 11/6/97.)
- (99) **Personal Services:** A business that provides a specialized service specific to an individual which includes barbershops, beauty parlors, day spas, nail salons, tanning salons, and similar services. (O.No. 22676 - Adopted 3/2/06.)
- (100) **Plat:** A subdivision of land legally approved and recorded.
- (101) **Plant Nursery:** A farm, garden, or other cultivated land together with accessory structures designed and intended to be used only for the cultivation and sale of live vegetation.
- (102) **Pool and Billiard Halls:** An establishment where the primary function is the rental of billiard tables, pool tables or any similar games tables to the public for a price. (O. No. 18962 - Adopted 6/11/98.)

- (103) **Property Line:** The legally recorded boundary of a lot, tract, or other parcel of land.
- (104) **Public Utility Facility, Local:** A public utility facility serving a local area only, such as an electric substation, a water or gas pumping or regulating station, a telephone switching center, or a storage tank with a maximum capacity of (100,000) cubic feet, except telecommunication towers. (O.No. 18420 - Adopted 3/20/97.)
- (105) **Residence:** Any building which is designed or used exclusively for residential purposes, except hotels and motels.
- (106) **Restaurant:** A commercial establishment whose primary business is the provision of prepared food at retail for consumption on or off the premises. (O.No. 18064 - Adopted 6/13/96.)
- (107) **Retreat:** A building or group of buildings with designated open areas utilized and maintained for educational and religious conclaves, seminars, and similar activities by particular educational, religious, fraternal or other groups.
- (108) **Riding Stable:** A building and designated site intended or used as a shelter for horses or ponies, which provides for commercial boarding, hire, sale, or training of such animals.
- (109) **Roadway:** The entire area within public or private vehicular easement or right-of-way lines, whether improved or unimproved.
- (110) **Roadway Right-of-Way Line:** The boundary which divides a lot from a public or private roadway.
- (111) **Row House:** Three (3) or more attached single family dwellings, each on its own plot of ground, but not necessarily on individual lots.
- (112) **Salvage Yard:** An area for the dismantling, storage, and sale of inoperative, obsolete or wrecked motor vehicles, trailers, and their parts.
- (113) **Sanitary Land Fill:** A type of operation in which refuse and earth or other suitable cover material are deposited in alternate layers of specified depth in accordance with a definite plan on a specified portion of open land, with each layer being compacted by force applied by mechanical equipment. Part of this operation may include the composting of yard wastes, as authorized on an approved plan. (O.No. 15942 - Adopted 4/30/92.)
- (114) **Self Care Unit:** A nursing facility located on the same premises as a full care nursing home and providing semi-independent apartment style living accommodations for residents including separate cooking facilities for each living unit or cluster of living units.
- (115) **Semi-Finished Material:** Material which has gone through one or more stages of processing.
- (116) **Setback (Building Line):** The required minimum distance from a road right-of-way or lot line that establishes the area within which a structure can be erected or placed, except as may be permitted elsewhere in this Ordinance.
- (117) **Sight Distance Triangle:** The triangular area of a corner lot bound by the property lines and a line connecting the two points on the property lines thirty (30) feet from the intersection of the property lines.
- (118) **Sign:** A structure or device designed or intended to convey information to the public in written or pictorial form.
- (119) **Sign, Advertising:** A sign intended to attract general public interest concerning a commercial enterprise, product, service, industry, or other activity not conducted, sold or offered on the same premises upon which the sign is erected.
- (120) **Sign, Attached:** Any sign, painted on or attached to, and erected parallel to the face of a window, wall of a building, or a boundary wall or fence, and supported solely by the structure to which it is affixed, and not extending more than twelve (12) inches above the face of the structure to which it is attached. (O.No. 21526 - Adopted 9/6/03.)
- (121) **Sign, Business:** A sign which gives only basic information concerning the existence of a commercial enterprise, service, or other activity, conducted, sold, or offered on the premises upon which the sign is erected.
- (122) **Sign, Development Complex:** A freestanding sign identifying a non-residential, multiple lot, multiple-occupancy subdivision, such as a shopping center or industrial park. (O.No. 21526 - Adopted 9/6/03.)
- (123) **Sign, Directional:** A sign identifying entrances, exits, aisles, ramps, and similar traffic-related information.
- (124) **Sign, Electronic Message Center:** Any sign which contains an array of lights, which can be

- programmed to create an image, either textual or graphic. (O.No. 21526 - Adopted 9/6/03.)
