

CHAPTER 2

DEFINITIONS

9-2-1: Definitions, General

- 9-2-1-1 In the construction of this Title, the rules and definitions contained in this Chapter shall be observed and applied. In further amplification and for clarity of interpretation of the context, the following definitions of word use shall apply:
- 9-2-1-2 Words in the singular shall include the plural, those in the plural number shall include the singular.
- 9-2-1-3 Words in the present tense shall include the past and future tenses and words in the future shall include the present tense.
- 9-2-1-4 Words used in the masculine gender shall include the feminine and neuter genders.
- 9-2-1-5 The word “shall” is mandatory, while the word “may” is permissive.

9-2-2: Listing of Definitions:

Words, terms and phrases underlined within definitions are those which are themselves defined in this Chapter.

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

ADJOINING LOT OR LAND: A lot or parcel of land which shares all or part of a common lot line with another lot or parcel of land.

AFFECTED LAND (BY SURFACE MINING): The area of land from which overburden is removed for surface mining or upon which overburden is deposited; that area used for a processing plant, stockpile area and that area of land utilized for drainage, ditches, haulage, roads, and settling pond impoundments which are constructed, created, extended, enlarged or expanded.

AGRICULTURAL USE: Land serves an agricultural use when plants are produced by tilling the soil or through floriculture, horticulture, mushroom growing, nurseries, orchards, or forestry; or when animal products are produced through the breeding, raising or feeding of livestock, including poultry, swine, sheep, cattle, horses or other equines, fur-bearing animals, caprines, fish and wildlife or when agricultural experimental activities are being conducted or when land lies fallow and these activities compose the principal use of land.

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

AIRPORT, RESTRICTED LANDING AREA: Any area of land, water, or both, which is used or is made available for the landing and take-off of aircraft and which is not used for commercial purposes.

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

AMPHITHEATER: A facility, which may include buildings or structures, used for theatrical events, including but not limited to, concerts, shows, meetings, seminars and entertainment.

AMUSEMENT PARK: An outdoor facility, which may include structures and buildings, where there are various devices for entertainment, including, but not limited to, rides, booths for the conducting of games or sale of items, and buildings for shows and entertainment.

ANIMAL: Any of the kingdom (Animalia) of living beings typically differing from plants in capacity for spontaneous movement and rapid motor response to stimulation.

ANIMALS, EXOTIC: Animals not indigenous to this Country.

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

ANIMAL HOSPITAL: A building and/or structure where animals or pets are given medical or surgical treatment by qualified persons and the boarding of animals is limited to short-term care incidental to the hospital use.

ANIMAL SHOW, CIRCUS: An outdoor facility, which may include buildings or structures or tents of a temporary nature featuring performing animals, acrobatic acts, clowns, feats of skill and daring, pageantry, etc.

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

APARTMENT, STEP: An apartment unit one-half (1/2) story below average ground elevation.

ARCHERY RANGE: An outdoor facility which may include buildings or structures used for target practice with bows and arrows.

ARENA, ENCLOSED: A building or structure housing a platform, ring, area, or the like, used for sports.

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

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

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

AUTOMOBILE, CAR WASH: A building or structure containing facilities for washing automobiles.

AUTOMOBILE, REPAIR SHOP: Any building, premise or land in which or upon which a business, service, or industry involving the maintenance, servicing, repair, or painting of vehicles is conducted or rendered.

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

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

AUTOMOBILE, SERVICE STATION: Any building, land area or other premise, or portion thereof, used or intended to be used for the retail dispensing or sales of vehicular fuels; including the sale and installation of lubricants, tires, batteries and similar accessories.

AUTOMOBILE, WRECKING YARD: Any land, building or structure where motor vehicles or the parts thereof, are stored or dismantled in the open and are not being restored to operation.

AVERAGE GROUND ELEVATION: The average level of the finished surface on the ground adjacent to the exterior walls of a building or structure.

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

BASEMENT (CELLAR): A story partly or wholly underground.

BEACH: A nearly level stretch of pebbles and/or sand beside a lake or water area which may be man-made or created by the action of the water.

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

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

BUILDING: A structure designed, built, or occupied as a shelter or roofed enclosure for persons, animals, or property, which is permanently affixed to the land. The term “building” is to be construed under this Title as if preceded by the word “permanent” and as if followed by the words “or parts thereof”.

BUILDING, ACCESSORY STRUCTURE OR USE: The use of land, buildings, and other structures which (1) is located or conducted on the same zoning lot as the principal building, use or structure, except as may be specifically provided elsewhere in this Title; and (2) is customarily incidental to, subordinate in purpose to, and serves the principal use; and (3) is clearly operated and maintained solely for the comfort, convenience, necessity or benefit of the occupants, employees, customers or visitors of or to the principal use.

