

Chapter 151-15 Definitions

151-15.1 Terms and Uses Defined

The following terms shall have the meanings ascribed. Uses not specifically defined shall have their common, ordinary meaning. In either case, the Planning & Zoning Director shall have the authority to interpret the definition of any word as it applies to the enforcement of this Land Development Code.

Term	Definition
Abandonment	When the use of a property has ceased and the property has been vacant for 180 days, abandonment of use will be presumed unless the owner can show that a diligent effort has been made to sell, rent, or use the property for a legally permissible use.
Abandoned Vehicle	Any motorized vehicle incapable of immediately being driven or not properly licensed or inspected for safety in accordance with state law. Farm equipment is exempted.
Abate, Abatement	To end a nuisance, emergence, or nonconformance.
Abutting	Having a common border with or being separated from such common border only by an alley, easement or right-of-way.
Access	A means of vehicular entry to or exit from property.
Accessory Apartment	A dwelling unit that is wholly contained within the principal structure and is never rented. Typical uses include a "mother-in-law" apartment, guest apartment or domestic workers' quarters.
Accessory Dwelling Unit	A separate dwelling located on the same lot as the principal structure, which is a maximum of 850 sq. ft. footprint, contains no kitchen (per building code requirements) or a "kitchenette", and is never for rent. Typical uses include a "mother-in-law" apartment, guest cottage or domestic employee quarters.
Accessory Structure	A structure that: (1) is subordinate to and services a principal building or a principal use legally existing on the same zoning lot; (2) is subordinate in area, extent and purpose to the principal building or principal use; (3) contributes to the comfort, convenience or necessity of the occupants, business or industry of the principal structure or principal use served and (4) is located on the same zoning lot as the principal structure or principal use served.
Accessory Use	A use that: (1) is subordinate to and services a principal building or a principal use legally existing on the same zoning lot; (2) is subordinate in area, extent and purpose to the principal building or principal use; (3) contributes to the comfort, convenience or necessity of the occupants, business or industry of the principal structure or principal use served and (4) is located on the same zoning lot as the principal structure or principal use served.
Acreage, Net	A measure of developable land area after excluding existing dedicated rights-of-way and flood control and drainage easements.
Acreage, Gross	The acreage within the perimeter of a development tract, plus one half the right-of-way of all adjoining streets and alleys.
Address	The number or other designation assigned to a housing unit, business establishment, or other structure for purposes of mail delivery, emergency

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	services, and so forth.
Adjoining Properties	Property that touches or is directly across a street from the subject property or within 1000 feet.
Adult Bookstore	An establishment having 10 percent or more of its stock and trade, books, photographs, magazines, films for sale or viewing on the premises by use of motion picture devises, video machines, or other coin-operated means, or other periodicals which are distinguished or characterized by their principal emphasis on matters depicting, describing or relating to specified sexual activities as that term is defined in this section.
Adult Entertainment Facility	Any building, structure or facility which contains or is used entirely or partially for commercial entertainment, including theaters used for presenting live presentations, video tapes or films, predominantly distinguished or characterized by their principal emphasis on matters depicting, describing or relating to specified sexual activities as that term is defined in this section, or exotic dance facilities (regardless of whether the theater or facility provides a live presentation, video tape or film presentation), where the patrons either: (1) engage in personal contact with, or allow personal contact by employees, devices or equipment, or by personnel provided by the establishment which appeals to the prurient interest of the patrons; or (2) observe any live presentation, video tape or film presentation of persons wholly or partially nude with their genitals or pubic region exposed or covered only with transparent or open covering, or in the case of female persons with the areola and nipple of the breast exposed or covered only with transparent or open covering, or to observe specified sexual activities as that term is defined in this section.
Adult	An individual who is at least 18 years of age.
Adult Use	Any Adult Bookstore, Adult Entertainment Facility, Bath House, Massage Shop, or Modeling Studio.
Agricultural Use	The use of a tract of land for the growing of crops, pasturage, nursery, or the raising of poultry, including the structures necessary for carrying out farming operations and the residence, or residences, of those owning or operating the premises, a member of their family, or persons employed thereon, and their family; but such use shall not include feedlots.
Agricultural Sales and Service	An establishment engaged in sale from the premises of feed, grain, fertilizers, pesticides and similar goods or in the provision of agriculturally related services with incidental storage on lots other than where the service is rendered.
Airstrip, Private	A designated area for takeoffs and landings for small privately owned aircraft that is substantially subordinate to the agricultural use of the property. The airstrip must meet all FAA regulations for operation.
Airstrip, Public	A designated area for takeoffs and landings for privately or commercially owned aircraft and meets all FAA regulations for operations. Limited ground support may be included.
Alley	A public or private traffic way, other than a street, 20 feet or less in width affording secondary means of access to abutting property.
Amusement Parks	A commercially operated park with a predominance of outdoor games and activities for entertainment.

Term	Definition
Animals, Companion	Any animal that is commonly kept by persons as a pet. The definition includes but is not limited to domesticated dogs, cats and horses.
Animals, Exotic or Wild	Any animal that is not normally domesticated in the United States or is not by nature. See Sec. 151-6.2C.
Animals, Farm	Livestock that are commonly used by persons for use, draft or pleasure purposes. Livestock includes, but is not limited to poultry, cattle, buffalo, swine, sheep, goats, horses, mules, emus, ostriches, elk, alpaca, and llamas.
Animal Production	The raising of farm animals or production of animal products on an agricultural or commercial basis.
Animal Service	Retail sales, veterinary service, grooming, and boarding of dogs, cats, birds, fish, or similar small animals customarily used as household pets, provided all such activities are totally enclosed within a building. Typical uses include pet stores, small animal clinics, dog bathing and clipping salons, and pet grooming shops, but exclude uses for livestock and large animals.
Animal Shelter	A facility established by a public entity for the purposes of sheltering lost or unwanted animals. Activities include animal control operations, owner retrieval, adoption, spay and neutering services, and cremation, when necessary.
Animals, Zoological or Refuge	An animal preserve that is either public or private that is properly certified by accredited bodies or the US Department of Agriculture.
Antenna Support Structure	Any pole, telescoping mast, tower, tripod, or any other structure which supports a device used in the transmitting or receiving of radio frequency energy.
Antenna Support Structure Heist	The vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height. Such height measurement shall also not include lightning arresters 12 feet or less in length.
Antenna	See "Tower"
Antenna	Any structure or device used to collect or radiate electromagnetic waves, including both directional antennas, such as panels, microwave dishes and satellite dishes and omni-directional antennas, such as whips but not including satellite earth stations.
Architectural Projection	Any physical component of a structure at least three feet above ground elevation over which it is located.
Arterial Street or Road	A major vehicular thoroughfare as designated in the Comprehensive Plan.
Aviation and Surface Transportation	Airports, landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security. Aviation and Surface Transportation also includes facilities for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express between modes of transportation, including bus terminals, railroad stations, and public transit facilities.
Bar or Lounge	A use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, cocktail lounges, and

