Selected Definitions for Signs

A

A-frame Sign: A portable sign containing two sign faces and whose framing is hinged at the apex at an angle less than 45 degrees. *See diagram at right*.

Air-filled sign: A temporary sign that uses air or wind or other gas to inflate or move. For illustrative purposes only, examples include balloon signs, wind signs. *See 'balloon sign' photo image.*

Ancillary Sign: Freestanding, permanent sign accessory to the primary use of land that is smaller than any frontage sign located on the lot and located at least 40 feet away from the right-of-way of any arterial or freeway, and 10 feet away from any other right-of-way. For illustrative purposes only, examples may include a sign identifying directions, clubhouse rules, menu options, list of tenants. *See photo image at right.*

Animated Sign: Any sign that includes movement or change of lighting to depict action or create motion, a special effect or a scene. Any changeable copy sign on which the message changes more than eight times per day shall be considered an animated sign.

Art: Original works created by an individual or team that is experienced in their discipline. In general, art is a creative expression by an individual or design team that also ultimately controls the aesthetic outcome. Art does not advertise a business, product, service or activity. The following disciplines are included as having the potential for producing original creative works: (1) Artists - visual arts, performing arts and literary arts, (2) Craftsmen - glass, metal, weaving, quilting, pottery, etc., or (3) Design professionals - architecture, landscapes, interiors, engineers, etc. This definition excludes the use of commercial trademarks, logos and any other commercial message.

Awning: A roof-like cover, often of fabric, metal or glass designed and intended to either protect from the weather or as a decorative embellishment, and which is supported and projects from a wall or parapet of a structure over a window, walk, door, or a similar feature.

Awning Sign: A building sign or graphic printed on or in some fashion attached directly to the awning material.

B

Balloon Sign: A temporary sign consisting of a bag made of light-weight material that is filled with a gas lighter than air and designed to rise or float in the atmosphere. *See photo image at right.*

Banner: Any temporary sign of light-weight fabric or similar material mounted to a pole or a building at one (1) or more edges by a permanent frame. Flags of any government or political subdivision shall not be considered banners. *See photo image at right.*

Building Sign: Any sign accessory to the primary use of land that is attached to any part of a building. Also known as a business sign.

Building Marker: Small on-premises, freestanding or building sign accessory to the primary use of land that is located on or in

proximity of a building's pedestrian entrance or exit. Examples may include signs indicating an address, owner's name, construction date, or building's historic significance.

Building Height:

For buildings in which the highest roof is a flat roof, the vertical distance from the grade level abutting the façade measured to the highest point of the coping of the flat roof.

For buildings in which the highest roof is a mansard roof, the vertical distance from the grade level abutting the façade measured to the deck line of a mansard roof.

For buildings in which the highest roof is a pitched or gabled roof, the vertical distance from the grade level abutting the façade measured to the height of the highest gable of a pitched or hipped roof (*see Diagram L below*).

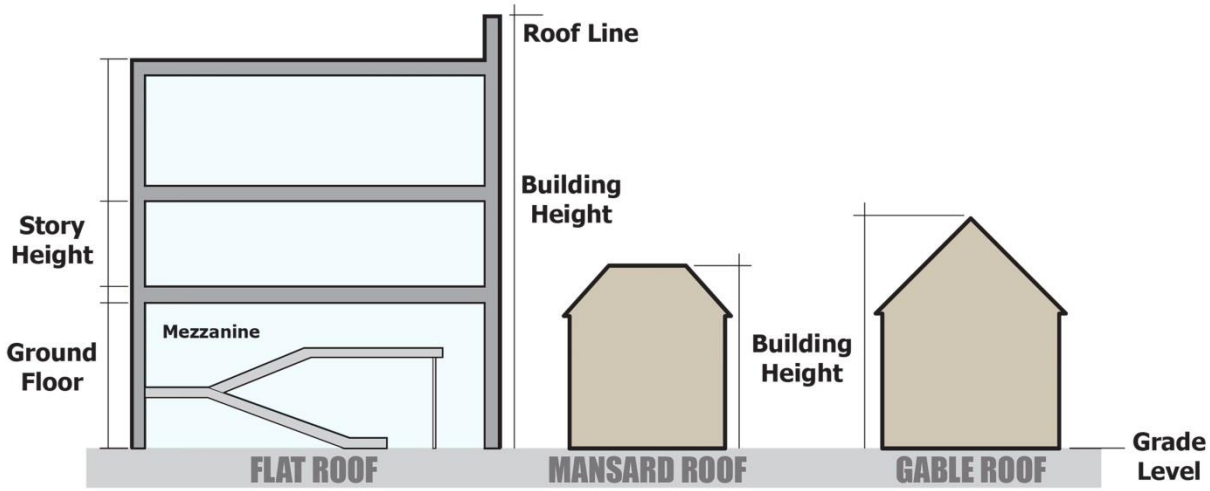


Diagram A Building Height

C

Canopy: A roof-like cover, often of fabric, metal, plastic, fiberglass, or glass on a support, that is supported in total or in part from the ground, providing shelter over, for example, a doorway, outside walk or parking area.

Canopy Sign: Any sign that is part of or attached to a canopy, made of fabric, plastic, or structural protective cover over a door, entrance, or window. A canopy sign is not a marquee and is different from pump island canopy signs. *See photo image at right.*

Changeable Copy Sign: A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged electronically or non-electronically without altering the face or the surface of the sign. The message copy of a changeable copy sign can be changed manually in the field, through the use of changeable letters, numbers, symbols and similar characters, changeable pictorial panels or through the use of rotating panels and other similar devices that are not controlled through remote electronic or electric techniques. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign. *See photo image at right.*

Clearance: The distance measured from the bottom of a sign face which is elevated above grade level and the grade level below *(refer to Diagram X below)*