BUILDING, ATTACHED: A building which shares a common wall with another building.

BUILDING, DETACHED: A single building which shares o common wall with another building and is surrounded by open space.

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

BUILDING SETBACK LINE: A line on a lot or parcel parallel to the property lines or street right-of-way line at sufficient distance to provide the required yards, delineating the area in which structures are permitted subject to the provisions of this Title.

BUILDING AND ZONING OFFICER: The Building and Zoning Officer of the Village of Holiday Hills, Illinois.

BULK REGULATIONS: The term used to indicate the distance of setbacks of buildings or structures and the location of same with respect to one another and including but not limited to the following: (1) size and height of buildings; (2) location limits of exterior walls and overhangs in relation to property lines, streets, other structures, etc.; (3) the maximum land coverage of buildings or structures; (4) all

yard setbacks required for buildings; (5) minimum amount of lot or parcel area required per dwelling unit.

BUMPERS: A permanently anchored device in each parking stall which blocks the front wheels of a vehicle.

BUS TERMINAL: Any premises for the transient housing or parking of motor driven buses and the loading and unloading of passengers.

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

CAMP, DAY: A camp not providing overnight accommodations.

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

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

CEMETERY: Property used for the interring of the dead.

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

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

CLINIC, VETERINARY: A building in which medical care is given to animals and where animals may be boarded overnight, if required for medical and/or for research purposes.

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

COIN OPERATED AMUSEMENT DEVICE: Any machine which upon monetary exchange between patron and owner and/or his employee or upon the insertion of a coin, slug, token, plate or disc may be operated by the public generally for the use as a game, entertainment or amusement, whether or not registering a score. It

shall include such devices as marble machines, pinball machines, electronic games, skill balls, mechanical grab machines, pool tables, coin-operated music players and all games, operations or transactions similar thereto under whatever names games may be known.

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

COMPREHENSIVE PLAN (GENERAL PLAN, CITY PLAN, MASTER PLAN): An official document or documents that comply with State statutes, are officially adopted by a county, city or village and officially recorded, which set forth its general policies regarding the long term land use development of the jurisdiction.

CONDITIONAL USE: A use which because of its unique characteristics cannot be classified in any particular Zoning District.

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

COUNTRY CLUB: A facility, usually a building or structure, erected or associated with a golf course or other leisure time activities.

COUNTY: McHenry County, Illinois.

COUNTY RECORDER: The County Recorder of Deeds of McHenry County, Illinois.

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

DISABILITY/DISABLED PERSON: A person with a disability which is consistent with the definition of "disability" in the Americans with Disabilities Act, as amended from time to time.

DWELLING: A building, exclusive of mobile homes, recreational vehicles, hotels or motels containing as its principle use one (1) or more dwelling units.

DWELLING, GROUP: A residential structure providing common kitchen and/or bathroom facilities for five (5) or more unrelated persons. Examples of group dwellings include rooming houses, boarding houses, fraternities, sororities, and dormitories. A residential alternative for disabled persons shall not be considered a group dwelling.

DWELLING, MULTIPLE FAMILY: A building containing three (3) or more dwelling units used for residential occupancy, including apartment houses, non-transient apartment hotels, rooming houses, boarding houses, fraternities, sororities, dormitories and similar housing types but not including hotels, motels, hospitals, foster family homes, long-term care facilities or semi-independent group residents.

DWELLING, SINGLE FAMILY: A dwelling which is a detached building containing only one (1) dwelling unit.

DWELLING, TWO FAMILY: A dwelling containing two (2) dwelling units each with completely separate entrances.

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

EROSION: The wearing away of the land surface by the action of wind, water or gravity.

FAMILY: One (1) or more individual(s) occupying a dwelling unit and living as a single household unit.

FAIRGROUNDS: An area wherein buildings, structures and land are used for the exhibition of livestock, farm products, etc. and/or for carnival-like entertainment.

FLEA MARKET: An occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.

FRONTAGE: All of the property fronting on one side of the street between the two nearest intersecting streets, measured along the line of the street or, if deadened, then all of the property abutting on one side between an intersecting street and the dead end of the street.

FRONTAGE, LOT OR PARCEL: That boundary of a lot or parcel along a dedicated street, non-dedicated street or any easement of access recorded prior to June 25, 1978, as measured between side lot or parcel lines; for a corner lot, the shortest lot or parcel line adjoining the street or easement is the front lot or parcel line or frontage.