- (125) **Sign, Identification:** a sign in the “NU” Non-Urban District or any “R” Residential District which identifies a residence, use, or institution such as a hospital, nursing home, recreation facility, school, child or adult day care center, library, auditorium, church or place of worship, or similar facilities. (O.No. 21526 - Adopted 9/6/03.)
- (126) **Sign, Information:** A sign, displayed for safety or convenience of the public and which sets forth no advertisement. Information signs include signs which identify parking areas and drives, restrooms, addresses, telephones, no trespassing area, danger areas, and similar information. (O.No. 21526 - Adopted 9/6/03.)
- (127) **Sign, Monument:** A sign which has a solid base and extends no more than eight (8) feet above the elevation of the adjacent street or elevation of the average finished ground elevation along the side of the building facing the street, whichever is higher. (O.No. 21526 - Adopted 9/6/03.)
- (128) **Sign, Portable:** A sign designed to be transported and attached temporarily to the ground, structures or other signs. (O.No. 21526 - Adopted 9/6/03.)
- (129) **Sign, Temporary:** A sign, display, banner or other advertising device constructed of cloth, canvas, fabric, wood, or other temporary materials, with or without a structural frame and intended for display for a specified limited period of time only, including decorative displays for buildings or public demonstrations. (O.No. 21526 - Adopted 9/6/03.)
- (130) **Sign, Under Canopy:** A pedestrian oriented sign, mounted under the canopy, perpendicular to the face of the building, in a multi-tenant building. (O.No. 21526 - Adopted 9/6/03.)
- (131) **Small Loan Businesses:** Establishments which (a) engage in the business of providing money to customers on a temporary basis, wherein such loans are secured by post-dated check, paycheck or car title, or (b) are registered as lenders under state or federal law. The classification does not include a state or federally chartered bank, savings association, credit union, or industrial land company. Further, this classification does not include establishments selling consumer goods, including consumables, where the cashing of checks or money orders is incidental to the main purpose of the business. This classification does include, but is not limited to check cashing stores, payday loan stores, and car title loan stores. (O.No. 21257 - Adopted 2/05/03.)
- (132) **Specialized Private Schools:** An institution for students at the elementary, junior or senior high level who have physical or mental characteristics which require specialized or individual instruction.
- (133) **Stable, Private:** A detached building accessory to a residential use for the keeping of horses owned by the occupants of the premises and which shall not be used for any commercial purpose including the boarding, hire, sale, or training of horses.
- (134) **Story:** The horizontal segment of a building between the floor surface and the ceiling next above it, and wholly above grade.
- (135) **Street:** A paved public or private vehicular right-of-way which provides access to abutting properties from the front.
- (136) **Structure:** Any assembly of material forming a construction for occupancy or use, excepting, however, utility poles and appurtenances thereto, underground distribution or collection pipes or cables, and underground or ground level appurtenances thereto.
- (137) **Substantial Construction, Development or Work:**  
 (a) In a project involving structures, the completion of excavation for footings and foundations.  
 (b) In a project involving no structures or insignificant structures, the completion of grading.
- (138) **Tattoo Parlors:** Any establishment or facility where the art of tattooing is performed. (O.No. 18962 - Adopted 6/11/98.)
- (139) **Telecommunication cabinet/shelter:** A building or structure for the protection and security of communications equipment associated with one or more antennae and where access to equipment is gained from the interior of the building or exterior of shelter (cabinet). Human occupancy for the office or other uses or the storage of other materials and equipment not in direct support of the connected antennae is prohibited. (O.No. 18420 - Adopted 3/20/97.)

- (140) **Telecommunication Tower:** A structure designed for the support of one or more antennae and including guyed towers, self-supporting (lattice) towers or monopoles but not buildings. The term shall also exclude any support structure under sixty (60) feet in height owned and operated at the residence of an amateur radio operator licensed by the Federal Communication Commission. The height of a telecommunications tower shall be measured from the finished grade to the top of the tower, excluding any elements with a cross-section of less than four inches. (O. No. 18420 - Adopted 3/20/97.)
- (141) **Terminal:** A depot building or area specifically designated for the storage or transfer of persons or material, or temporary storage and service of operable vehicles used in the transport of persons, goods or materials, excluding Transfer Stations and Waste Processing Facilities. (O.No. 21696 – Adopted 1/6/04.)