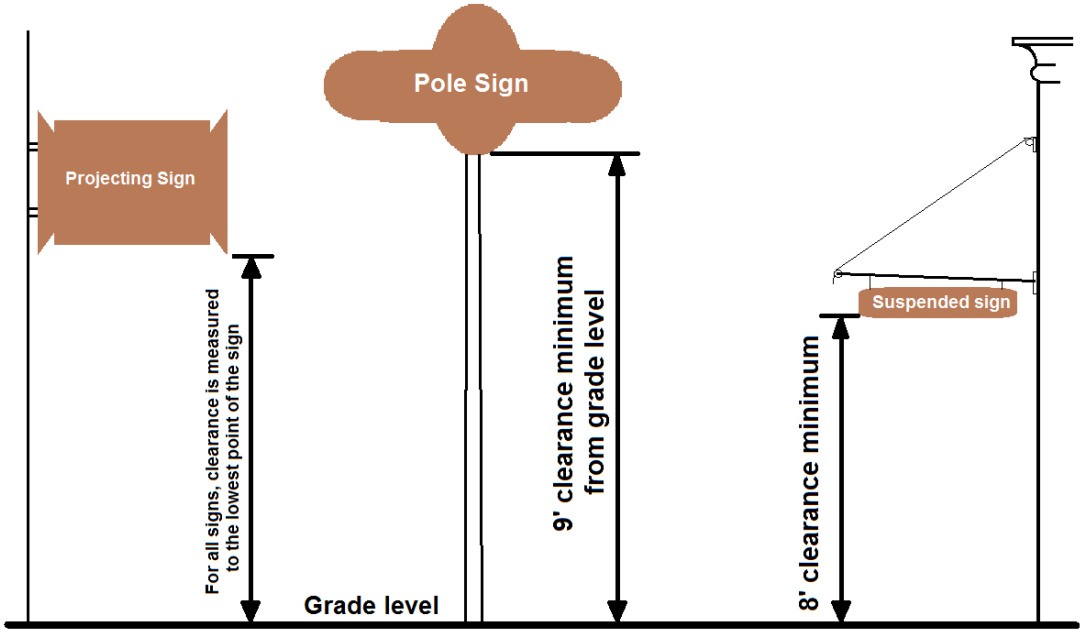


Diagram B Sign Clearance

Clear Sight Triangular Area

The clear sight triangular area is formed by the intersecting centerlines of each right-of-way and the line connecting the two end points of each extended centerline. The distance along the right-of-way centerlines must be as indicated in Table 740-304-C: Clear Sight distances at intersections of ROW (see Diagram R).

Table 740-304-C: Clear Sight distances at intersections of ROW

ROW or Street classification	Distance along the right-of-way centerline
Expressway	Direct access is not permitted
Arterials, Highways, or State Roads	120 feet
Collector	95 feet
Local	75 feet
Alley	40 feet
Railroad	75 feet
Greenway	20 feet

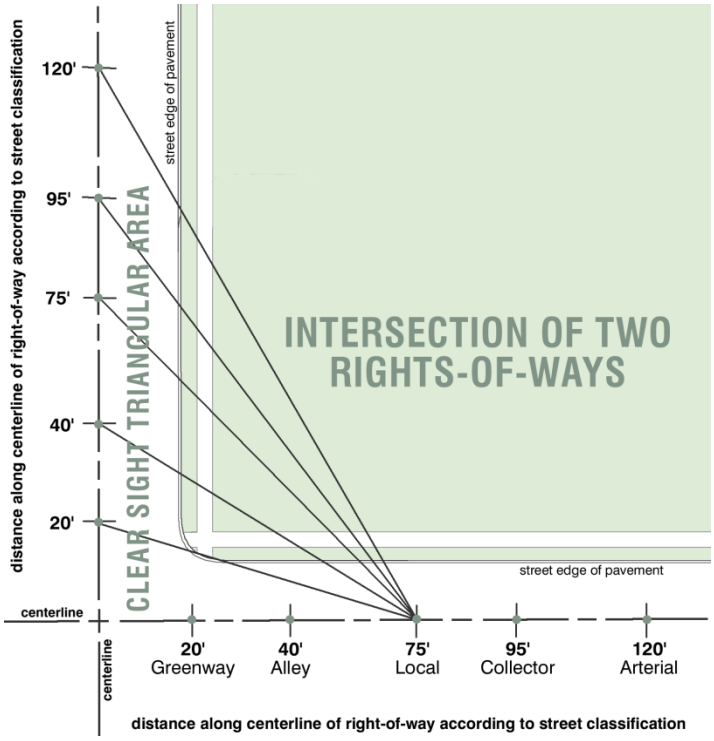


Diagram C Clear Sight Triangular Area - Intersection of 2 ROWs; illustrates Local Street intersecting with another ROW

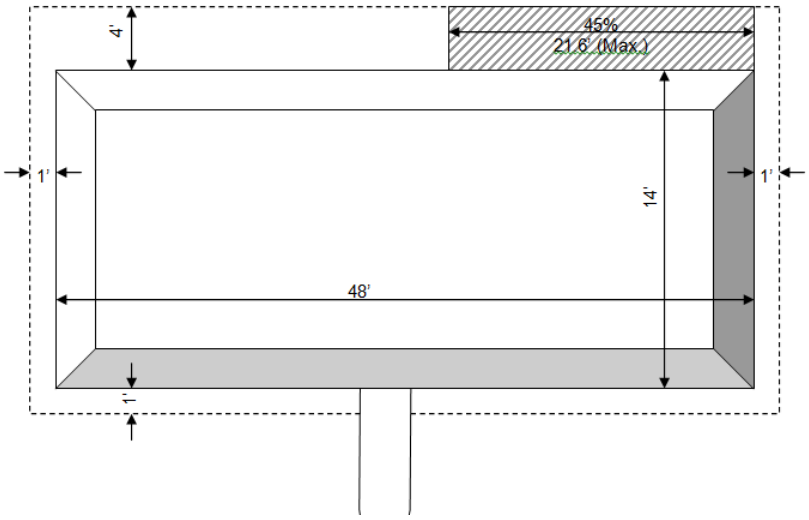
D

Double-faced Sign: A sign consisting of two parallel faces supported by a single structure.

E

Electronic variable message Sign (EVMS): A sign, or component of a sign, such as an electrically or electronically controlled message center, where the characters, letters, or illustrations can be changed or rearranged either in the field, or from a remote location, without physically altering the face or the surface of the sign. *See photo image below left.*

Extension: For purposes of sign regulation, any vertical or horizontal embellishments to an advertising sign designed as a part of, and integrally incorporated into, the announcement, declaration, device, demonstration or insignia used as a part of such sign (*See diagram below right*).



F

Façade: An exterior wall of a building or structure that faces a public or approved private street.

Flag: Any fabric or similar light-weight material attached at one end of the material, usually to a staff or pole, so as to allow movement of the material by atmospheric changes.

