ARTICLE XII. APPLICABILITY & INTERPRETATION

PART 1 - APPLICABILITY

12-101: GENERAL SCOPE

A. Territorial Application. This Code shall apply to land, structures, and uses within the corporate limits of the City.

B. General Application. All structures erected hereafter, all uses of land or structures established hereafter, all structural alterations or relocation of existing structures occurring hereafter, and all enlargements and extensions of, additions to, changes in and relocation of existing uses occurring hereafter shall be subject to all regulations of this Code applicable to the zoning districts in which such land, structures or uses are located. Existing structures and uses that do not comply with the regulations of this Code shall be subject to the provisions of Article X of this Code relating to nonconformities.

C. General Prohibition. No structure; no use of any structure or land; and no lot of record or zoning lot, now or hereafter existing, shall hereafter be established, enlarged, extended, altered, moved, divided or maintained, in any manner, except as authorized by the provisions of this Code and except in compliance with the regulations of this Code. Without limiting the foregoing, any such activity that would cause any existing structure not to comply with this Code or that would create any parcel of land that could not be developed in compliance with this Code shall be prohibited.

D. Special Prohibition -- Multiple Principal Structures on Same Zoning Lot. No zoning lot in the City of Oak Forest shall be used for more than one principal structure except when authorized as part of a planned development approved pursuant to Section 11-603 of this Code or as a special permit in, non-residential zoning districts pursuant to Section 11-602 of this Code; or when one or more of the principal structures is a personal wireless services antenna, with or without antenna support structures, and related electronic equipment and equipment structures which is authorized as a permitted or special permit use pursuant to the applicable District regulations of this Code. No structural group containing two or more upward projections shall be considered a single structure unless all such upward projections are joined by an element that:

1. Is at least half as high as the tallest upward projection; and

2. Is something other than a fence, canopy, freestanding wall or other non-functional connection.

E. Plat of Consolidation Required. Whenever any application is submitted pursuant to this Code for the erection or construction of any building or structure, other than a fence, or for the installation of any paving or surfacing of the ground, over, upon or across one or more lot lines dividing or separating two or more lots of record, such application shall include an application for approval of a plat of consolidation of those lots of record into a single lot of record pursuant to the Oak Forest Subdivision and Development Code (2010), as the same has been and may, from time to time, be amended. This Subsection

shall not apply where an application for approval of a plat of subdivision or resubdivision accompanies such an application under this Code.

F. Exempt Uses.

1. Utility Lines. The following utility uses are exempt from the provisions of this Code: poles, wires, cables, conduits, vaults, laterals, pipes, mains and valves, but not including substations located on or above the surface of the ground, for the distribution to consumers of telephone, cable television or other communications, electricity, gas or water, or for the collection of sewage or surface water, and also not including personal wireless services antenna, with or without antenna support structures, and related electronic equipment and equipment structures. All such uses shall, however, comply with the subdivision and other applicable ordinances of the City.

2. Railroad Right-of-Way Uses. All railroad rights-of-way, trackage and passenger stations existing on the effective date of this Code shall be exempt from its provisions. Any other railroad facilities or uses, or any change of such existing facility, shall, however, be subject to all of the provisions of this Code.

G. Private Agreements. This Code is not intended to abrogate, annul or otherwise interfere with any platted building line, easement, covenant or other private agreement or legal relationship; provided, however, that where the regulations of this Code are more restrictive or impose higher standards or requirements than such platted building line, easement, covenant or other private agreement or legal relationship, the regulations of this Code shall govern.

12-102: APPLICATION TO VARIATIONS AND SPECIAL PERMIT USES

A. Existing Variations and Special Permits. Any variation or special permit (sometimes, in prior codes, referred to as "special uses") lawfully issued prior to the effective date of this Code, or any amendment thereof, shall be deemed to be and continue to be valid after such effective date, subject to any conditions placed thereon at the time of issuance. Any structure or use lawfully authorized by any such variation or special permit that could not be so issued after the effective date of this Code shall be subject to the provisions of Article X of this Code dealing with nonconformities.

B. Existing Uses and Structures Newly Requiring Special Permit. Any use or structure lawfully existing on the effective date of this Code or any amendment thereof that did not, prior to such effective date, require a special permit but which, after such effective date, does require a special permit, may secure such a permit only pursuant to the standards and procedures made applicable to special permit uses by Section 11-602 of this Code. Unless and until such a permit is so secured, such use shall be subject to the provisions of Article X of this Code dealing with nonconformities.