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	similar uses other than a Restaurant.
Basement	The portion of a building that is partially or wholly below ground level. The basement is not a complete structure and it serves as a substructure or foundation for a building.
Bath House	An establishment or business which provides the services of baths of all kinds, including all forms and methods of hydrotherapy, unless operated or supervised by a medical or chiropractic practitioner or professional physical therapist licensed by the state.
Bed-and-Breakfast (B&B)	A private residence that offers for rent, sleeping accommodations of six or fewer guest rooms in the innkeeper's principal residence, and serves breakfasts at no extra cost to its lodgers. Rentals shall not be for more than 21 consecutive days.
Billboard	See Sec. 151-12.2
Block	Land that is entirely surrounded by public highway, street, roads, railroad right-of-way or parks, and the like, or a combination thereof.
Board of Zoning Adjustment	The board that has been created by the County Commission to hear and determine Appeals of Administrative Decisions and variances.
Boarding, Rooming, or Lodging House	A single-family dwelling where more than two, but fewer than six rooms are provided for lodging for definite periods of times of 30 consecutive days or more where meals may or may not be provided to lodgers.
Bond	Any form of security including a cash deposit, surety bond, collateral, property or instrument of credit in an amount and form satisfactory to the County Commission.
Botanic Gardens	A public or private facility for the demonstration and observation of the cultivation of flowers, fruits, vegetables or ornamental plants.
Building Line (setback line)	The line or lines within a lot created by the intersection of the vertical planes of a building and the ground. The required building setback line is measured from the property line.
Building, Principal	A building in which is conducted the principal use of the lot on which it is situated.
Building	A structure built, maintained, or intended for use for the shelter or enclosure of persons, animals, or property of any kind.
Building, Front of	That exterior wall of a building which faces the abutting street side property line of the lot or parcel
Building Permit	A permit issued by Clay County for the construction, erection or alteration of a structure or building.
Building, Height of	See "Height, Building"
Business or Trade School	A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college, university, or public or private educational facility.
Cabins, Rental	Separate housekeeping quarters for transient rental of not more than 21

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	consecutive days.
Campground	The use of land designed for occupancy by tents or recreational vehicles for temporary or transient living purposes
Care Center	See "Congregate Living"
Caretaker's Residence	A residence located on the premise of a nonresidential use and occupied only by a caretaker or guard. Also see, "Accessory Dwelling Unit."
Cemetery	Land used or intended to be used for burial or cremation of the dead, whether human or animal, including a mausoleum or columbarium.
Cluster Development	A residential use that divides land into separate lots and where the size of the individual lots may be reduced in order to gain common open space.
Club or Lodge	An establishment providing meeting, recreational, or social facilities for a private or nonprofit association, primarily for use by members and guests. Typical uses include private social clubs and fraternal organizations.
Co-location	Locating wireless communications equipment from more than one provider on a single mount, tower, or support structure.
Code Enforcement	Duties designated to the Director of Planning and Zoning to cause property owners and others responsible for buildings and related land uses to bring their properties up to standards required by building codes, housing codes and other regulations.
Collector Street or Road	An intermediate major vehicular thoroughfare as designated in the Comprehensive Plan.
College and University Facility	An educational institution or other institutions of higher learning that offer courses of general or specialized study leading to a degree.
Commercial Recreational Equipment Storage	A site where privately owned major recreational equipment is stored for compensation.
Commercial	A land-use classification that permits facilities for the buying and selling of commodities and services.
Communication Tower	A guyed, monopole, or self-supporting tower, constructed as a free-standing structure or in association with a building, other permanent structure or equipment, containing one or more antennas intended for transmitting or receiving television, am/fm radio, digital, microwave cellular, telephone, or similar forms of electronic communication.
Communication Tower, Amateur	See "tower"
Communication Tower, Commercial	See "tower"
Communication Service	An establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms, but excludes those classified as major utility facilities. Typical uses include television, film, or sound recording studios, telecommunication service centers, and telegraph service offices.
Communications Facility	A land use facility supporting antennas and microwave dishes that sends and/or receives radio frequencies signals. Communications facilities include structures or towers, accessory buildings, and ground base equipment.

Term	Definition
Community Recreation, Private	A recreational facility for use by residents and guests of a particular residential development, planned unit development, church, private primary or secondary educational facility, club or lodge, or non-profit organizations, including both indoor and outdoor facilities.
Comprehensive Plan	The Clay County Comprehensive Plan, as amended, which includes the Smithville Lake Area Comprehensive Plan, Airport, and Highway 69 Corridor, and Northland Trails Plans.
Conditional Use	A use of land that is not permitted by right, but requires review by the County stating the specific conditions and standards required of that individual use.
Condominium	A single dwelling unit under individual ownership within a duplex or multi-dwelling structure. A multiple-dwelling structure with 2 condominiums shall be considered a duplex and a structure with more than 2 condominiums shall be considered a multiple-dwelling structure.
Congregate Living	A use providing 24-hour supervision and assisted living for more than 15 residents not needing regular medical attention. This classification includes personal care homes for the physically impaired, mentally retarded, developmentally disabled, and persons 62 years of age or older, maternity homes, and emergency shelters during crisis intervention for victims of crime, abuse, or neglect.
Conservation District	A zoning overlay district intended to be applied to selected areas of residential districts in order to increase common open space and preserve the existing natural features of the land.
Construction Sales and Service	An establishment primarily engaged in construction activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sale of paint, fixtures and hardware. Typical uses include building materials stores, tool and equipment rental or sales, or building contractors.
Consumer Convenience Service	An establishment providing services, primarily to individuals, of a convenient and limited nature, often in access-controlled facilities that make twenty-four hour operation possible. Typical uses include the renting of private postal and safety deposit boxes to individuals and automated banking machines.
Contiguous	Immediately adjacent to (at one or more points) and not separated by a railroad or right-of-way.
Convalescent Service	A use providing bed care and in-patient services for persons requiring regular medical attention, but excluding a facility providing surgical or emergency medical services, and excluding a facility providing care for alcoholism, drug addiction, mental disease, or communicable disease. Typical uses include nursing homes.
Covenant, Protective	Contract made between private parties as to the manner in which land may be used with a view towards protecting and preserving the physical and economic integrity of an area. Covenants are not enforced by the county government.
Convenience Store	An establishment, not exceeding 5,000 square feet of gross floor area, engaged in the retail sale of food, beverages and other frequently needed items for household use. Gasoline sales may or may not be included.

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Creek	A stream of surface water sufficient to produce a defined channel or bed.
Crop Production	The raising and harvesting of tree crops, row crops, or field crops on an agricultural or commercial basis, including packing and processing.
Cul-de-Sac	A street ending in a turn-around, designed, and intended as a permanent or temporary terminus.
Cultural Service	A library, museum, or similar registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.
Dam	All obstructions, wall embankments or barriers constructed for the purpose of storing or diverting water or creating a pool.
Day Care Center	A non-residential building where care, supervision, custody or control is provided for children or adults for any part of a 24-hour day up to 12 hours of total daily operation, or a residence where such care is provided for more than four unrelated children or adults.
Day Care, Group	A day care center that provides care, protection and supervision for 11 to 21 individuals at any one time, including those under the supervision or custody of the day care provider and those under the supervision or custody of employees.
Day Care, Commercial	A day care center that provides care, protection and supervision for more than 21 individuals at any one time, including those under the supervision or custody of the day care provider and those under the supervision or custody of employees.
Day, Business or Work	A work day in which the Clay County offices are open for business, exclusive of weekends and holidays, as established by the County Commission.
Day Care, Family	A day care that provides care, protection and supervision for 5 to 10 non-related individuals at any one time, including those under the supervision or custody of the day care provider and those under the supervision or custody of employees.
Decision-Making Body	The entity that is authorized to finally approve or deny an application or permit required under this Land Development Code.
Dedication	The transfer of property interests from private to public ownership for a public purpose. The transfer may be of fee-simple interest or of a less than fee interest, including an easement.
Deed Restriction	An agreement that binds and restricts the land in the hands of present owners and subsequent purchasers. Deed Restrictions are enforced by the land owners involved and not by the county government.
Density	The number of dwelling units permitted per net gross acre of land.
Design	The location of streets, alignment of streets, grades, and widths of streets, alignment of easements, grades and widths of easements, alignment and right-of-way for drainage and sanitary sewers, and the designation of minimum lot area, width and length.
Detention Facility	A publicly operated use providing judicially required detention or incarceration