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

GAME BREEDING AND SHOOTING PRESERVE AREA: An area licensed by the State of Illinois under Illinois statutes, as amended, which must meet certain requirements for area and operating procedures, and which is granted special hunting privileges.

GARAGE, PRIVATE: An accessory building or an accessory portion of the principal building, including a carport, which is intended for and used for storing privately owned motor vehicles, boats and trailers of the family or residents on the premises, and in which no business service or industry is carried on.

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

GARAGE, STORAGE: A building designed or used exclusively for the storage of motor vehicles (i.e., car, truck, boats, trailers and/or buses), and in which motor fuels and oils are not sold and motor vehicles are not equipped, repairs, hired or sold.

GOLF COURSE: A tract of land for playing golf, improved with trees, greens, fairways, water hazards and which may include buildings and shelters.

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

HEALTH DEPARTMENT: McHenry County Department of Health.

HEIGHT, ACCESSORY BUILDING: The vertical distance from the average ground elevation to the highest point of the ridge.

HEIGHT, BUILDING: The vertical distance from the average ground elevation to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level which is located midway between the eaves and ridge for gable, hip or gambrel roofs. Chimneys, towers, spires, elevator penthouses, cooling towers and similar projects are not included in calculating building heights.

HEIGHT, STRUCTURES (OTHER THAN BUILDINGS): The vertical distance as measured from the average ground elevation to the highest point on such structure.

HELIPORT: An area, either at ground level or elevated on a structure licensed or approved for the loading and takeoff of helicopters, and including auxiliary facilities such as parking, waiting room, fueling and maintenance equipment.

HOME OCCUPATION: Any activity carried out by a resident conducted as an accessory use in the resident's dwelling.

HORSE FARM: A building or structure and/or land whose operator keeps equines primarily for breeding and boarding and which operation may or may not be incidental to the owner's primary occupation.

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

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

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

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

INNOVATIVE ENERGY SYSTEM: Energy systems such as, but not limited to, solar devices or wind devices which provide energy for individual or clustered uses. However, incidental excess energy may be transferred within the limits of the law. All innovative energy systems must be on-site systems in the case of individual buildings or contained within clustered units.

INNOVATIVE WASTE DISPOSAL SYSTEMS: Waste disposal systems which existed at the time of the adoption of this Title and are not in widespread use, or waste disposal systems which are developed in the future, either of which are at least as effective as conventional systems and have equal or less severe effects on the environment. Village Board review and Health Department approval are necessary before a deviation or variation of this Title is granted for an "innovative waste disposal system" A list of approved waste disposal systems will be maintained by the Health Department to facilitate the granting of a deviation of this Title, in lieu of a variation.

KENNEL, COMMERCIAL: Any building or structure used or intended to be used for the housing of dogs or domesticated animals. Commercial activities may include but need not be limited to, public boarding, wholesaling of dogs or domesticated animals and sale of items or products related to dog or domesticated animal care.

KENNEL, PRIVATE: Any accessory building or structure used or intended to be used for the housing of dogs or domesticated animals kept for the purposes of raising, breeding, training, exhibiting and sale. All dogs kept must be owned or co-owned or under contract to the owner or lessor of the site.

LABORATORY: A building or group of buildings wherein scientific research, investigation, testing, experimentation or housing of laboratory animals occurs; but not on for the manufacture or sale of products other than reports. It may include temporary pilot plant installations which are incidental to the main purpose of the facility.

LANDFILL: A site for solid waste disposal.

LAUNDROMAT: An establishment providing washing, drying or dry cleaning machines on the premises for rental use to the general public for family laundering or dry cleaning purposes.

LONG TERM CARE FACILITY: A facility which provides limited medical or nursing care on the premises, to three (3) or more persons unrelated to the operator of the facility, by blood or marriage, who are affected with disease, problems of aging, mental or emotional handicaps or are chronically ill; infirm or suffering from other bodily disorders. Maintenance and personal care may also be given at a long-term care facility. Sheltered care, intermediate care and skilled nursing care facilities are considered "long-term care facilities".

LOT: A lot of record which is a part of a subdivision, the plat of which has been duly authorized and recorded in the Office of the Recorder of Deeds of McHenry County, Illinois, and which is intended to be used as a unit by one (1) building and its accessory buildings. Within all Zoning Districts, all lots are lots of record.

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

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

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

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

LOT OR PARCEL, COVERAGE: The amount of surface area of a particular lot or parcel that is covered or may be covered, by a building or structure, expressed as a percentage.

LOT OR PARCEL, WIDTH: The horizontal distance between the side lot or parcel lines or a lot or parcel measured at right angles to the depth, and the front building setback line.