12-103: BUILDING PERMITS ISSUED PRIOR TO EFFECTIVE DATE

A. New Code Shall Apply. Except as provided in Subsections B and C of this Section, no Certificate of Occupancy shall be issued following the effective date of this Code or any

amendment thereof unless the work, structure or use for which the Certificate of Occupancy is sought is made to fully comply with the applicable provisions of this Code or such amendment.

B. Right to Complete Construction Pursuant to Approved Plans. Nothing in this Code, or any amendment to it, shall be deemed to require any change in the plans, construction or designated use of any structure in the event that:

1. A building permit for such structure was lawfully issued prior to the effective date of this Code or any such amendment thereof or such a permit is issued after such effective date based upon a complete and proper application for such permit filed prior to such effective date; and

2. Such permit had not by its own terms expired prior to such effective date; and

3. Such permit was lawfully and properly issued in accordance with the law prior to such effective date; and

4. Construction pursuant to such permit is commenced prior to the expiration of such permit and within 180 days of such effective date and is thereafter diligently pursued to completion.

C. Right to Occupy as Nonconformity. Upon completion pursuant to Subsection B hereof, such structure may be occupied by, and a Certificate of Occupancy shall be issued for, the use designated on such permit, subject thereafter, to the extent applicable, to the provisions of Article X of this Code relating to nonconformities.

12-104: PENDING APPLICATIONS

A. New Code Shall Apply. This Code and any amendment thereof shall apply to any application pending on the effective date of this Code or such amendment in the same manner as though such application was filed after such effective date.

B. Duty of City Officials. Within twenty (20) days following the effective date of this Code or any amendment thereof, any City official, department, board or commission then having pending before it any application to which this Code or any amendment of it applies pursuant to Subsection A of this Section shall transmit a copy of such application to the City Administrator.

C. Duty of City Administrator. Within thirty (30) days following the effective date of this Code or any amendment thereof, the City Administrator shall inform each applicant named on each application referred to him pursuant to Subsection B of this Section that said application is subject to the provisions of this Code, as amended, and will be processed in accordance therewith; that the applicant may within thirty (30) days following the mailing of such notice refile, without additional fee, its application on the basis of this Code, as amended; and that if the applicant does not so re-file, its application may be denied for noncompliance with the provisions of this Code, as amended.

D. Duty of Applicant. Notwithstanding the provisions of Subsections B and C of this Section, it shall be the responsibility of each applicant having an application pending on the effective date of this Code, or any amendment thereof, to modify such application in accordance with the terms and provisions of this Code, as amended, and the failure to do so may, whether or not the procedures of said Subsections have been followed, result in denial of such application for failure to comply with this Code, as amended. Any modification or re-filing of an application pending on such effective date in order to comply with the provisions of this Code, as amended, shall be permitted at any time prior to the final disposition of such application & shall be permitted without payment of any additional fee.

E. Processing of Pending Applications. Upon the re-filing of any pending application as herein provided, or upon notification from the applicant that it will not re-file or modify its application, or upon the expiration of sixty (60) days following effective date of this Code or any amendment thereof, whichever occurs first, such pending application shall be processed in accordance with the terms of this Code, as amended; provided, however, that the application requirements, hearing requirements and procedural requirements set forth in Article XI, Part 3, and Subsections 11-601D, 11-602D, 11-603D and 11-604E of this Code shall not apply to any such pending application and each such application shall be processed in accordance with the application, hearing and procedural requirements that were in effect on the date such application was filed. Notwithstanding any other provision of this Section, the City Manager shall have the authority to request additional data, information or documentation for pending applications when, in his or her judgment, such additional data, information or documentation is necessary or appropriate to a full and proper consideration and disposition of such pending application.

12-105: REPEAL OF PRIOR PROVISIONS

The Oak Forest Zoning Ordinance as adopted by Ordinance No. 64-36 on December 19, 1964, and as amended from time to time thereafter prior to the adoption of this Ordinance No. 88-62 providing for the comprehensive revision of said Ordinance by the adoption of this Code, be, and it is hereby, repealed in its entirety. Ordinance No. 79-1, passed and approved on January 9, 1979, as amended by Ordinance No. 84-16, on June 12, 1984, be, and are hereby, repealed in their entirety. Except as expressly provided in this Code, such repeals shall not affect or impair any act done, offense committed or right accruing, accrued or acquired, or liability, penalty, forfeiture or punishment incurred prior to the time such repeal takes effect, but the same may enjoyed, asserted, enforced, prosecuted or inflicted, as fully and the same extent as if such repeal had not been effected.