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	of people.
Developer	The legal or beneficial owner or the representative thereof, of a lot or parcel of any land proposed for inclusion in a development, including the holder of an option or contract to purchase.
Development	The division of a parcel of land into 2 or more parcels; the construction, reconstruction, conversion, structural alternation, relocation, or enlargement of any buildings; any use or change in use of any buildings or land; any extension of any use of land or any clearing, grading, excavation or other movement of land, for which permission may be required pursuant to this Land Development Code
Dog	Any canine species over 6 months of age.
Driveway	A private roadway of an impervious nature providing access for vehicles to a parking space, garage, dwelling, or other structure.
Dump	A lot of land used primarily for the disposal, by abandonment, dumping, burial, burning, or any other means and for what purpose, or garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind. (Also see "Sanitary Landfill.")
Duplex	The use of a single lot or parcel for 2 dwelling units contained within a single building, other than a mobile home.
Dwelling, Accessory	A separate dwelling unit contained within the structure housing the principal dwelling unit and occupied for residential purposes by a person or persons either employed on the premises or related by blood, marriage or adoption to the occupants of the principal dwelling. Also see "Guest House."
Dwelling for the Elderly and/or Handicapped	A two-family or multiple-family residential building having accommodations for and occupied exclusively by elderly or handicapped residents and necessary maintenance personnel. Elderly residents are those people who are at least 62 years of age. Handicapped persons are those people having an impairment that is expected to be of long, continuous and indefinite duration, is a substantial limitation to their ability to live independently, and is of a nature that such ability could be improved by more suitable housing.
Dwelling, Single-family	Same as "house."
Dwelling Unit	A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities. Buildings with more than one set of cooking facilities are considered to be multi-dwelling structures unless the additional cooking facilities are clearly accessory.
Earth-Sheltered Residence	A residence designed as a complete structure below or partially below ground level, whose perimeter walls comply with the yard requirements of the district in which it is located.
Easement	A grant by a property owner to the use of land by the public, a corporation, or persons for specific purposes such as the construction of utilities, drainage ways and roadways.
Efficiency (apartment)	A dwelling unit containing less than 800 square feet of floor area and no separate bedroom.

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Entertainment, Indoor	An establishment offering recreation, entertainment or games of skill to the general public for a fee. Typical uses include bowling alleys, bingo parlors, pool halls, theaters, banquet facilities, and video game arcades.
Entertainment, Outdoor	An establishment offering recreation, entertainment or games of skill to the general public for a fee. Typical uses include archery ranges, batting cages, golf driving ranges, miniature golf courses and drive-in theaters.
Erected	Includes the terms “constructed,” “moved,” “located,” or “relocated.”
Extractive Industry	The extraction of minerals, including solids, such as coal and ores; liquids, such as crude petroleum, and gases, such as natural gases. The term also includes quarrying; well operation; milling, such as crushing, screening, washing and flotation; and other preparation customarily done at the extraction site or as part of the extractive activity. (Also see “Gravel Pit”)
FAA	Federal Aviation Administration
Family	See “Household”
Farm Animals	Any animal customarily raised on farms, including, llama, burros, cattle, calves, bison, chickens, horses, turkeys, ducks, geese, donkeys, emus, goats, mules, ostriches, swine, sheep or lambs.
Farmer’s Marker	A temporary open air market for the purposes of selling produce and other edible items grown on local farmland.
Farmland	Land in active agricultural or horticultural use.
FCC	Federal Communications Commission
Feedlot	A livestock feeding operation carried on for more than 30 days on non-vegetated lots for the purpose of fattening livestock for slaughter, which is classified by the Missouri Department of Natural Resources as a Class 1A, Class 1B, or Class 1C Confinement Animal Feeding Operation.
Fence	A construction, not considered a structure, which is designed for screening or enclosing. Landscaping screens of a height of over 3 6 feet shall be considered a fence whereas random plantings of any height shall not be considered a fence.
Final Plat	A plan or map prepared in accordance with the provisions of this regulation and those of any other applicable local regulation, which plat is prepared for recording in the office of the Recorder of Deeds of the county.
Financial Service	An establishment primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, stock and bond brokers, loan and lending activities, and similar services.
Firearm	Any hand weapon from which a projectile is discharged by an explosive force.
Floodplain	That area defined as having a 1% chance of flooding in any given year and shall include all area shown in the 100-year floodplain as designated on the Flood Insurance Study (F.I.S.), as prepared by the U.S. Federal Emergency Management Agency or its equivalent agency.
Floor Area, Gross	The sum of the gross area for each of a building’s stories under roof, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, include the following areas: (a) the area of each floor of the structure and (b) all attic space having headroom of 7 feet-10

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	inches or more.
Food Sales	An establishment primarily engaged in the retail sale of food or household products for home consumption. Typical uses include grocery stores (including the sale of beer and wine in unopened containers for off-premise consumption where revenue from the sale of groceries comprises at least 51% of the gross income of the establishment, and at least 51% of the total display or shelf space is devoted to groceries other than beer and wine), delicatessens, meat markets, retail bakeries, and candy shops.
Foster Home	A residence in which 12 to 24-hour care is provided to no more than 8 children, 2 or more of which are unrelated to the foster parents.
Funeral Service	An establishment engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals. Typical uses include funeral home or mortuaries.
Garage	A structure or part thereof, designed, used or intended to be used for the parking and storage of motor vehicles.
Grade, Existing or Natural	The vertical elevation of the existing ground surface prior to excavation or filling.
Garden Center	An establishment primarily engaged in the retail sales of horticultural specialties, such as flowers, shrubs and trees, intended for ornamental or landscaping purposes.
Grading	The contouring of land to a specified level or slope.
Gravel Pit	An open land area where sand, gravel, and rock fragments are mined or excavated for sale or off-tract use. (Also see "Extractive Industry")
Greenbelt	A series of connected open spaces that may follow natural features such as ravines, creeks, or streams.
Greenhouse	A glass or plastic enclosure used for the protection and cultivation of plants.
Greenhouse, Retail	A greenhouse used to grow bedding and potting plants, ornamental flowers, and related material for sale on or off site.
Greenhouse, Production	A greenhouse used to grow produce for the sale to restaurants, farmer's markets, grocery stores and other off-site markets.
Group Residential	The residential use of a site for occupancy by groups of more than six persons not defined as a family, on a weekly or longer basis. Typical uses include occupancy of fraternity or sorority houses, dormitories, residence halls, boarding houses or fraternal orders.
Group Home, Class I (Limited)	A home-based facility providing 24-hour care in a protected living arrangement for not more than 8 residents and 2 supervisory personnel. This classification includes foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for persons 62 years of age or older, and maternity homes. It also includes emergency shelter during crisis intervention for victims of crime, abuse, or neglect.
Group Home, Class II	A home-based facility providing 24-hour care in a protected living arrangement for not more than 15 residents and not more than 3 supervisory