LOT, REVERSED CORNER: A corner lot, the rear of which abuts upon the side of another lot, whether across an alley or not.

MARINA: A boat basin and recreational facility located on waterfront property which provides moorings for boats and having one (1) or more of the following facilities: boat launching ramps, boat sales and delivery facilities, boat repair, storage and fueling facilities and, boat construction and engine repair. (Provided the work is carried on within a building).

MINIMUM FLOOR ELEVATION: The lowest elevation permissible for the construction, erection or other placement of any floor including a basement floor.

MOBILE HOME: A structure, transportable in one or more sections, which is at least eight (8) feet in width and thirty-two (32) feet in length, which is built on a permanent chassis and is designed to be used as a dwelling unit, with or without a permanent foundation, when connected to the required utilities.

MOBILE HOME PARK (TRAILER PARK): An area of land upon which two (2) or more permanent mobile homes are harbored, either free of charge or for revenue purposes, including any building, structure, tent, vehicle or enclosure used or intended to be used as part of the equipment or facilities of such mobile home park.

MUSEUM: A building used for the preservation and exhibition of artistic, historical or scientific objects.

NONCONFORMING LOT: A lot of record or recorded deed, the area, dimensions or location of which was lawful prior to the effective date of this Title (i.e., June 25, 1992), or subsequent amendment thereto, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the Zoning District.

NONCONFORMING STRUCTURE OR BUILDING: A structure or building the size, dimensions or location of which was lawful prior to the effective date of this Title (i.e., June 25, 1992), or subsequent amendment thereto, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the Zoning District.

NONCONFORMING USE: A specific use or activity which was lawful prior to the effective date of this Title, or any applicable amendment thereto, but which fails by reason of such adoption, revision or amendment to conform to the present requirements of the Zoning District.

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

OPERATOR (SURFACE MINING): Any person, firm, partnership or corporation engaged in and controlling a surface mining operation, including political subdivisions and instrumentalities of the State of Illinois.

OVERBURDEN (SURFACE MINING): All of the earth and other material which lie above natural deposits of coal, clay, stone, gravel or other minerals and also such earth and other material disturbed from their natural state in the process of surface mining.

PARCEL: An area of land described by metes and bounds or by division making reference to the original government survey. For purposes of this Title, a parcel is not a lot.

PERFORMANCE STANDARDS: Criteria established to control smoke and particulate matter, noise, odorous matter, toxic matter, vibration, fire and explosive hazards, glare and radiation hazards generated by or inherent in uses of land of buildings.

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

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

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

PUBLIC SAFETY TRAINING AREA: An area used by police department, fire department, rescue squad units, civil defense units and any other related groups to conduct training maneuvers for the welfare and safety of the public.

PUBLIC UTILITY: A closely regulated private enterprise with an exclusive franchise for providing a public service.

RECYCLING CENTER: A structure, building and/or parcel where materials from the waste stream are collected and processed for reuse.

RECYCLING FACILITY: An area of land used for acceptance by donation, redemption, or purchase of recyclable materials from the public. Such facility does not process recyclables for reuse or use power-driven equipment. Recycling facilities may include: reverse vending machines, either singularly or located in groups, mobile units, kiosk type units or unattended containers placed for donation of recyclable materials.

RESIDENTIAL ALTERNATIVE FOR THE DEVELOPMENTALLY DISABLED: A community dwelling for developmentally disabled persons, in which the program's size and content is structured to meet the individual needs of the persons residing therein. This dwelling may also house such minimum staff persons as shall be required to meet the standards of Federal, State or local agencies, if applicable.

RESTAURANT: A building or structure where food and drink is prepared, served and consumed.

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

SALVAGE YARD: A building, structure or land where used vehicles, appliances, building fixtures and similar commodities are sorted, dismantled or offered for sale.

SAWMILL: A building, structure or land which houses equipment or apparatus for sawing logs and timber.

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

SEMI-INDEPENDENT GROUP RESIDENCE: A facility which provides resident services to seven (7) or more individuals of whom one (1) or more are unrelated. These individuals are aged or disabled persons or are undergoing adjustment or in

need of adult supervision in accordance with their individual needs. This category includes on licensed or supervised by Federal, State, or County health/welfare agencies such as group homes and halfway houses for all ages. However, a residential alternative for disabled persons shall not be considered a group dwelling.

SEMI-INDEPENDENT RESIDENCE: A facility which provides resident service in a private residence to six (6) or fewer individuals who are aged, disabled, undergoing adjustment, or in need of adult supervision, and are provided services and supervision in accordance with their appropriate Federal, State or County agency. However, a residential alternative for disabled persons shall not be considered to be a group dwelling.