12-106: SEVERABILITY

A. Intent as to Severability. The several provisions of this Code shall be severable in accordance with the following rules:

1. Provisions Declared Invalid. If any court of competent jurisdiction shall adjudge any provision of this Code to be invalid, such judgment shall not affect any other provisions of this Code.

2. Applications Declared Invalid. If any court of competent jurisdiction shall adjudge invalid the application of any provision of this Code to a particular parcel of land, a particular structure or a particular use, such judgment shall not affect the application of said provisions to any other land, structure or use.

3. Applicable Regulations Following Declaration of Invalidity. Whenever the provisions of this Code are declared invalid in their application to any particular parcel of land, the Zoning Map provided for in Section 2-103 of this Code shall continue to show such parcel in the zoning district applicable to it pursuant to this Code unless and until such district is changed by an amendment adopted by the City Council pursuant to Section 11-601 of this Code; provided, however, that the parcel in question shall also be marked with a star or other distinctive marking to direct attention to the court decree affecting said parcel. The City Administrator shall maintain a file of any such decrees. The provisions of any such decree shall be deemed to modify the otherwise applicable provisions of this Code as they apply to said parcel to the extent provided in said decree but said parcel shall otherwise remain subject to the provisions of this Code.

12-107: EFFECTIVE DATE AND PUBLICATION

This Code shall take effect immediately upon, and its Effective Date shall be the date of, its passage by a vote of two-thirds of the corporate authorities then holding office and its approval by the Mayor, the corporate authorities hereby finding that the immediate implementation of this Code is a matter of urgency; provided, however, that the following provisions of this Code shall not take effect until one year following said Effective Date: 9-107 insofar as it requires buffering and screening of structures and uses existing on said Effective Date.

The City Administrator is hereby authorized and directed to publish this Code in pamphlet form and to publish an appropriate notice of its adoption and availability in a newspaper published in the City.

PART II - INTERPRETATION

12-201: PROVISIONS ARE MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this Code shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, morals and general welfare, as set forth in the provisions hereof establishing the intent and purpose of this Code in general and its various Sections in particular.

When the provisions of this Code impose greater restrictions than those of any statute, other ordinance or regulation, the provisions of this Code shall be controlling. Where the provisions of any statute, other ordinance or regulation impose greater restrictions than this Code, the provisions of such statute, other ordinance or regulation shall be controlling.

12-202: PROVISIONS ARE CUMULATIVE

The provisions of this Code shall be interpreted to be cumulative of, and to impose limitations in addition to, all other codes, laws and ordinances in existence or which may be passed governing any subject matter of this Code. The several provisions of this Code shall also be interpreted to be cumulative of each other. To the greatest extent possible, the provisions of this Code shall be construed to be consistent with, and not in conflict with, the provisions of such other codes, laws and ordinances, and each other, to the end that all such provisions may be given their fullest application.

12-203: PROVISIONS ARE NOT A CONSENT, LICENSE OR PERMIT

The provisions of this Code shall not be interpreted to be, or to grant, a consent, license or permit to use any property or to establish, locate, construct or maintain any structure or use, or to carry on any trade, industry, occupation or activity.

12-204: UNLAWFUL USES AND STRUCTURES NOT VALIDATED

This Code shall not be interpreted to validate or make lawful any unlawful use or structure existing upon the effective date of this Code. Any such unlawful use or structure shall remain unlawful to the extent that said use or structure is in conflict with the provisions of this Code.

12-205: WORD USAGE

A. **TENSE AND FORM.**

Words used or defined in one tense or form shall include other tenses and derivative forms.

B. **NUMBER.**

Words in the singular number shall include the plural number, and words in the plural number shall include the singular number.

C. **GENDER.**

The masculine gender shall include the feminine and neuter. The feminine gender shall include the masculine and neuter. The neuter gender shall include the masculine and feminine.

D. **SHALL AND MAY.**

The word "shall" is mandatory. The word "may" is permissive.

E. **TIME.**

The time within which any act required by this Code is to be performed shall be computed by excluding the first day and including the last day, unless the last day is a Saturday or Sunday or a holiday declared by the United States Congress or the Illinois General Assembly, in which event it shall also be excluded.

F. **PERSON.**

The word "person" includes individuals, firms, partnerships, joint ventures, trusts, trustees, estates, corporations, associations and any other similar entities.