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	personnel. This classification includes homes for juvenile delinquents, halfway houses providing residence in lieu of institutional sentencing, halfway houses providing residence to those needing correctional and mental institutionalization.
Group Home, Class I (General)	A home-based facility providing 24-hour care in a protected living arrangement for more than 8 but not more than 15 residents and not more than 3 supervisory personnel. This classification includes foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for persons 62 years of age or older, and maternity homes. This classification also includes emergency shelter during crisis intervention for victims of crime, abuse, or neglect, and residential rehabilitation for alcohol and chemical dependence.
Guest House, For rent	A detached accessory building offered for rent where meals may or may not be provided, for not more than 21 consecutive days.
Guest House, Private	An attached or detached accessory building used to house guests of the occupants of the principal building, which is never rented or offered for rent, and that does not contain a kitchen (per building code) or has a "kitchenette."
Guidance Service	An establishment providing out-patient counseling, guidance, recuperative, or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar condition, on a daytime care basis.
Guyed Tower	A communication tower that is supported, in whole or in part, by guy wires and ground anchors.
Hazardous Material	Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.
Height (of structure other than a building)	The vertical distance as measured from the average ground elevation to the highest point on such structure. See also "Height, Building."
Height, Building	The vertical distance between the average finished grade (based on an average of the highest and lowest points) at the base of the building being measured and: 1) the average height level between the eaves and ridge line of a gable, hip or gambrel roof; 2) the highest point of a mansard roof; or 3) the highest point of the coping of a flat roof.
Home Care Service	A residence where care, supervision, custody, or control is provided for 4 or fewer unrelated children or adults for any part of a 24-hour day up to 12 hours. Home care services shall be considered home occupations.
Home Occupation	Any occupation, profession, business, or activity carried on in premises primarily residential in character in accordance with the home occupation requirements of this Land Development Code.
Homeowners Association, Elective	An incorporated nonprofit organization operating under recorded land agreements through which each lot owner elects to pay annual dues, and there is not jointly owned common property to be maintained.
Homeowners Association, Mandatory	An incorporated nonprofit organization operating under recorded land agreements through which: (a) each lot owner is automatically a member; and

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	(b) each lot is automatically subject to a proportionate share of the expenses for the organization's activities, such as maintaining common property.
Horticulture	The growing of horticultural and floricultural specialties, such as flowers, shrubs, or trees intended for ornamental or landscaping purposes, but excluding retail sales. Typical uses include wholesale plant nurseries and greenhouses.
Hospital	Uses providing in-patient medical or surgical care, which also may include out-patient services and the following types of accessory activities out-patient clinics, offices, laboratories, teaching facilities, meeting areas, cafeterias maintenance and parking facilities.
Hotel-Motel	A building, or a group of buildings, used for transient lodging open to the general public and which may provide additional services such as restaurants, meeting rooms, entertainment, and recreational facilities. A hotel may offer suites, which include kitchen facilities, sitting rooms, and bedrooms. Such establishments may be designated as an automobile court, motel, motor lodge, motor court, tourist cabin, tourist court, or other similar designations.
House, Detached	A single dwelling unit, located on its own lot, which is not attached to any other dwelling unit. The term includes residential-design manufactured housing units and modular houses.
House, Modular	A detached house that is manufactured in sections and finally assembled on the site. Modular homes comply with the Missouri Public Service Commission's adopted building codes and the residential design standards of Sec. 151-10.6.
House, Attached	A single dwelling unit, located on its own lot, which shares one or more common or abutting walls with one or more dwelling units. An attached house does not share common floor/ceilings with other dwelling units. An attached house is also called a townhouse.
Household	Any one of the following: (a) one or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together in a dwelling; (b) up to 4 unrelated persons; or (c) 2 unrelated persons and their children living together in a dwelling unit.
Impact Fee	A regulatory fee on all new development required by the County as a condition of development approval and collected, at the latest, prior to issuance of a building permit, to insure that necessary funds for transportation improvements, trails, parks, and the like are or will be in place to accommodate the needs generated by such new development or to provide funds to enhance the existing systems.
Impervious Surface	Any hard-surfaced, man made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, graveled areas, sidewalks and paved recreation areas.
Improvements, Public	Any improvement necessary to provide for public needs.
Improvements	Any man-made changes to any land or structure.
Individual Sewage Disposal System	A sewage treatment and disposal system that (1) infiltrates treated wastewater into soil; (2) discharges wastewater to the surface where the projected daily flow is less than 1,500 gallons; or (3) holds wastewater in a tank for removal or disposal at a remote site.

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Industrial Service	An establishment engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Typical uses include welding shops; machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; sales, repair, storage, salvage or wrecking of heavy machinery, metal and building materials; towing and vehicle storage; auto and truck salvage and wrecking; heavy truck servicing and repair; tire retreading or recapping; truck stops; building, heating, plumbing or electrical contractors; exterminators; recycling operations; janitorial and building maintenance services; fuel oil distributors; solid fuel yards; above-ground tanks used for the storage or dispensing of Class I or Class II petroleum products (as defined in the Fire Code); research and development laboratories; laundry, dry-cleaning and carpet cleaning plants; and photo finishing laboratories.
Industrial, Heavy	A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. This is consistent with the I-2 zoning district.
Industrial, Light	Research and development activities, the manufacturing, compounding, processing, packaging, storage, assembly and/or treatment of finished or semi-finished products from previously prepared materials, which activities are conducted wholly within an enclosed building. This is consistent with the I-1 zoning district.
Industrial Yard	See "Industrial Service."
Interior Lot	See "Lot, Interior."
Junk	Building materials, trash, automobiles, furniture, appliances or any other items that have been discarded on the exterior of a structure and create an unsightly appearance, or a health hazard.
Kennel	Boarding and care services for more than 3 dogs, including the keeping of dogs as pets. Typical uses include boarding kennels, pet motels, and dog training centers.
Kitchen	Any room principally used, intended or designed to be used for cooking or the preparation of food. The presence of a double sink with plumbing shall be considered as establishing a kitchen.
Kitchenette; Limited Kitchen	A limited kitchen facility that does not include a stove, range top or double sink. (See Sec. 151-6.3A7)
Lattice Tower	A guyed or self-supporting three or four sided, open, steel frame structure used to support communications equipment.
Lawn/Landscaping Service	Lawn maintenance services which are conducted entirely on the property of the consumer, with the exception of a business office or the storage of two units of landscaping equipment (a unit is one trailer with mowers) stored on site.
Legal Description	A legal description of a parcel of land defining the boundaries in section, range, township, or by lot number and subdivision, as would appear on a warranty deed, and prepared by a registered surveyor.
Level of Service (LOS)	The level of service specified by the Highway Administrator that will carry a

Term	Definition
	certain load of traffic on a roadway during a specific period.
Liquor Sales	An establishment engaged in retail sale for consumption off the premises of alcoholic beverages. Typical uses include liquor stores, bottle shops, or any licensed sales of liquor, beer or wine for off-site consumption.
Livestock	Same as "Farm Animal"
Lot	A single, legally created parcel of land intended as a unit for transfer of ownership or for development. Lot includes the word "plot" or "parcel"
Lot, Corner	A lot abutting two or more streets at their intersection.
Lot, Irregular	A parcel of land that is neither rectangular nor square or when an area cannot be calculated by simple math.
Lot Area	The area contained within the boundary lines of a lot, excluding any street, easement for street purposes, or street right-of-way.
Lot Frontage	That portion of a lot that abuts a public street, each side of a lot so abutting a public street shall be considered as separate lot frontage.
Lot, Interior	A lot other than a corner lot.
Lot Line	A line bounding a lot which divides one lot from another or from a street or any other public or private space (same as "property line")
Lot Line, Rear	That lot line which is parallel to and most distant from the street lot line of the lot; in the case of a triangular, or an irregular lot, a line 20 feet in length, entirely within the lot, parallel to and at the maximum possible distance from, the street lot line shall be considered to be the rear lot line. In the case of corner lots, the rear lot line shall be opposite the lot line along which the lot takes access to a street.
Lot, Double-frontage	See "Lot, Through"
Lot Line, Street	In the case of a lot abutting only one street, the lot line separating a lot from the street; in the case of a corner lot, each lot line separating the lot from a street; in the case of a double frontage lot, each lot line separating the lot from a street shall be considered to be the street lot line, except where the rear setback requirement is greater than the front setback requirement in which case one of two opposing setbacks shall be a rear setback.
Lot Measurements	The size of a lot is measured by: (1) lot depth: the mean horizontal distance between the front and rear lot lines. (2) lot frontage: that portion of a lot that abuts a public street. Each side of a lot so abutting a public street shall be considered as separate lot frontage. (3) lot width: the width of a lot at the minimum setback line.
Lot, Flag or Panhandle	A lot resulting from the division of a tract of land that, before its division, did not have sufficient width on a street to create more than one lot abutting said street but had sufficient area and depth to be divided into more than one buildable lot.
Lot Depth	The mean horizontal distance between the front and rear lot lines.