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

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

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

SIGN: Any surface, fabric or device bearing lettered, pictorial, or sculptured material designed to convey information visually and exposed to public view; or a structure (including billboard or poster panel) designed to carry the above type of visual information.

SPOIL: Waste material which is exposed and removed in excavating.

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

STABLE, PROFESSIONAL: A structure and/or land in or on which an operator keeps equines primarily for boarding, training and giving lessons, but in no event are rented to the public.

STABLE, PUBLIC (i.e., LIVERY): A structure and/or land operating to keep equines for hire, and to solicit and promote business and remunerations for services as a primary source of income.

STACKING REQUIREMENTS: The number of cars that must be accommodated in a reservoir space while awaiting ingress or egress to specified businesses, services establishments, or parking lots.

STOCKYARD: An enclosure with pens, shed, etc. for the temporary keeping of livestock.

STORY: That part of a building between the wearing surface of a floor and the ceiling immediately above.

STORY, HALF: A basement or portion thereof, of which the finished floor is not more than four (4) feet below the adjoining outside finished grade at required windows.

STREET: A vehicular way which: (1) is an existing state, county or municipal roadway; or (2) is shown upon a plat approved pursuant to law.

STRUCTURAL ALTERATION: Any change in the supporting members of a building, such as foundation wall, bearing walls or partitions, columns, beams or girders or any substantial change in the roof or in the exterior walls, excepting such repairs as may be required for the safety, maintenance and upkeep of the building or structure.

STRUCTURE: Anything constructed, erected or placed which requires location in or on the ground, or in or on a body of water, or is attached to something having a location on the ground, including earthen works.

SURFACE MINING: The mining of any minerals by removing the overburden lying above natural deposits thereof, and mining directly from the natural deposits thereby exposed or the deposition of overburden therefrom.

THEATER: A building or part of a building devoted to showing motion pictures.

THEATER, DRIVE-IN: An open area of land with its appurtenant facilities devoted to showing motion pictures.

USE, ACCESSORY: See Building, Accessory.

USE, PRINCIPAL: See Building, Principal.

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

USE, INTENSIVE: Any agricultural, business, or industrial use liable to negatively influence surrounding uses.

USE, TEMPORARY: A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

VARIATION: A legal divergence or deviation from the requirements of this Zoning Ordinance.

VILLAGE: The Village of Holiday Hills, McHenry County, Illinois.

VILLAGE LANDS: All land within the Village of Holiday Hills.

VILLAGE BOARD: The Board of Trustees of the Village of Holiday Hills, Illinois.

VILLAGE CLERK: The Village Clerk of the Village of Holiday Hills, Illinois.

WALL: The vertical exterior surface of a building or the vertical interior surfaces which divide a building's space into rooms.

WAREHOUSE: A building used primarily for the storage of goods and materials.

WAREHOUSE, MINI: A building or group of buildings in a controlled access area that contain varying sizes of individual, compartmentalized and controlled-access stalls or lockers for the storage of a customer's goods or wares.

WATERCOURSE: Any natural or artificial watercourse, stream, river, draw, creek, ditch, channel, canal, conduit, culvert, drain, waterway, swale, gully, ravine or wash in which water flows in a definite direction of course, either continuously or intermittently, and which has a definite channel, bed and banks and shall include any area adjacent thereto, subject to inundation by reasons of overflow or floodwaters.

YARD: An open space, on the same zoning lot with a principal building or group of buildings, which is occupied and unobstructed from its lowest level upward, except as otherwise permitted in this Title, and which extends along a lot or parcel line and at right angles thereto to a depth or width specified in the bulk regulations for the Zoning District in which the zoning lot is located.

YARD, TRANSITIONAL: A more restrictive yard requirement for a Zoning District with a more intense use when it abuts a Zoning District with a less intensive use. The transitional yard area conforms to the most restrictive Zoning District.

ZONING BOARD OF APPEALS (ZBA): The Zoning Board of Appeals of the Village of Holiday Hills, Illinois.

ZONING DISTRICT: An area or areas within the Village of Holiday Hills for which the regulations and requirements governing use, lot size, building bulk, setbacks and other conditions of use are uniform.

ZONING ENFORCEMENT OFFICER (ADMINISTRATOR): The Village of Holiday Hills Building and Zoning Officer.

ZONING LOT: Parcel or lot or combination thereof or fractions thereof considered or treated as a single unit that meets the requirements of the Zoning District in which it is located and the other requirements of this Title. A zoning lot may or may not coincide with the definition of a lot or parcel.

ZONING MAP: The map or maps incorporated into this Title and made a part thereof which designate various Zoning Districts within the Village of Holiday Hills.