G. **USED FOR.**

The phrase "used for" shall include intended for, designed for, occupied for, maintained for, and arranged to be used or occupied for whenever that interpretation would result in the regulation being more restrictive in its application to any use or structure.

H. **CITY.**

The word "City" means the City of Oak Forest, Illinois.

I. **COUNTY.**

The word "County" means the County of Cook, Illinois, unless referring to a property or matter over which Lake County, Illinois has jurisdiction, in which event, it means the County of Lake, Illinois.

J. **UNDEFINED TERMS.**

Any word not defined in Section 12-206 of this Code shall have the meaning given in any applicable City code ordinance or, if none, in Webster's New International Dictionary, Second Edition 1975, except for words employed to refer to the permitted uses and special permit uses of this Code, which shall be interpreted, insofar as applicable, in accordance with the meaning established in the Standard Industrial Classification Manual, 1987, as amended through the effective date of this Code and as further amended by the City (see Appendix A).

K. **CAPTIONS, ILLUSTRATIONS AND TABLES.**

In case of any difference of meaning or implication between the text of this Code and any caption, illustration or table, the text shall control.

L. **ARTICLE, SECTION AND PARAGRAPH HEADINGS.**

This Code is divided into articles, sections, subsections, paragraphs, and subparagraphs that shall be numbered according to the following format:

1-101 A1(a)(1)(i)

and that shall be referred to in accordance with the following example:

II	Article
A.	Section
2-401B	Subsection
2-401B3	Paragraph
2-401B3(a)	Subparagraph
B3(a)(2)	Subparagraph
B3(a)(2)(iii)	Subparagraph

12-206: DEFINITIONS

A. When used in this Code, the following terms shall have the meanings herein ascribed to them:

ABUT. To touch, to lie immediately next to, to share a common wall or lot line or to be separated by only a street, alley or drainage course.

ACCESSORY BUILDING, STRUCTURE OR USE. See Section 9-101 of this Code.

ADJACENT. To lie near, close to, or in the vicinity.

ADVERTISING SIGN. See Subsection 9-106 E of this Code.

AIRPORT. Any premises used for the landing and take-off of aircraft of any kind including appurtenant land and structures.

ALLEY. A public right-of-way that affords only a secondary means of vehicular access to abutting property.

ALTERATION. Any change in the size, shape, character, occupancy or use of a structure.

ALTERATION, STRUCTURAL. See Subsection 12-206 S of this Section.

AMENDMENT. See Section 11-601 of this Code.

ANIMAL TRAINING. Shall have the same meaning as the defined term "Trainer" in Section 5-1 of the City's Municipal Code.

ANIMATED OR MOVING SIGN. See Subsection 9-106 E of this Code.

ANTENNA. Any structure designed for transmitting signals to a receiving station or for receiving television, radio, data, or other signals from satellites or other sources.

ANTENNA SUPPORT STRUCTURE. Any structure used for the principal purpose of supporting an antenna.

ANTENNA SURFACE AREA. See Subsection 12-206 S of this Section.

APPEAL. See Section 11-502 of this Code.

APPROPRIATE USE. Only those uses that are allowed within the regulatory floodway, as specified in Section 8-207 of this Code.

AREA, GROSS. The total land and water area included in a parcel that is the subject of an application filed pursuant to this Code, excluding only property located in public rights-of-way or private easements of access or egress at the time of application.

AREA, NET. The gross area of a parcel less land and water areas required or proposed to be publicly dedicated or land to be devoted to private easements of access or egress. Both land and water areas not so publicly dedicated or devoted shall be included in the calculation of net area.

ATTACHED DWELLING. See Subsection 12-206 D of this Section.

ATTENTION-GETTING DEVICE. See Subsection 9-106 E of this Code.

AUTOMATED WAREHOUSE. A warehouse, or a portion thereof, where the process of picking, distributing and sorting inventory is supported primarily by mechanization and where no more than one employee for each 2500 square feet of warehouse space perform such process at any one time.

AUTOMATIC TELLER MACHINE. An automated device that performs banking or financial functions at a location remote from the controlling financial institution.

AUTOMOBILE REPAIR, MAJOR. General repair, rebuilding or reconditioning of engines, motor vehicles or trailers, such as collision service, body repair and frame straightening; painting and upholstering; vehicle steam cleaning; and undercoating.

AUTOMOBILE REPAIR, MINOR. Minor repairs, incidental replacement of parts and motor service to passenger automobiles and trucks not exceeding one and one-half tons capacity, but not including any operation included in "Automobile Repair, Major" as defined in this Subsection.