Term	Definition
Lot Line, Side	Any lot lines other than a street or rear lot line.
Lot, Through (double frontage)	A lot having frontage on 2 nonintersecting streets, as distinguished from a corner lot.
Lot, Zoning	A parcel of land: (1) comprised of 1 or more recorded lots that are contiguous and under the same ownership; (2) occupied or intended to be occupied by a principal building or buildings, or principal use or uses, along with permitted accessory buildings or uses; and (3) meeting all of the requirements for area, buildable area, frontage, width, setbacks, and any other requirements set forth in this Land Development Code. Lots separated by streets or alleys shall not be considered contiguous for the purposes of this definition.
Lot Width	The width of a lot at the minimum building setback line.
Major Recreational Equipment	Equipment such as boats and boat trailers, travel trailers, pickup truck campers, camping trailers, tent trailers, converted trucks and buses, self-propelled motor homes, and other related equipment intended for recreational purposes.
Manufactured Housing Unit	A dwelling unit constructed in accordance with Federal Manufactured Housing Construction and Safety Standards (HUD code) in effect after June 15, 1976. For the purpose of this land development code, the term "manufactured housing unit," when used by itself, shall not include a "residential-design manufactured housing unit" as defined in this section.
Manufactured Housing Unit, Residential-Design	A manufactured housing unit that complies with all of the residential design standards of Sec. 151-10.6.
Manufacturing and Production	An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the site. Typical uses include processing of food and related products; catering establishments; slaughter houses and meat packing; weaving or production of textiles or apparel; lumber mills, pulp and paper mills and other wood products manufacturing; woodworking, including cabinet makers; production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; printing, publishing and lithography; movie production facilities; concrete batching and asphalt mixing; production or fabrication of metals or metal products including enameling and galvanizing; manufacture or assembly of machinery, equipment, instruments, including musical instruments, vehicles, appliances, precision items and other electrical items; production of artwork and toys; sign making; and production of prefabricated structures, including mobile homes.
Map or Zoning Map	The official zoning map of Clay County.
Marina	The wet or dry storage and docking of seaworthy watercraft, including ramps and hoists for boats, for commercial purposes. Marinas also include docks, wharves, piers, floats, or any other similar structure erected, installed, placed, or maintained along a shoreline for the purpose of providing a stationary landing for the anchoring, mooring, housing, or storing of more than 3 watercraft.

Term	Definition
Massage Business; Day Spa	An establishment which has a fixed place of business, having a source of income or compensation 60 percent or more of which is derived from the practice of any method of pressure on or friction against or stroking, kneading, rubbing, tapping, pounding, vibrating, or stimulation of external parts of the human body with the hands or with the aid of any mechanical, electrical apparatus or appliances with or without such supplementary aids as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotion, ointment or other similar preparations commonly used in the practice of massage; under such circumstances that it is reasonably expected that the person to whom the treatment is provided or some third person on his or her behalf will pay money or give any other consideration or gratuity; provided that this term shall not include the establishment operated or supervised by a medical or chiropractic practitioner or professional physical therapist licensed by the state.
Maximum Extent Feasible	The point at which all possible measures have been undertaken by the applicant, at which point further measures would involve physical or economic hardships that would render a development project infeasible or would be unreasonable in the judgment of a Review or Decision-Making Body.
Military Installation	Military facilities of the federal or state government.
Mixed-Use Development	See "Planned Unit Development" (PUD)
Mobile Home	A movable detached single-family dwelling unit that was manufactured prior to 1976 or that does not conform to the Manufactured Home Construction and Safety Standards Act (HUD Code). Such units shall provide all of the accommodations necessary to be a dwelling unit and be connected to utilities in conformance with all applicable regulations. A "mobile home" shall also include a "manufactured home" as defined herein when located in a mobile home park. The term "mobile home" does not include a recreational vehicle.
Mobile Home Park	A contiguous parcel of land which has been developed for the placement of mobile homes and/or manufactured housing units and is owned in its entirety by an individual, a firm, trust, partnership, public or private association or corporation.
Modeling Studio	An establishment or business which provides for a fee or compensation the services of modeling on premises for the purpose of reproducing the human body wholly or partially in the nude by means of photography, painting, sketching, drawing or otherwise. This does not apply to public or private schools wherever persons are enrolled in class.
Modular House	See "House, Modular"
Monopole Tower	A communication tower consisting of a single pole, constructed without guy wires and ground anchors.
Motor Vehicle	A device in, upon, or by which any person or property is, or may be, transported, or drawn, upon a public highway except devices used exclusively upon stationary rails or tracks.
Multi-Unit Housing	The use of a site for 3 or more dwelling units, within one or more buildings, and includes condominium residential.
Multi-Dwelling Structure	A structure that contains 3 or more dwelling units that share common walls or floor/ceilings with one or more units. The land underneath the structure is not

Term	Definition
	divided into separate lots. Multi-dwelling includes structures commonly called garden apartments, apartments and condominiums.
Museums	Public or privately owned collections of historical and educational materials that are open to the public.
Noise; Noise Pollution	Continuous or episodic excessive noise in the human environment that is damaging or otherwise annoying.
Nursing Home	See "Congregate Living"
Off-Road Vehicle	Any motorized vehicle designed for or capable of cross-country travel on or immediately over land, water, sand, snow, ice, swampland, or other natural terrain. This excludes registered motorboats.
Office, Medical	A use providing consultation, diagnosis, therapeutic, preventative, or corrective personal treatment services by doctors, dentists, medical and dental laboratories, or similar practitioners of medical and healing arts for humans, licensed for such practice by the state. The term includes outpatient clinics and outpatient emergency centers.
Office	Any of the following: government office, administrative and business office, professional office or medical office, including outpatient clinics and outpatient emergency centers.
Office, Administrative and Business	The use of a building or a portion of a building for the provision of executive, management, or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.
Office, Professional	A use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting, and similar professions.
Office, Government	Federal, state, county or city offices, administrative, clerical or public contact services, together with incidental storage and maintenance of necessary vehicles.
Open Space; Common	Land within or related to a development, not individually owned or dedicated for public use, that is designed and intended for the common use or enjoyment of the residents of the development.
Organic Recycling	Disposal or distribution of biodegradable materials by methods of improved technology.
Owner	The person having the right of legal title or beneficial interest in or a contractual right to purchase a parcel of land. For the purpose of providing notices required by this Land Development Code, the owner is the person who last paid taxes on any parcel as identified by county property tax records.
Parcel	Any legally described area of land.
Park-and-Ride Facility	A facility designed for parking automobiles, the occupants of which transfer to public transit to continue their trips.
Parking Space	An area located in other than a public right-of-way reserved exclusively for the parking of motorized vehicles.