Flag: Any fabric or similar light-weight material attached at one end of the material, usually to a staff or pole, so as to allow movement of the material by atmospheric changes.

Flashing Sign: A directly or indirectly illuminated sign that exhibits changing light, color or effect by any means, so as to provide intermittent illumination, or that includes the illusion of intermittent or flashing light by means of animation.

Freestanding Sign: Any sign that has supporting framework that is placed on, or anchored in, the ground and is independent from any building or other structure.

Frontage: The common line of contact of a property with the right-of-way along a lot line that may allow unobstructed, direct access to the property. Frontages may be further distinguished by the type of right-of-way or type of property abutted.

Frontage, Street (street frontage): A frontage in which the right-of-way is a street. Public or private may be distinguished as well.

Frontages

Commuter Frontage: A frontage in which the right-of-way has been designated as a Commuter Street by a neighborhood, corridor, master or similar plan and delineated in the plan adopted at the time of rezoning. A Commuter Street is designed to allow automobiles to access a parking garage from collector or arterial streets without crossing any designated Pedestrian Frontage. The building frontage meets or is subject to the requirements for a T.5 MM Commuter frontage as defined in the Indianapolis Regional Center and Metropolitan Planning Area Multi-modal Corridor and Public Space Design Guidelines (August 2008).

Connector Frontage: A frontage in which the right-of-way has been designated as a Connector Street by a neighborhood, corridor, master or similar plan and delineated in the plan adopted at the time of rezoning. A Connector Street is designed to provide pedestrian-friendly, multi-modal connections throughout a mixed-use district. The building frontage meets or is subject to the requirements for a T.6 MM Connector frontage as defined in the Indianapolis Regional Center and Metropolitan Planning Area Multi-modal Corridor and Public Space Design Guidelines (August 2008).

Park Frontage: The common line of contact of a property with the lot line of a greenway, public park, waterway, or similar outdoor space accessible by the public.

Pedestrian Frontage: A frontage in which the right-of-way has been designated as a Pedestrian Street by a neighborhood, corridor, master or similar plan and delineated in the plan adopted at the time of rezoning. A Pedestrian Street is designed to provide continuous, convenient pedestrian access and mobility along the street with no or very limited interruptions, curb cuts or parking areas. The building frontage meets or is subject to the requirements for a T.2 MM Pedestrian frontage as defined in the Indianapolis Regional Center and Metropolitan Planning Area Multi-modal Corridor and Public Space Design Guidelines (August 2008).

G

Governmental Sign: Signs designed for control of, or to provide information to, traffic and other regulatory functions and signs of public service companies indicating danger and aids for service or safety that are erected by the order of a public officer in the performance of his/her public duty. See related “Public Sign”.

Grade, Established Street: The elevation of the street pavement abutting the property as fixed by the appropriate government agency measured at the crown of the street, which is the highest point, most often at the centerline, of a street cross-section of the street pavement between the curb lines.

Grade Level: The lowest point of elevation of the finished surface of the ground, paving or sidewalk and similar surface improvements. For purposes of sign regulation, grade level is the lower of 1) existing grade prior to construction, or 2) existing grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.

Ground Floor: That story that contains finished floor area closest to, but not below, grade level. In cases in which the only story with finished floor area is below grade level, that story with finished floor area closest to grade level is considered the ground floor.

Ground Sign: Any freestanding sign constructed in or on the ground surface with its sign face extending downward to or near the ground surface and is supported on a frame by one or more uprights or braces.

H

I

Incidental Sign: Small permanent, freestanding or building sign located on or within 5 feet of specific areas of a site including pedestrian entrances and exits, parking areas, loading areas, service areas, drive-through service areas, natural landscaping areas, rain gardens, bioswales and storm water management features, and hazardous materials areas.

Informational site: An area or site established and maintained within or adjacent to the right-of-way of a highway on the interstate system by or under the supervision or control of a state highway department, wherein panels for the display of signs may be erected and maintained.

Integrated Center: An area of development (commercial, industrial or any combination of commercial, industrial and residential uses) that includes multiple businesses or uses in one or more buildings that share common-site facilities. Specifically, an area of development with a single building that includes two or more separate businesses or uses is classified as an integrated center. Two or more buildings are classified as an integrated center if the development encompassing and serving the two or more buildings:

1. Is three acres or more in size;
2. Is comprised of one or more lots;
3. May include any combination of commercial or industrial uses; and
4. Has three or more of the following characteristics:
    a. Two or more separate businesses or uses occupy the buildings.
    b. Shared vehicle access to a public street.
    c. Common property ownership.
    d. Development is regulated by shared conditions of approval of a land use petition.
    e. Included in the common naming of the property or shared marketing of the property.

In addition, any lot that abuts a lot determined to be an integrated center is also considered a part of the integrated center if the abutting lot shares vehicle access to a public street with that integrated center and does not have its own direct vehicle access to a public street.

Interior Sign: Any sign not visible from the exterior of the building or structure and located within the interior of any building or structure, or within an enclosed lobby or court of any building.

J

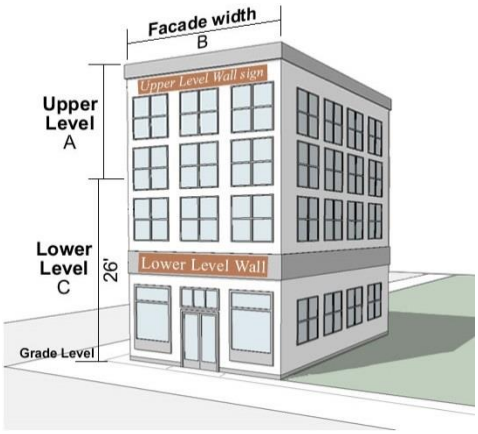
K

L

Legally established nonconforming Sign: Any sign and its support structure lawfully erected prior to the effective date of the adoption of this ordinance that fails to conform to the requirements of this chapter. A sign that was erected in accordance with a variance granted prior to the adoption of this chapter and does not comply with this chapter shall be deemed to be a legal nonconforming sign. A sign that was unlawfully erected shall be deemed to be an illegal sign.

Legible: Capable of being read with certainty without visual aid by a person of normal visual acuity.