AUTOMOTIVE DETAILING. Services including washing, detailing, waxing, or cleaning of passenger automobiles and trucks not exceeding one and one-half tons capacity, provided at non-automated establishments and performed by the business operator without the use of an automatic production line method, conveyor machines or any other large mechanical equipment typically found at car washing facilities.

AWNING. A roof-like covering, temporary in nature, that projects from the wall of a building.

AWNING SIGN. See Subsection 9-106 E of this Code.

B. When used in this Code, the following terms shall have the meanings herein ascribed to them:

BALCONY. A platform that projects from the exterior wall of a building and (i) is located a minimum of one story above grade, and (ii) is unenclosed and exposed to the open air, and (iii) has direct access to the interior of the building, and (iv) is not supported by posts or columns extending to the ground.

BASE FLOOD. The flood having a one percent (1%) probability of being equaled or exceeded in any given year. The base flood is also known as the one hundred year (100-year) frequency flood event. Application of the base flood elevation at any location is defined in Section 8 of this code.

BASE FLOOD ELEVATION (BFE). The elevation in relation to mean sea level of the crest of the base flood. The base flood elevation is also known as the one hundred (100) year frequency flood elevation.

BASEMENT. A portion of a structure located partly underground but having less than half its clear floor to ceiling height over more than half of its floor area below grade.

BAY WINDOW. A window or windows cantilevered from the wall of a building above grade or resting on a building foundation and which forms an alcove within the building

BERM. A hill that acts as a visual barrier between a lot and adjacent properties, alleys or streets.

BLOCK. A tract of land bounded by public streets or by a combination of public streets, public lands, railroad rights-of-way, waterways or boundary lines of the City.

BOARD OF APPEALS. The Zoning Board of Appeals of the City. See Section 11-102 of this Code and Chapter 2, Article XIV of the Oak Forest Municipal Code

CITY COUNCIL. The President and the City Councilof the City of Oak Forest.

BOARDING KENNEL. Shall have the same meaning as the defined term "Boarding Kennel" in Section 5-1 of the City 's Municipal Code.

BUFFERING. Any means of protecting a parcel from the visual or auditory effects of an adjacent use. Buffering may include, but is not limited to, berming, fencing, landscaping, setbacks open spaces.

BUILDING. Any structure designed or intended for the support, enclosure, shelter or protection of persons, animals or property. References to "Building" shall in all cases be deemed to refer to both buildings and structures.

BUILDING, ACCESSORY. See Section 9-101 of this Code.

BUILDING CODE. The Building Code of the City of Oak Forest.

BUILDING COVERAGE. The percentage of a lot area covered by any building or structure. See also Subsection 12-206 L, "Lot Coverage," of this Section.

BUILDING DEPTH. The longest straight line that can be drawn through a structure substantially parallel to the side or corner side lot lines of the lot on which it is located.

BUILDING, DETACHED. A building surrounded entirely by open space.

BUILDING OR STRUCTURE FRONT. Except as provided in Subsection 12-206 H, "Height" of this Section, that exterior wall of a building or structure facing the front line of the lot on which it is located.

BUILDING HEIGHT. See Subsection 12-206 H of this Section.

BUILDING, PRINCIPAL. A building in which is conducted the principal use of the lot on which said building is situated.

BUILDING WIDTH. The longest straight line that can be drawn through a structure parallel to the front lot line.

BULK AND SPACE REGULATIONS. The regulations of this Code pertaining to the permissible or required height, volume, area, floor area, floor area ratio, and dimensions, building coverage, lot coverage and usable open space applicable to uses and structures. The term does not include yard requirements.

BULLETIN BOARD SIGN. See Subsection 9-106 E of this Code.

BUSINESS SIGN. See Subsection 9-106 E of this Code.

C. When used in this Code, the following terms shall have the meanings herein ascribed to them:

CANOPY. A roof-like structure of a permanent nature that projects from the wall of a building.

CANOPY SIGN. See Subsection 9-106 E of this Code.

CARRY-OUT EATING PLACE. See Subsection 12-206 E of this Section.

CELLAR. A portion of a structure located partly or wholly underground and having half or more than half its clear floor to ceiling height over half or more than half of its floor area below grade.

CEMETERY. A burial ground including structures such as mausoleums, columbariums, incidental management offices and maintenance facilities.

CERTIFICATE OF NONCONFORMITY. See Subsection 11-402 G of this Code.

CERTIFICATE OF OCCUPANCY. See Section 11-402 of this Code.