Term	Definition
Parking, Commercial	Parking of motor vehicles on a temporary basis within a privately owned off-street parking facility, other than accessory to a principal use. Typical uses include commercial parking lots or parking garages.
Parks and Recreation	Parks, playgrounds, swimming pools, recreation facilities, and open spaces available to the general public and under the management or control of a public agency. The term also includes golf courses, whether public or private.
Pasture	An area of grass or other vegetative cover grown for the purpose of grazing animals.
Pawn Shop	A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of such property.
Pedestrian Way	A right-of-way dedicated to public use, which cuts across a block to facilitate pedestrian access to adjacent streets and properties.
Permanent Foundation	An exterior wall and necessary support columns or piers designed to support any building or a mobile home for the usable life of that structure. The exterior wall of a permanent foundation shall conform to the foundation requirements of the building code.
Person	This term includes the words individual, partnership, firm, corporation, association, governmental body and all other legal entities.
Personal Improvement Service	An establishment primarily engaged in the provision of informational, instructional, personal improvements and similar services of a nonprofessional nature. Typical uses include photography studios, driving schools, health or physical fitness studios, reducing salons, dance studios, and handicraft or hobby instruction.
Personal Wireless Service	Wireless communications technology that provides consumers with the ability to communicate using portable devices not physically interconnected by equipment such as wire or cable. Technologies include, but are not limited to, commercial mobile radio services (CMRS) such as personal communication systems (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (RSMR), and paging services; or any other local, regional, or global service using functionally equivalent technology.
Personal Communications Services (PCS)	Digital wireless telephone technology such as portable phones, pagers, faxes and computers. Such mobile technology promises to allow each consumer to use the same telephone number wherever he or she goes. Also known as personal communications network (PCN).
Plan, Sketch	A rough sketch map of a proposed subdivision or site plan of sufficient accuracy to be used for the purpose of discussion and classification.
Planned Unit Development (PUD)	An area of land under single ownership containing any combination of two or more principal uses permitted by right or as a conditional use in the district in which the development is proposed. Development may be done as a whole or in a definitely programmed series of development phases. A PUD is an overlay zoning district.
Plat	Plat of subdivision, whether preliminary or final.
Plat; Final	The final map of all the portion of a subdivision or site plan that is presented to the proper review authority for final approval, and recordation.

Term	Definition
Plat; Preliminary	A document, prepared by a registered surveyor or engineer, that delineates property lines and shows monuments and other landmarks for the purpose of identifying property, in compliance with the Land Development Code regulations.
Plat; Re-Plat	A plat used to subdivide a single lot into not more than two lots or combine not more than two lots into one, and has required access and does not require vacation or dedication activities; or, the adjustment of boundaries between two properties creating no additional lots.
Pond	Any island body of water in its natural state or artificially formed or increased that has a surface area of 1,000 square feet or more.
Postal Facility	Postal services, including post offices, bulk mail processing, or sorting centers operated by the United States Postal Service.
Principal Building	A building in which is conducted the principal use of the lot on which it is situated.
Principal Structure	The dominant building that contains the primary permitted use of the zoning district.
Principal Use	The primary use for which the zoning district has been or will be granted.
Property Line	A line bounding a parcel which divides one parcel from another or from a street or any other public or private space (same as "lot line")
Quasi-Public	An agency that operates services for the good of the public, such as fire districts or electrical providers, which are not part of the official county structure.
Railroad Facility	Railroad yards, equipment servicing facilities, and terminal facilities.
Rear Setback	See "Setback, Rear."
Rear Lot Line	See "Lot Line, Rear."
Recreation and Entertainment, Indoor	Participatory and spectator-oriented recreation and entertainment uses conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, arcades, video games and theaters.
Recreation and Entertainment, Outdoor	Participatory and spectator-oriented recreation and entertainment uses conducted in open, partially enclosed, or screened facilities. Typical uses include sports arenas, racing facilities, amusement parks, golf driving ranges and miniature golf courses.
Recreational Vehicle Park	A parcel upon which 2 or more recreational vehicles are parked or any parcel upon which space for the parking of recreational vehicles is rented or offered. The term does not include premises on which unoccupied recreational vehicles, whether new or used, are parked for the purposes of inspection, sale, storage, or repair.
Recreational Vehicle	A unit designed as temporary living quarters for recreational, camping or travel use that has a body width not exceeding 8 feet and a body length not exceeding 40 feet. Units may have their own power, or be designed to be drawn or mounted on an automotive vehicle. Recreational vehicle shall include motor homes, travel trailers, truck campers, camping trailers,

Term	Definition
	converted buses, house boats or other similar units as determined by the Planning and Zoning Director. A recreational vehicle may or may not include individual toilet and bath.
Recycling Collection (Drop-off) Facility	A facility, including but not limited to Bulk or Single-Feed Reverse Vending Machines, used for the collection and transfer, but not the actual processing, of any of the following recyclable materials: glass, paper, plastic, cans, or other source-separated, nonputrescible materials. For purposes of this use, "recyclable materials" shall not include motor oil, chemicals, household appliances, tires, automobiles, automobile parts, or putrescible materials.
Recycling Center	An establishment engaged in the processing, collection and transfer of recyclable materials. Typical recyclable materials include glass, paper, plastic, cans, or other source-separated, nonputrescible materials.
Religious Assembly	A use located in a permanent or temporary building and providing regular organized religious worship and religious education incidental thereto, but excluding private primary or secondary educational facilities, community recreational facilities, day care facilities, and parking facilities. A property tax exemption obtained pursuant to state law shall constitute prima facie evidence of religious assembly use.
Religious Assembly, Mega	A place of religious assembly that contains parking for more than 300 cars or sanctuary seating for more than 450 persons, and may also have accessory uses such as gymnasiums, school classes during the week, day care, etc.
Religious Assembly, Standard	A place of religious assembly that contains parking for less than 300 cars or sanctuary seating for less than 450 persons, classrooms and a fellowship hall.
Repair Service, Consumer	An establishment primarily engaged in the provision of repair services to individuals and households rather than firms, but excluding automotive and equipment services uses. Typical uses include appliance repair shops, watch or jewelry repair shops, or musical instrument repair shops.
Reservoir	An impoundment of surface waters designed to provide drinking water to the public.
Residential Treatment Facility	A facility providing 24-hour supervision, counseling, and treatment for more than 15 residents not needing regular medical attention. This classification includes alcohol and chemical dependence rehabilitation facilities, including facilities to which persons convicted of alcohol or drug-related offenses are ordered to remain under custodial supervision as a condition of probation or parole, and residential care facilities and halfway houses for the emotionally ill.
Residential-Design Manufactured Housing Unit,	See "Manufactured Housing Unit, Residential-Design"
Resource Extraction	The on-site extraction of surface or sub-surface mineral products or natural resources. Typical extractive uses are quarries, borrow pits, sand and gravel operations, oil and gas extraction, and mining operations.
Restaurant, Fast Food	An establishment engaged in the preparation and retail sale of food and beverages in a ready-to-consume state, with one or more of the following characteristics: A. it serves ready-to-eat foods, frozen deserts, or beverages in edible or paper, plastic or disposable containers;