Lower level building sign: A permanent building sign located in its entirety on either the first 26 feet of building height, or the building height, whichever is lesser (measured from grade level). Examples include wall, projecting, awning, canopy, marquee, or window sign. *See diagram at right.*



M

Maintain: For purposes of sign regulation, maintain is to repair, service or refurbish a sign or structure or any part thereof, in an identical manner or change any identical component of the sign.

Main-Traveled Way: The traveled way of a highway on which through traffic is carried. In the case of a divided highway, the traveled way of each of the separated roadways for traffic in opposite directions is a main-traveled way. The term "main-traveled way" does not include such facilities as frontage roads, turning roadways or parking areas.

Marquee: Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of a building, generally designed and constructed to provide protection from the weather.

Marquee Sign: Any building sign painted, mounted, constructed or attached in any manner on a marquee.

Message center: A sign or component of a sign that contains a changing display within the copy area that turns on and off or changes electrically or electronically for a specific period of time. *See photo image at right.*

Mile Square: The geographic area within the Regional Center and North Meridian Street Corridor secondary zoning district bound by North Street, East Street, South Street, and West Street and including any lot with frontage on North Street, East Street, South Street, and West Street.

Mural*:* A design or representation painted, drawn or similarly applied on the exterior surface of a structure and the only text includes the artist's name and date of installation.

N

O

Off-premises Sign: A sign that directs attention to a business, profession, commodity, or service offered on the property other than that on which the sign is located. This limitation does not apply to the content of noncommercial messages.

On-premises Sign: A sign that directs attention to a business, profession, commodity, or service offered on the property on which the sign is located. This limitation does not apply to the content of noncommercial messages.

One-time event Sign: A temporary sign that is authorized for a 3-day or 10-day period. One-time event signs may be a freestanding or building sign. One-time event signs may be made of nondurable materials, such as pennants, banner, flags (unofficial or official), air-filled, as well as more durable materials such as wood, metal, plastic.

Outdoor Advertising Off-Premise Sign: Any off-premises sign that directs attention to any business, profession, product, activity, commodity, or service that is offered, sold, or manufactured on property or premises other than that upon which the sign is located. This limitation does not apply to the content of noncommercial messages. Same as billboard or advertising sign. *See photo image at right.*

P

Parapet (wall): That portion of a building wall that rises above the roof level.

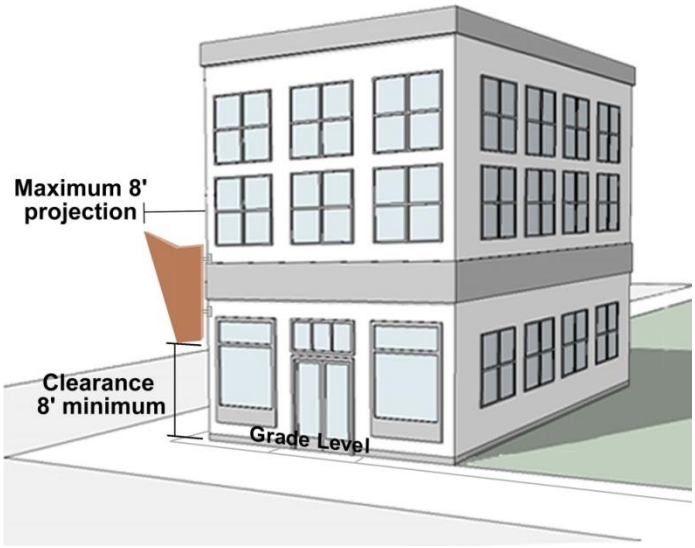
Pedestrian sign: Small freestanding sign that is located in pedestrian areas, such as sidewalks or plazas and that is less than 40 lbs. and movable. Pedestrian sign may be an A- or T-framed sign. Banner may be a pedestrian sign if located on fencing or a landscaping wall.

Permanent Sign: A nontemporary sign designed and intended for long-term use.

Pole Sign: Any freestanding sign that has its supportive structures anchored in the ground and has a sign face elevated above ground level. *See diagram under Clearance.*

Primary Street Façade: The building façade facing the street from which the building gets its street address.

Projecting Sign: Any sign that is affixed to a building or wall in such a manner that its leading edge extends more than eighteen inches beyond the surface of such building or wall face.



Protected Areas: All areas inside the boundaries of Marion County which are adjacent to and within 660 feet of the edge of the right-of-way of all highways within the county. When a highway terminates at a county boundary that is not perpendicular or normal to the centerline of the highway, the term "protected areas" also refers to all areas inside the boundary of such county which are within 660 feet of the edge of the right-of-way of the highway in the adjoining county.

Protected District. Specific classes of zoning districts that, because of their low intensity or the sensitive land uses permitted by them, require buffering and separation when abutted by certain more intense classifications of land use. A protected district does include any dwelling district, historic preservation district, hospital district, parks district, university quarter district, SU-1 (church) district or SU-2 (school) district.

Public Sign: Any sign required or specifically authorized for a public purpose by any law, statute or ordinance which may be of any type, number, area, height above grade, location, illumination or animation, required by the law, statute or ordinance under which the signs are erected. See also "governmental sign."

Public way: A right-of-way for transportation purposes among other purposes, such as a highway, street, transit line, avenue, boulevard, road, lane, or alley.

Q

R

Roof Line: The uppermost edge of the water-carrying surface of a building or structure.

Roof-integral Sign: Any building sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, so that no part of the sign extends vertically above the roof. *See photo image left.*

Roof Sign: Any building sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the roof. *See photo image below left.*

Rotating Sign: Any sign or portion of a sign designed to revolve or move in a similar manner by means of electrical power. *See photo image right.*

ROW: Right-of-way.

S

Scenic Area: An area of particular scenic interest or historical significance which is designated by or pursuant to local or state law as a scenic area.

Setback Line: A line that establishes the distance a building, structure, or portion thereof, can be located from a lot line or right-of-way line (*see Diagram H below*).

Setback: The horizontal distance established by ordinance between a right-of-way line or a lot line and the setback line (*see Diagram H below*).