CERTIFICATE OF ZONING COMPLIANCE. See Section 11-401 of this Code.

CHANGES TO THE REGULATORY FLOODWAY. Changes in the original regulatory floodway due to:

1. Error in physical data or mathematical model;

2. Changed conditions;

3. Public flood control projects; or

4. Relocation of floodway storage and conveyance approved by a unit of local government.

Conditional approval of such a change must be obtained from IDNR/OWR and FEMA prior to construction of the floodway change. Final approval and revision of the regulatory floodway map will occur only after acceptance by IDNR/OWR and FEMA of as-built plans, and buildings and structures may thereafter be constructed.

CHANNEL. Any river, stream, creek, brook, branch, natural or artificial depression, ponded area, flowage, slough, ditch, conduit, culvert, gully, ravine, wash, or natural or man-made drainageway, which has a definite bed and banks or shoreline, in or into which surface or groundwater flows, either perennially or intermittently.

CHANNEL MODIFICATION. Alteration of a channel by changing the physical dimensions or materials of its bed or banks. Channel modification includes damming, rip-rapping (or other armoring), widening, deepening, straightening, relocating, lining and significant removal of native vegetation from the bottom or banks. Channel modification does not include the clearing of dead or dying vegetation, debris, or trash from the channel. Channelization is a severe form of channel modification involving a significant change in the channel cross-section and typically involving relocation of the existing channel (e.g. straightening).

CIRCULATION AISLE. The means of access to a parking or loading space for a motor vehicle.

CITY ENGINEER. The head of the Engineering Department of the City.

CITY MANAGER. The chief administrative official of the City. When used in this Code, the term City Manager shall refer either to such official or to his duly authorized delegate.

CIVIC USE OR PURPOSE. An undertaking in which citizens of a community, by their cooperative action and as their central goal, seek to promote the general welfare and common good of the community; in other words, a community movement to accomplish community goals.

CLASSIFICATION OR ZONING CLASSIFICATION. The district into which a parcel of land is placed and the body of regulations to which it is subjected by this Code and the Zoning Map.

COMMERCIAL BUILDING. A building the principal use of which is a commercial use.

COMMERCIAL DISTRICT. Any district whose designation begins with the letter "C", as set forth in Section 2-101 of this Code.

COMMERCIAL USE OR PURPOSE. Any use permitted in a Commercial District.

COMMERCIAL VEHICLE. For purposes of this Code, all commercial vehicles shall be classified as either a Class I or Class II commercial vehicle. Any trailer including, but not limited to, tar hoppers, generators, cement mixers, or any portable construction or maintenance equipment that is not a camper trailer, a travel trailer, or a recreational vehicle trailer, shall be deemed a commercial vehicle. Unless otherwise provided, any reference in this Code to commercial vehicles shall be deemed to be made to both Class I and Class II commercial vehicles.

CLASS I. Any vehicle, other than a recreational vehicle, regardless of the use to which the vehicle is put or intended or designed to serve and regardless of any other classification system made applicable to vehicles by any other governmental body, that weighs in excess of 8,000 pounds in gross weight (including vehicle and maximum load).

CLASS II. Any vehicle that is not a recreational vehicle or a Class I commercial vehicle that is operated for the transportation of persons or property in the furtherance of any commercial or industrial enterprise, for-hire or not-for-hire, including, without limitation, the following:

1. Any van with no side windows other than those adjacent to the driver and passenger seats, sometimes known as panel vans; or

2. Any other vehicle with any commercial markings or any removable equipment or merchandise stored on the exterior of the vehicle.

COMMUNITY RESIDENCE. A group home or specialized residential care home, the residents of which do not constitute a family, that serves persons with disabilities, that is licensed, certified or accredited by appropriate governmental entities, and that does not serve as an alternative to incarceration for a criminal offense, persons whose primary reason for placement is substance or alcohol abuse or persons whose primary reason for placement is treatment of a communicable disease. For purposes of this definition, "disabilities" means any disability:

1. Attributable to mental, intellectual or physical impairments or a combination thereof;

2. Likely to continue for a significant amount of time or indefinitely;

3. That results in functional limitations in three or more of the following areas of major life activities: self-care, receptive or expressive language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency; and

4. That reflects a person's need for a combination and sequence of interdisciplinary or generic care, treatment or other services which are of a life-long or extended duration.

COMPENSATORY STORAGE. An artificially excavated, hydraulically equivalent volume of flood storage within the SFHA used to balance the loss of natural flood storage capacity when artificial fill or structures are placed within the floodplain.