Term	Definition
	B. it serves foods that customers carry to the restaurant's seating facilities, to motor vehicles, or off-premises; or C. it serves foods through a pass-through window, (which includes any and all drive-in restaurants).
Restaurant, General	An establishment engaged in the preparation and retail sale of food and beverages for on-premises consumption. Typical uses include diners, cafeterias, dinner-houses and restaurants, but not including fast food restaurants.
Retail Sales and Service, General	An establishment primarily engaged in the sale, lease or rent of new or used products to the general public, including those providing personal services, entertainment, product repair or sales of consumer goods, but excluding those establishments more specifically defined in this section.
Retail Sales and Service, Convenience	An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barbershops, seamstress, tailor, shoe repair shops, and dry cleaning pick-up station services.
Retirement Housing, Limited	The use of a site for Retirement Housing for 10 or fewer individuals.
Retirement Housing	The use of a site for dwelling units designed and marketed specifically for the elderly, persons with physical disabilities or both.
Retirement Housing, General	The use of a site for Retirement Housing for more than 10 individuals.
Retreat Center	A facility used for professional, educational, or religious conclaves, meetings, conferences or seminars and which may provide meals, housing, and recreation for participants during the period of the retreat or program only. Such centers may not be utilized by the general public for meals or overnight accommodations.
Review Body	The entity that is authorized to recommend approval or denial of an application or permit required under this Land Development Code.
Right-of-Way	A strip of land acquired by reservation, dedication, prescription, or condemnations and intended to be occupied by a street, trail, water line, sanitary sewer, and/or other public utilities or facilities.
Road Improvement Fee [RIF]	Fee required by the County to improve existing roadways adjacent to subdivision.
Roadside Stand, Accessory	An accessory structure erected for the display and sale of agricultural products produced on the property where the stand is erected.
Rural Character Features	Cultivated fields, pastures, rolling hills, ponds, farm buildings, woods fence lines and other similar features that exemplify the rural, agrarian nature of unincorporated Clay County.
Safety Service	Facilities for the conduct of public safety and emergency services, including police and fire protection services and emergency medical and ambulance services.
Salvage or Junk Yard	A place where junk, waste, discarded or salvaged materials are bought, sold,

Term	Definition
	exchanged, stored, baled, packed, disassembled, or handled, including wrecked automobiles, house wrecking and structural steel materials and equipment, and vehicles or appliances which are inoperable for a period of over seven consecutive days, but not including the interior purchase, sale or storage of used furniture and household equipment.
Sanitary Landfill	The burial of non-hazardous and non-medical farm, residential, institutional, commercial or industrial waste. (Also see "Dump")
School, Primary	A public, private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of Missouri.
School, Secondary	A public, private or parochial school offering instruction at the middle (junior) and senior high school levels in the branches of learning and study required to be taught in the public schools of Missouri.
Security/Guard House	Office or apartment for the purpose of having on-site security presence of public and/or quasi-public agencies.
Self-Service Storage	Storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activity. Typical uses include mini-warehousing.
Self-Support Tower	A communication tower that is constructed without guy wires and ground anchors. Examples include lattice and monopole towers.
Senior Housing; Assisted Living	Services in these establishments include assistance with daily activities, such as dressing, grooming, bathing, etc but non-medical in nature. These are also referred to as congregate care facilities.
Senior Housing	A multiple-family structure, controlled by either a public body, institutional body, or nonprofit corporation, 80 percent of whose occupants shall be 65 years of age or over, or a multiple-family structure where each unit is occupied by at least one person who is 55 years of age or over and is retired, and where the rental arrangements includes a requirement that all members of each household consume at least one meal per day in a congregate dining facility contained within the multiple-family structure.
Septic System, Private	A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen.
Service Station	An establishment engaged in the sale of motor vehicle fuel.
Setback, Side	A setback extending the full length of the lot in the area between a side lot line and a side building line.
Setback, Front	A setback extending the full width of a lot between the street lot line and the front building line.
Setback, Street Side	A setback extending the full width of a lot between the street lot line and a side building line.
Setback, Rear	A setback extending the full width of the lot in the area between the rear lot line and the rear building line.

Term	Definition
Sewage Treatment Plant, Public	Any facility designed for the collection, removal, treatment, and disposal of waterborne sewage that serves in excess of two dwelling units and is operated by a publicly regulated board/organization.
Sewer, Storm	A drain or channel that carries storm, surface, and ground water drainage but excludes sewage and residential, commercial, and industrial wastes.
Shared Driveway	Vehicular access for 2 or more lots where all parties have equal access to use the access to/from a public road.
Shooting Range	Any rifle, pistol, silhouette, skeet, trap, black powder or other similar range used for discharging firearms in a sporting event or for practice or instruction in the use of the firearm, or for the testing of a firearm.
Side Setback	See "Setback, Side."
Side Lot Line	See "Lot Line, Side."
Sight Distance Triangle	The triangular area formed by a diagonal line connecting two points located on intersecting street right-of-way lines, or the edge of a driveway.
Signs	See Sec. 151-12
Single-Family, Attached	The use of a site for 2 or more dwelling units, constructed with common or abutting walls and each located on a separate lot. Also known as townhouses or row houses.
Single-Family, Detached	The use of a site for only 1 dwelling unit, other than a mobile home.
Site	A parcel of land for which a permit is issued pursuant to this Land Development Code.
Small Engine Repair Business	A business that repairs, adjusts, tunes, or modifies gasoline engines of a small horsepower commonly used to power grass trimmers, riding or push lawn mowers, chain saws, log splitters, and similar service equipment. The maximum horsepower for equipment shall not exceed 20 horsepower for small engines. This repair service may also conduct work on electric motors commonly used in small household appliances, power tools, and lawn maintenance equipment. Repair work shall not be permitted on motorcycles, automobiles, trucks, vans, outboard motors, farm tractors, snowmobiles and similar vehicles.
Smithville Lake Area	All area of the county west of Highways A and C.
Sod Farm	An agricultural use, which, by its nature, lowers the ground elevation over a period of time through the growing of sod, cutting, and transplanting to another location.
Specified Sexual Activity	Any of the following: (1) sexual conduct, including acts of masturbation, homosexuality, sexual intercourse or physical contact with a person's unclothed genitals, pubic area, buttocks or, if such person be a female, her breasts; (2) sexual excitement, including the condition of human male or female genitals when in a state of sexual stimulation or arousal; or (3) sadomasochistic abuse, including flagellation or torture by or upon a person or the condition of being fettered, bound or otherwise physically restrained.

Term	Definition
Spot Zoning	District boundaries, variances, and other amendments to the zoning code and use and area maps that violate sound principles of zoning and are characterized by small parcels of land, asking for privileges not generally extended to property similarly located in the area, or show little evidence of consideration of the general welfare of the public or adjoining properties.
Stable, Private	An accessory and related premises designed or used for the keeping of horses, ponies, or mules owned by the occupants of the premises, and not kept for hire, rental, or for the sale of more than 6 stabled animals per year. Such operations must conform to the state department of natural resources regulations pertaining to waste water management and odor control, if applicable.
Stable, Public	An establishment for boarding, breeding or raising of more than 6 horses, ponies or mules not owned by the occupants of the premises, or the rental of any number of horses, ponies or mules for riding by other than the occupants of the premises or their nonpaying guests.
Stadium; Arena; Amphitheater	A building or outdoor arena or structure specifically designed and used as a place of assembly.
Storage, Outside	The storage of any material, property, or motor vehicles in any space outside the principal or accessory buildings on the property for a period of time exceeding 72 consecutive hours.
Stormwater Runoff	Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water, measured in depth of inches.
Street, Stub	A nonpermanent dead end street intended to be extended in conjunction with the subdivision and development of the adjacent unplatted land.
Street, Public	An improved roadway, constructed within the boundaries of an officially deeded and accepted public right-of-way, which affords principal means of access to abutting property and maintained by the County.
Street, Private	An impervious roadway privately owned and maintained that is used as the principal means of access to not more than three abutting lots.
Street, Marginal Access	A local street that is adjacent to, or is included in, the right-of-way of an expressway, major arterial, collector street, railroad or utility right-of-way and which provides access to abutting properties and protection from through Traffic.
Street, Half	Streets with half the required width of the required right-of-way on the bounding edge of a tract being subdivided.
Street Dedication	The designation by plat, certified survey map, or written deed of a certain area to be used for public street purposes. A dedication transfers title to the dedicated area from the private landowner to the public domain.
Street, Cul-de-sac	A street having one end open to vehicular traffic and the other end temporarily or permanently closed with a vehicular turnaround.
Street, Collector	A street designed to carry moderate volumes of traffic from local streets to arterial streets.