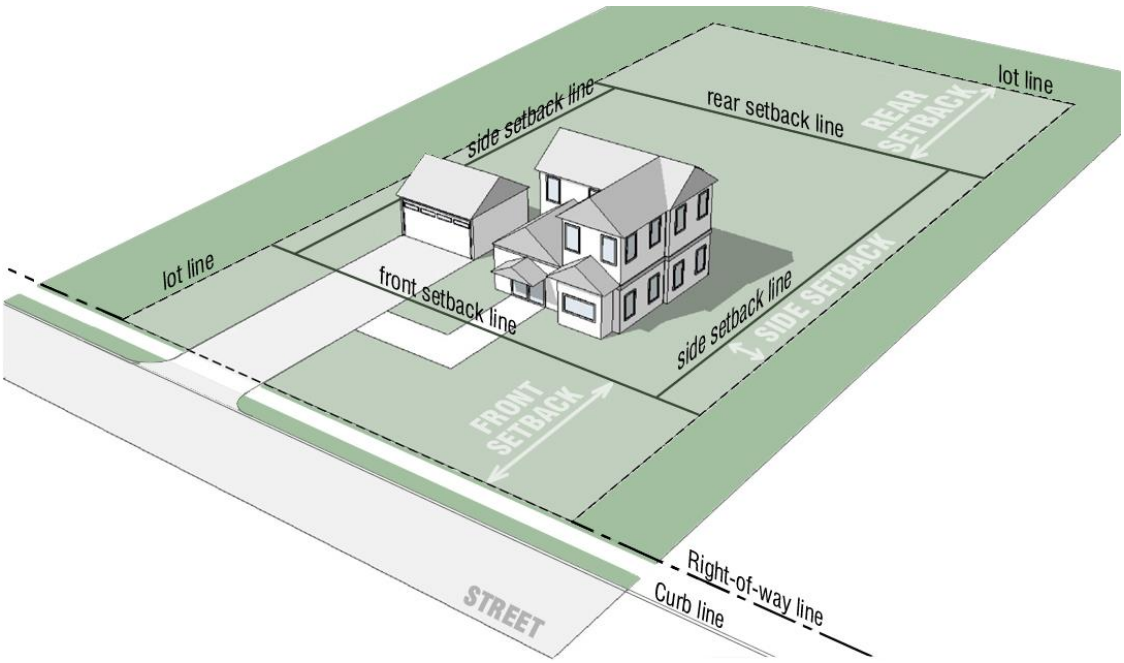
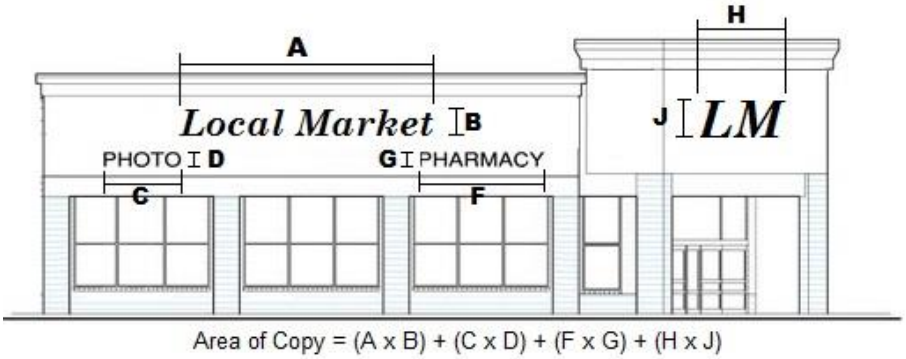


Diagram D Setbacks

Sign: Any structure, fixture, placard, announcement, declaration, device, demonstration or insignia used for direction, information, identification or to advertise or promote any business, product, goods, activity, services or any interests.

Sign area: The area of a sign face (which is also the sign area of a wall sign or other sign with only one (1) face). Sign area shall be computed by using the smallest square, rectangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself *(refer to Diagram Y)*.



Area of Copy

The entire area within a single, continuous perimeter composed of squares or rectangles, which enclose the extreme limits of the advertising message, announcement or decoration on a fascia or wall sign

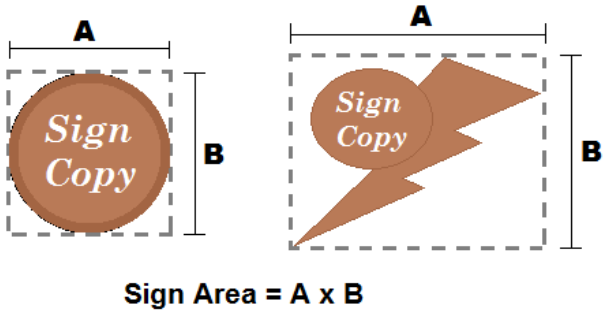


Diagram E Sign Area Calculation

Area of Sign

The area of the largest single face of the sign within a perimeter which forms the outside shape including any frame, forms an integral part of the display, but excluding the necessary supports or uprights on or the sign

Sign Band: The horizontal piece of a façade framework, within which a sign is permitted, located between the top of a first story window or first story door and the base of a second story window (*see Diagram A at right*).

Sign Encroachment: The placement of any sign or sign support structure or the extension of any part of a sign or sign structure into a required yard, street right-of-way or alley right-of-way.

Sign Face: The surface of the sign upon, against, or through which the message of the sign is exhibited.

Sign Height: The height of the sign shall be computed as the vertical distance measured from the base of the sign at grade to the top of the highest attached component of the sign (*refer to Diagram Z below*).