COMPLETELY ENCLOSED BUILDING. A building separated on all sides from the adjacent open area, or from other buildings or structures, by a permanent roof and by exterior walls or party walls, pierced only by windows or doors normally provided for the accommodation of persons, goods or vehicles. However, a parking structure that has less than 50 percent of its outer wall space open but that does not allow any parked vehicle within said structure to be seen from the exterior thereof shall be considered a completely enclosed building.

COMPREHENSIVE PLAN. See Subsection 11-201 P of this Code.

CONDITIONAL APPROVAL OF A DESIGNATED FLOODWAY MAP CHANGE. Preconstruction approval by IDNR-OWR and FEMA of a proposed change to the floodway map.

CONDITIONAL LETTER OF MAP REVISION (CLOMR). A letter which indicates that the Federal Emergency Management Agency will revise base flood elevations, flood insurance rate zones, flood boundaries or floodway as shown on an effective Flood Hazard Boundary Map or Flood Insurance Rate Map, once the as-built plans are submitted and approved.

CONDITIONAL USE. See Subsection 11-206 U of this Section.

CONSTRUCTION SIGN. See Subsection 9-1 of this Code.

CORNER LOT. See Subsection 12-206 L of this Section.

CUL-DE-SAC. A minor street having one end open and one end permanently terminated by a vehicular turnaround.

CURB LEVEL. The street curb height at the midpoint of a lot line. Where curb exists, the elevation of the crown of the street at the midpoint of the lot line shall be deemed to be the curb level.

D. When used in this Code, the following terms shall have the meanings herein ascribed to them:

DAM. All obstructions, wall embankments or barriers, together with their abutments and appurtenant works, if any, constructed for the purpose of storing or diverting water or creating a pool. Dams may also include weirs, restrictive culverts or impoundment structures. Underground water storage tanks are not included.

DAY CARE. Daytime care or instruction, except elementary, secondary and schools of higher education, of children or adults away from their own homes by a person other than a relative, whether or not for compensation or reward.

DAY CARE NURSERY. A place providing day care for not more than eight children, including family members, being operated as a home occupation, and retaining all necessary state and local licenses.

DAY CARE SERVICE, CHILD. A place providing day care for children and not operated as a home occupation.

DECK. A platform or structure serving a principal structure at thirty inches or more above grade and not covered by any permanent structure.

DEDICATION. The designation of land for a public use by the owner thereof.

DENSITY. The number of persons, families or dwelling units or the amount of gross floor area in a building, on a lot or in a development.

DENSITY, GROSS. The density of a development divided by the gross area of the development.

DENSITY, NET. The density of a development divided by the net area of the development.

DEPTH OF LOT. See Subsection 12-206 L of this Section.

DETENTION. Temporary storage of storm water to be released from the property at the same rate as it would be released from the property in its natural state, by means of a facility engineered for that purpose.

DEVELOPMENT. Any man-made change, other than maintenance of existing structures, paved areas or utilities, to improved or unimproved real estate, including, without limitation, the construction or installation of new, or enlargement of existing structures, streets or utilities; dredging, filling, drilling, mining, grading, paving or excavating operations; and open storage of materials.

DISPLAY SURFACE OR FACE. The area made available by a sign structure for the purpose of displaying the sign's message.

DISTANCE OF SIGN PROJECTION. The distance from the exterior wall surface of a building to the sign element farthest distant from such surface.

DISTRICT OR DISTRICT, ZONING. See Subsection 12-206 Z of this Section.

DISTRICT BOUNDARY LINE. A line on the Zoning Map separating one district from another. See also Subsection 2-103 C of this Code.

DISTRICT BOUNDARY LOT. Any lot or parcel of land any lot line of which coincides with a district boundary line or which is contiguous to a public or private right-of-way containing a district boundary line.

DRIVE-THROUGH FACILITY. An establishment or facility that provides products or services to occupants seated inside a motor vehicle, other than within a building, but not including dispensing of fuels at an automobile service station. Pick-up, drop-off, ordering and service are handled through a drive-through window.

DRIVE-THROUGH WINDOW. A window, other fenestration or other device provided within the structure of a building designed for the delivery of goods or products to a vehicle and through which compensation for such may be exchanged, including the making of change and the order of such goods.

DRIVEWAY. A private access way that provides direct access from a street to not more than one lot or one principal building or use, except as may otherwise be provided by the City Council pursuant to Section 22-60 of the Oak Forest Municipal Code (1988).