- (142) **Thrift Store:** An establishment wherein one or more types of secondhand articles are sold, such as clothing, shoes, furniture and other assorted items, the value of which is only a fraction of the original cost, for which price guides are not available, and which normally have no collectible or antique value. This term shall not apply to businesses which sell primarily new goods, and which occasionally sell secondhand articles as a result of trade-ins or unclaimed merchandise. (O. No. 18694 - Adopted 11/6/97.)
- (143) **Towed Vehicle Storage Yard:** An area for the unstacked temporary storage and sale of operative, wrecked, or otherwise damaged or immobilized motor vehicles wherein each vehicle space is directly accessible to a designated aisle.
- (144) **Transfer Station:** A site or facility, which accepts solid waste for temporary storage, or consolidation and further transfer to a waste disposal, processing or storage facility. Transfer station includes, but is not limited to, a site or facility where waste is transferred from: A rail carrier, motor vehicle or water carrier to another carrier, if the waste is removed from the container of vessel. A licensed residential waste-hauling operation which involves the transportation, storage, and disposal of nonputrescible banned landfill items (i.e., white goods, tires, etc.) as part of the service provided to its customers shall be exempt from transfer station status provided the storage of all collected material does not exceed thirty (30) days and does not create a public health or aesthetic nuisance. In addition, the transfer of waste directly from one (1) waste hauling vehicle/container to another waste hauling vehicle/container, in the regular operation of providing waste collection service, shall be exempt from transfer station status; providing, however, that all such vehicles and containers are licensed by St. Louis County under the same company name or its subsidiary. (O.No. 21696 – Adopted 1/6/04.)
- (145) **Use:** As utilized in this Chapter, use is any functional, social, or technological activity, which is imposed or applied to land or to structures on the land.
- (146) **Vehicle Repair Facility:** Any structure or premises conducting major vehicle repair work within enclosed service bays or stalls, including the installation or removal of engines, radiators, transmissions, differentials, fenders, doors, bumpers or other major body or mechanical parts, or spray painting, but not including tire recapping or vulcanizing, or the outdoor storage of wrecked or otherwise damaged and immobilized vehicles.
- (147) **Vehicle Service Center:** Any structure or premises used for the servicing and minor repair of vehicles within enclosed service bays or stalls, including diagnostic services, lubrication of vehicles, and minor engine repair such as tune-ups, and the sale and installation of minor parts and accessories such as tires, batteries, shock absorbers, brakes, mufflers, and tail pipes. This use shall not include any establishment engaged in major repair work such as the installation or removal of engines, radiators, transmissions, differentials, fenders, doors, bumpers or other major body or mechanical parts, spray painting, tire recapping or vulcanizing, or the storage of wrecked or damaged and immobilized vehicles.
- (148) **Veterinary Clinic (Animal Hospital):** A facility for the practice of veterinary medicine.
- (149) **Warehouse:** A structure for use as a storage place for goods, materials or merchandise.
- (150) **Waste Processing Facility:** An incinerator, compost plant, transfer station or any facility where solid wastes (excluding hazardous wastes) received from off-site are salvaged, processed, or treated. (O.No. 21696 – Adopted 1/6/04.)

- (151) **Water Quality Control Measures:** Structural or non-structural best management practices or devices including but not limited to rain gardens, vegetated open channels and buffers, and drainage ditches, all of which are intended to ensure clean water runoff from a development that will remain on the site after all construction is completed. (O.No. 23553 – Adopted 3/31/08.)
- (152) **Yard:** An open area between the structure setback lines of a lot as established by the regulations of a particular zoning district, and the property lines of the same lot.
- (153) **Yard, Front:** A space extending across the entire front of a lot between the structure setback line as required by the regulations of a particular zoning district and the roadway right-of-way line.
- (154) **Yard, Rear:** A space opposite the front yard, extending across the entire rear of a lot between the structure setback line as required by the regulations of a particular zoning district and the rear lot line.
- (155) **Yard, Side:** A space extending between the structure setback line as required by the regulations of a particular zoning district and the side lot lines measured between the front yard and the rear yard.
- (156) **Yard Wastes:** Materials produced as a result of lawn and garden care and maintenance including leaves, grass clippings, yard and garden vegetation, shrubs, vegetable and flower garden wastes, brush, and trees (and Christmas trees), but not including stumps, roots, or shrubs with intact root balls. (O.No. 15942 - Adopted 4/30/92.)