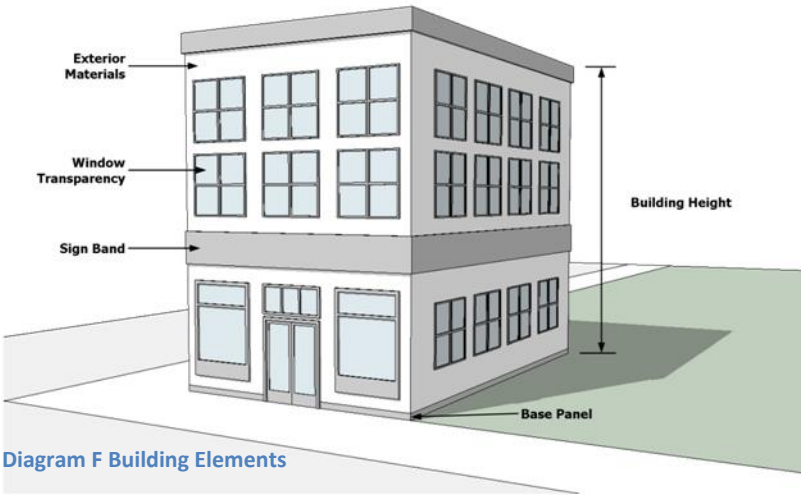


Diagram F Building Elements

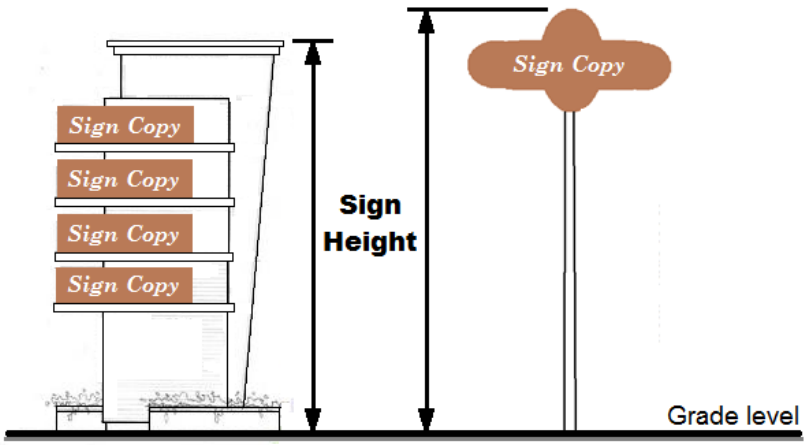


Diagram G Sign Height

Sign Structure: Any structure, including the supports, uprights, bracing and framework that supports or is capable of supporting any sign.

Sign Type: Itemized categories of freestanding or building signs.

Sky Exposure Plane: An imaginary sloping surface, consisting of 3 types, rises over designated lots in the CBD-1 and CBD-2, as specified in sections 742-106.B and C for purposes of limiting height of building, signs and other structures. See Sec. 740-309 (Measurements and Calculations) Diagram U.

Spandrel: A roof-like structure that covers the fuel dispenser serving as a second-tier canopy, may be a lighting source for the dispensing area, may serve to identify the individual fuel dispensers or pumps, and may display signage (see Sign Diagram 25).

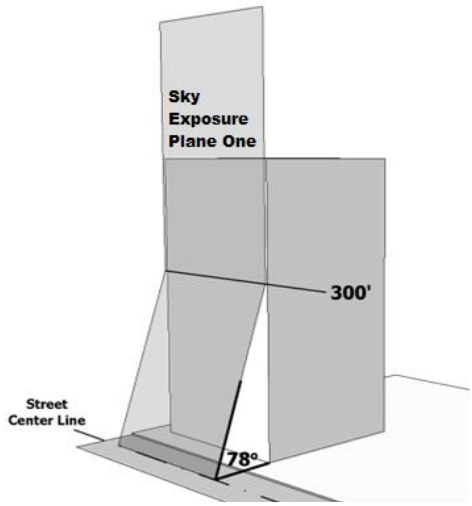


Diagram H Sky Exposure Plane One

Spandrel Sign: Any sign that is a part of or attached to the spandrel structure (see Sign Diagram 25).

Street: A public way, the right-of-way that is at least 35 feet in width. See also “Streets.”

Streets (see Diagram I)

Collector Street: A Street primarily designed and intended to collect traffic from an area and move it to an arterial while also providing substantial service to abutting land uses.

Corridor Street: Principal streets within the SZ-1 and SZ-2 Districts, more specifically defined as 16th Street, Holt Road, and 10th Street.

Cul-de-sac: A Street having only one open end that is permanently terminated by a vehicle turnaround.

Eligible Public Street: Pertaining only to sidewalks, that portion of a public street abutting a lot or project, or that portion of a public street between the lot lines extended from which a lot or project can gain access.

Expressway: A Street so designated by the Official Thoroughfare Plan for Marion County, as amended, primarily designed as access controlled routes with design and operational characteristics similar to freeways, with some intersections at grade level. Access control is usually obtained by using medians, frontage roads, and by selectively locating intersections. These roads are designed for relatively high speed operation.

Freeway: A Street so designated by The Official Thoroughfare Plan for Marion County, as amended, primarily designed as divided highways with full control of access and grade-separated interchanges. Primary function is movement of traffic, in particular long trips made within and through the study area. These roads are designed for relatively high-speed operation (e.g. 55 mph). Also known as an interstate.

Interior Street: Streets within the SZ-1 and SZ-2 Districts that are not identified as Corridor Streets are considered Interior Streets.

Local Street: A street primarily designed and intended to carry low volumes of vehicular traffic movement at low speeds (e.g. 20 to 30 mph) within the immediate geographic area. Their primary function is to service abutting land-uses.

Marginal Access Street (or Marginal Access Road): A local street with control of access auxiliary to and located on the side of an arterial, thoroughfare, expressway, or freeway for service to abutting property.