Term	Definition
Street, Center line of	An imaginary line halfway between the street right-of-way lines.
Street, Local	A street providing access to adjacent land, service to travel short distances, the lowest level of mobility, and access service to other streets.
Street	A public thoroughfare (street, drive, avenue, boulevard) that has been or is intended to be dedicated for public use.
Street Centerline	A line midway between street right-of-way lines.
Street Lot Line	See "Lot Line, Street."
Street or Road	A right-of-way, dedicated to public use, or a private right-of-way which provides principal vehicular and pedestrian access to adjacent properties
Street Right-of-way Line	The dividing line between a privately owned lot and parcel of land and the outside boundary of a public or private street.
Street, Private	A street which is not dedicated for public use and for which no highway authority has any jurisdiction or maintenance responsibilities.
Street, Nonresidential	A street internal to a nonresidential subdivision.
Street, Minor Arterial	Roadways that serve a mobility function for longer-distance trips but handle moderate volumes of traffic at moderate speeds. Minor arterials provide connections to collector routes, which serve communities and local areas.
Street; Alley	A public or private traffic way, other than a street, 20 feet or less in width affording secondary means of access to abutting property. Addresses are not assigned to alleys.
Street; Major Arterial	A street designed to carry large volumes of traffic and providing for efficient vehicular movement between distant locations.
Structural Alterations	Any change in the supporting members off a building, such as bearing walls or partitions, columns, beams or girders, or any complete rebuilding of the roof or the exterior walls.
Structure, Accessory	A structure that: (1) is subordinate to and services a principal building or a principal use legally existing on the same zoning lot; (2) is subordinate in area, extent and purpose to the principal building or principal use; (3) contributes to the comfort, convenience or necessity of the occupants, business or industry of the principal structure or principal use served and (4) is located on the same zoning lot as the principal structure or principal use served.
Structure	Anything man-made constructed, erected, or placed, which has location in or on the ground or is attached to something having a location on the ground.
Subdivider	A person, firm, corporation, partnership, or association who causes land to be divided into a subdivision for itself or for others.
Subdivision	The division of a tract of land into 2 or more lots or parcels for the purpose of transfer of ownership or building development, or, if a new street is involved, and division of a parcel of land. Subdivision includes "resubdivision," as used herein, shall include any further subdivision of a lot or parcel of land previously subdivided, for sale, use, or other purposes, which varies from the

Term	Definition
	latest, approved plat of the same.
Subdivision Regulations	The design standards and procedures adopted by local ordinance used to subdivide land. This Land Development Code contains the subdivision regulations of Clay County.
Tavern	An establishment in which the primary function is the public sale and serving of alcoholic and cereal malt beverages for consumption on the premises, including establishments, commonly known as cocktail lounges and night clubs.
Technical Review Committee (TRC)	Representatives from County departments authorized to conduct a technical review of applications.
Telecommunications	The transmission, between or among points as specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.
Temporary Use	See "Use, Temporary."
Topographic Map	A map showing all principal physical features of an area, including elevations.
Tower, Commercial	A structure or facility operated for financial gain by a person, corporation, or business.
Tower	Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term shall include, but will not limited to radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, and alternative tower structures.
Tower or Antenna, Commercial	A structure or facility operated for financial gain by a person, corporation, or business.
Tower, Amateur Radio	A freestanding or building-mounted structure, including any base, tower or pole, antenna, and appurtenances, intended for airway communications purposes by a person holding a valid amateur radio (HAM) license issued by the Federal Communications Communication.
Tower, Amateur or Non-Commercial	A tower or support used for the private use and enjoyment of an individual and not used for any commercial or industrial use. This shall also include a structure or facility operated by a utility company or governmental entity for its own use (such as an electricity or natural gas provider, water district, or other company which is licensed or regulated by the state, or the federal government).
Tract	A permanently unbuildable parcel within a specific zoning district, identified by a letter.
Traffic Impact Study	An analysis of the effect of traffic generated by a development on the capacity, operations, and safety of the public street and highway system.
Trail	A way designed for and used by equestrians, pedestrians, and cyclists using nonmotorized vehicles.
Trailer, Stock	A trailer used for carrying of livestock.
Trailer, Travel	See "Recreational Vehicle"

Term	Definition
Trailer, Utility	A trailer used for the carrying of materials, goods or objects.
Trailer	A recreational vehicle that may provide temporary accommodations but is not intended for permanent occupancy.
Transitional Housing	A facility providing supervision or detention, or both, for more than 15 residents making the transition from institutional to community living. This classification includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders. This classification also includes overnight shelters for the homeless.
Trash	Garbage, litter, refuse, rubbish or any substance of any kind that creates a public health, safety or fire hazard or a public nuisance.
Twin house	A structure that contains 2 primary dwelling units, each located on its own lot. The 2 dwelling units share a common wall along the common lot line.
Unplatted	A lot or parcel of land that has never been subdivided, according to the requirements of a governing body.
Use	The purpose or activity for which land, or any structure thereon, is designed, arranged, or intended, or for which it is occupied or maintained.
Use, Temporary	A use established for a fixed period of time with the intent to discontinue the use upon the expiration of the time.
Utility Service, Major	Generating plants, water treatment plants, wastewater treatment plants and similar facilities.
Utility Service, Minor	Services that are necessary to support principal development and involve only minor structures, such as lines and poles and specifically including electrical switching facilities and primary substations
Vacation	The termination of, or termination of an interest in, an easement, right-of-way, or public dedication of land.
Vehicle Repair, General	An establishment that provides service to passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles. Generally, the customer does not wait at the site while the service or repair is being performed. Typical uses include full service gas stations with repair or vehicle service bays, quick-lube services, muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excluding dismantling or salvage. See "Vehicle Service, Limited." Truck and heavy vehicle service and repair is classified as "Industrial Service"
Vehicle Sales/Rental	The sale or rental of automobiles, noncommercial trucks, motorcycles, recreational vehicles, or boats, including incidental storage, maintenance, and servicing. Typical uses include new and used car dealerships, motorcycle dealerships, and boat, trailer, or recreational vehicle dealerships.
Vehicle Storage	An establishment offering long-term storage of operating or nonoperating vehicles. Typical uses include storage of private parking tow-aways or impound yards, but exclude dismantling or salvage.
Vehicle Service, Limited	An establishment that provides direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed. Typical uses include gas stations (without vehicle repair/service bays) car washes. No repairs are conducted on the site of a limited vehicle

Term	Definition
	service use. See "Vehicle Repair, General."
Veterinary Service	An establishment offering veterinary services and hospitals for animals. Typical uses include pet clinics, dog and cat hospitals, and veterinary hospitals for livestock and large animals.
Warehouse and Freight Movement	An establishment engaged in the storage, or movement of goods for themselves or other firms. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Typical use include separate warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; storage of weapons and ammunition; major wholesale distribution centers; truck, or air freight terminals; bus barns; parcel services; major post offices; grain terminals; and the stockpiling of sand, gravel, or other aggregate materials.
Waste-Related Use	Uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location, uses that collect sanitary wastes, or uses that manufacture or produce goods or energy from the composting of organic material.
Weekend	Saturday and Sunday. National holidays observed on a Friday or Monday may be included.
Wholesale Sales	An establishment engaged in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer. Typical use include sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, building hardware.
Wine-Tasting Room	A facility in which wine products grown or processed on the owner's property may be tasted and sold for off premise consumption.
Yard	The actual space that exists between a lot line and building line
Zero Lot Line House (Dwelling Unit)	A dwelling unit that is located on its own lot, not attached to any other dwelling unit and set on or within 2 feet of the interior side lot line. Zoning Lot; See "Lot, Zoning."
Zoned Municipality	A municipality with an adopted zoning ordinance or system of zoning controls in place.

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