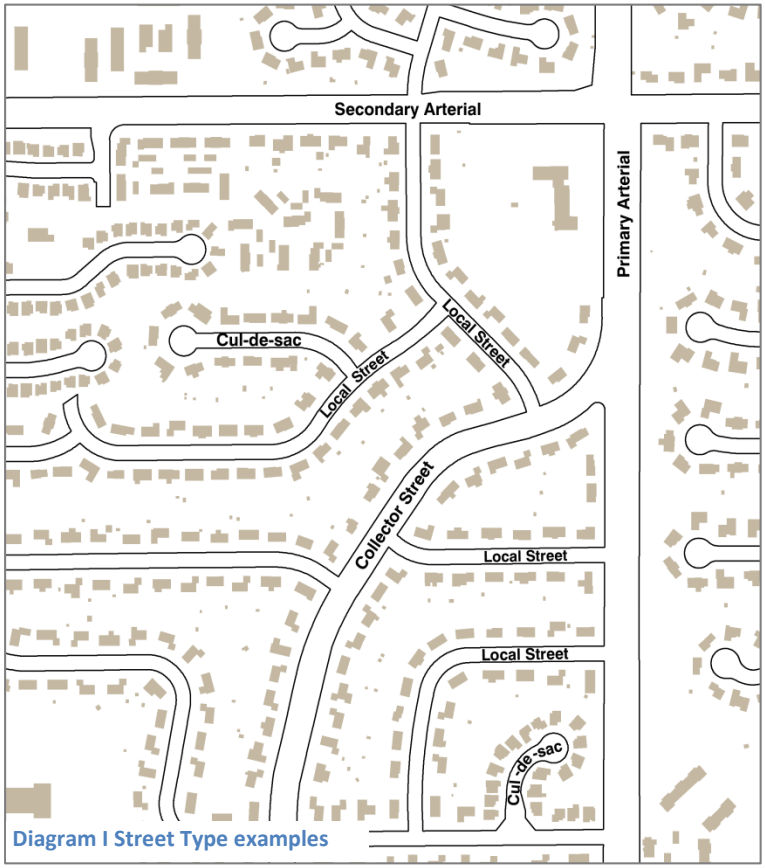


Diagram I Street Type examples

Primary Arterial: A Street so designated by The Official Thoroughfare Plan for Marion County, as amended, primarily designed and intended to have greater traffic-carrying capabilities and higher levels of service than other grade level routes to channel major traffic movements. They either carry higher volumes than other adjacent routes or have the potential to carry higher volumes. They serve as connecting routes to the freeway system and to other primary arterials, and are oriented primarily to moving through traffic rather than serving abutting land use.

Private Street: A privately held right-of-way, with the exception of alleys, essentially open to the sky for the purposes of vehicular and pedestrian travel affording access to abutting property, whether referred to as a street, road, expressway, arterial, thoroughfare, highway, or any other term commonly applied to a right-of-way for said purposes. A private street may be comprised of pavement, shoulders, curbs, sidewalks, parking space, and similar features.

Public Street: A publicly dedicated, accepted and maintained right-of-way, with the exception of alleys, essentially open to the sky and open to the general public for the purposes of vehicular and pedestrian travel affording access to abutting property, whether referred to as a street, road, expressway, arterial, thoroughfare, highway, or any other term commonly applied to a public right-of-way for said purposes. A public street may be comprised of pavement, shoulders, gutters, curbs, sidewalks, parking space, and similar features.

Secondary Arterial: A street so designated by The Official Thoroughfare Plan for Marion County, as amended, primarily designed and intended to serve a higher percentage of short trips than do primary arterials. They carry significant volumes and are needed to provide system continuity.

Suspended Sign: Any building sign that is suspended from the underside of a horizontal plane surface and is connected to this surface. *See diagram at right.*

T

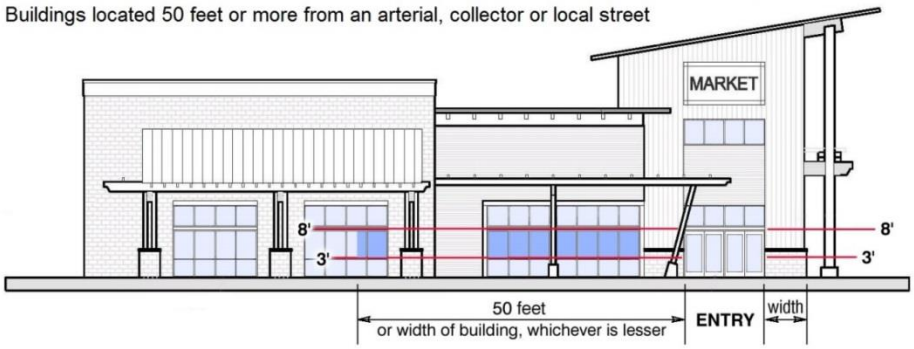
T-frame Sign: A portable sign utilizing an inverted "T" style of framing structure to support the sign.

Temporary Sign: Any sign that is not permanently affixed or installed, and is intended to be displayed for a limited period only. For illustrative purposes only, examples of such signs may include signs posted by a realtor or candidate, banners, pennants, wind and balloon signs.

Transparent: Having the property of transmitting rays of light and not reflect more than 30% of visible light through its substance so that bodies situated on both sides can be distinctly seen.

Transparency: Expressing the level of visibility provided and maintained between an inside and outside activity area of the building, which is usually through the windows and doors; this ratio is expressed as a percentage. Transparency must be maintained and unobstructed to allow visibility between the two areas. For calculations, refer to Sec. 740-303 (Building Measurements and Calculations) Diagram M.

$$\text{Transparency ratio} = \frac{\text{Sum of transparent areas within the ground floor wall area (sq.ft.)}}{\text{Ground floor wall area between 3 ft. and 8 ft. above grade level (sq.ft.)}} \times 100 = \quad \%$$



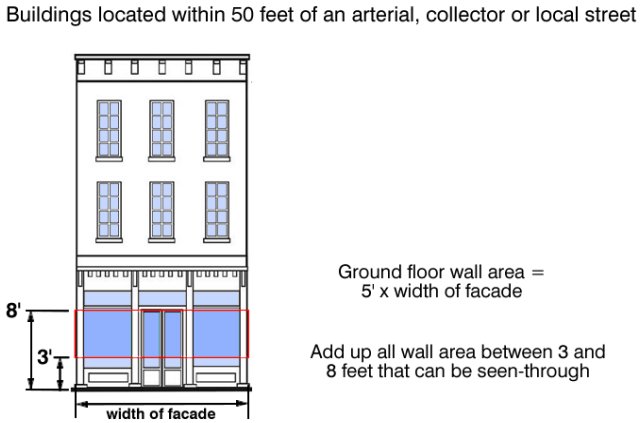


Diagram J Ground floor transparency

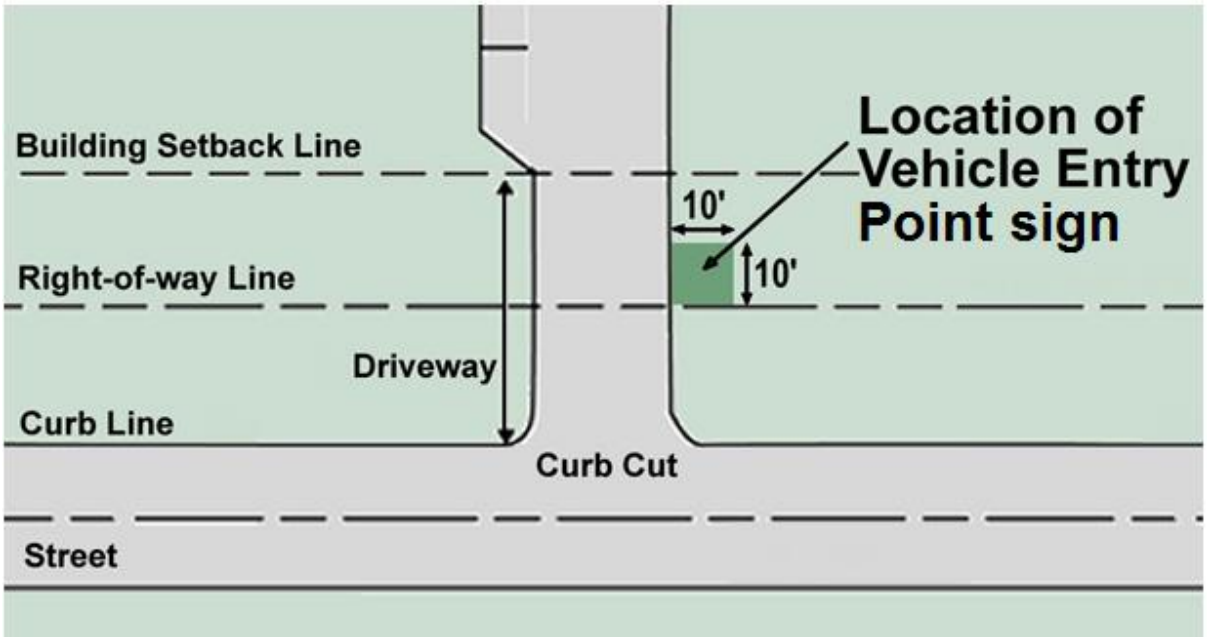
U

Upper Level Business Sign. A permanent building sign, located in its entirety, on a building façade above 26 feet in height, measured from grade level. Examples include wall, projecting, or roof-integral signs.

V

Valance: A vertically hanging or suspended fringe on an awning or canopy, often used as a decorative element.

Vehicle Entry Point Sign: Freestanding, permanent on-premises sign accessory to the primary use of land located within 10 feet of the right-of-way and the pavement of a driveway. *See diagram at below*.



W

Wind Sign: A sign of light-weight fabric or similar material attached at one end to a pole or similar apparatus so as to swing freely, inflate and flutter by movement of the wind. *See Air-filled sign.*

Window Sign: Any sign that is placed: 1) inside of, and within two feet of, a window; or 2) upon the window panes of glass, and is visible from the exterior of the window.

Y

Yard Sign. Freestanding sign accessory to the primary use of land that is located in the yard of a lot, may be permanent or temporary, and may be either an on-premises or off-premises sign. For illustrative purposes only, examples may include signs posted by a realtor or home improvement company, sign expressing an opinion, and garage sale advertising.

Yard (See Diagram J)

Yard, Front: An open space unobstructed to the sky, extending fully across the lot while situated between the front lot line and a line parallel to the front lot line, that passes through the nearest point of any building or structure and terminates at the intersection of any side lot line.

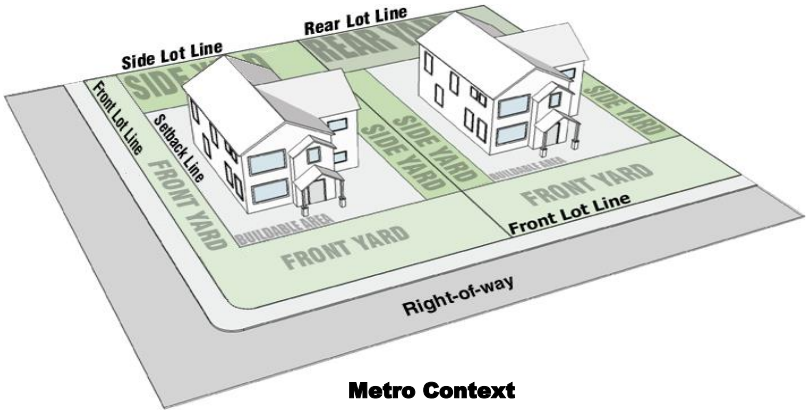
Yard, Interior: An open space unobstructed to the sky, extending fully across the mobile dwelling site while situated between the edge of pavement of the street or interior access drive

and a line paralleling thereto, that passes through the nearest point of any building or structure and terminates at the intersection of the individual mobile dwelling site's boundary lines.

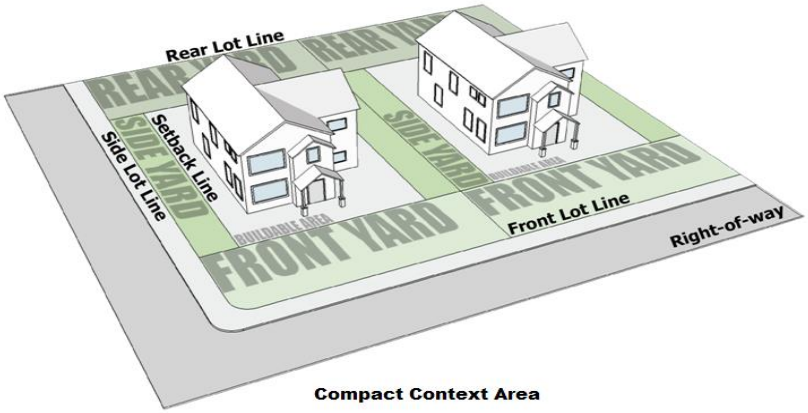
Yard, Perimeter: A required yard of a project, in addition to the front yard, situated between and extending along the project boundary or lot line that abuts adjoining property or an alley and an interior line paralleling thereto. The width of said yard is determined by the applicable zoning district of the ordinance.

Yard, Rear: An open space unobstructed to the sky, extending fully across the lot situated between the rear lot line and a line parallel to the rear lot line that passes through the nearest point of any building or structure and terminates at the intersection of any side lot line.

Yard, Required: That portion of any yard abutting a lot line having a minimum depth as area required by the particular zoning district in which it is located.



Metro Context



Compact Context Area

Diagram K Yards

Yard, Side: An open space unobstructed to the sky extending the length of the lot situated between a side lot line and a line parallel to the side lot line that passes through the nearest point of any building or structure and terminates at the point of contact with any rear or front yards or any lot line, whichever occurs first.

Yard, Transitional or Yard, Transitional Required: That portion of any yard abutting a protected district having a minimum depth as required by the particular zoning district in which it is located and acting as a buffer between 2 or more land uses of different intensity. A transitional yard is a required yard, provided in lieu of the minimum required front, side or rear yard specified for the district in which it is located when an above noted protected district abuts.