DWELLING. Any structure or portion thereof designed or used for habitation by one or more families.

DWELLING, MULTIPLE FAMILY. A dwelling, other than a single family attached dwelling, containing more than two dwelling units.

DWELLING, SINGLE FAMILY ATTACHED. See Subsection 12-206 D, "Dwelling, Townhouse."

DWELLING, SINGLE FAMILY DETACHED. A dwelling containing only one dwelling unit, situated on a separate subdivision lot or being a separate condominium unit capable of individual sale and completely surrounded by open space.

DWELLING, TOWNHOUSE. A dwelling composed of a row of two or more, but not more than eight adjoining dwelling units, each situated on a separate subdivision lot or being a separate condominium unit capable of individual sale and each of which is separated from the others by one or more unpierced walls extending from ground to roof.

DWELLING, TWO FAMILY. A dwelling, other than a single family attached dwelling, containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall.

DWELLING UNIT. Any room or group of rooms located within a dwelling forming a single habitable unit with facilities that are used or intended to be used for living, sleeping, cooking, eating and sanitation by one family.

E. When used in this Code, the following terms shall have the meanings herein ascribed to them:

EARTHBORNE VIBRATIONS. A cyclic movement of the earth due to the propagation of mechanical energy.

EASEMENT. Authorization by a property owner for the use by another, and for a specified purpose, of any designated area of his property. The term also refers to such a designated area.

EATING PLACE. An establishment where food is available to the general public primarily for consumption within a structure on the premises, where at least 50 percent of the gross floor area of the establishment is devoted to patron seating.

EATING PLACE, CARRY-OUT. An establishment which by design of physical facilities or by service or packaging procedures permits or encourages the purchase of prepared, ready-to-eat foods intended to be consumed off the premises.

EATING PLACE, DRIVE-IN. A drive-in establishment where food is prepared and served to persons in, or for consumption in motor vehicles.

EFFECTIVE DATE. See Section 12-107 of this Article.

ELEVATION CERTIFICATE. A form published by FEMA that is used to certify the elevation to which a building has been elevated.

ENLARGEMENT. An addition to the floor area of an existing building or an increase in the size of any other existing structure.

EROSION. The general process whereby soils are moved by flowing water or wave action.

ETHICS CODE. The City of Oak Forest Code of Ethics.

EXCEPTION. See Section 11—505 of this Code.

EXTENSION. An increase in the amount of existing floor area used for an existing use within an existing structure or an increase in that portion of a tract of land occupied by an existing use.

EXTERIOR WALL. Any wall of a building or structure one side of which is exposed to the outdoors.

F. When used in this Code, the following terms shall have the meanings herein ascribed to them:

FAMILY. One or more persons related by blood, marriage, legal adoption or guardianship, or not more than three persons not so related, together with gratuitous guests and domestic servants, living together as the functional equivalent of a traditional family and a single housekeeping unit.

FEMA. Federal Emergency Management Agency and its regulations at 44 CFR Parts 59-79, as amended.

FENCE. A barrier structure used as a boundary or as a means of protection, confinement or screening.

FINAL PLAT OF SUBDIVISION. A map or plan of record of a subdivision, and any accompanying materials, prepared in accordance with Article VIII of the Oak Forest Subdivision Ordinance.

FLOOD. A general and temporary condition of partial or complete inundation of normally dry land areas from overflow of inland or tidal waters or the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD FRINGE. That portion of the floodplain outside of the designated regulatory floodway.

FLOOD FREQUENCY. A period of years, based on a statistical analysis, during which a flood of a stated magnitude may be expected to be equaled or exceeded.

FLOOD INSURANCE RATE MAPS (FIRM). An official map prepared by the Federal Emergency Management Agency (FEMA) that depicts the Special Flood Hazard Areas (SFHA's) within a community. This map includes insurance rate zones and floodplains and may or may not depict floodways.

FLOOD INSURANCE STUDY. An examination, evaluation and determination of flood hazards and if appropriate, corresponding water surface elevations.

FLOOD PLAIN. That land typically adjacent to a body of water or watercourse with ground surface elevations at or below the base flood or the 100-year frequency flood elevation. Floodplains may also include detached Special Flood Hazard Areas (SFHA's), ponding areas, or areas not adjacent to a body of water or watercourse. The floodplains are those lands within the City of Oak Forest that are subject to inundation by the base flood or one hundred (100) year frequency flood. The flood plains within the City of Oak Forest are generally identified on the maps, plans and studies referenced in Section 8-204 of this Code.

FLOOD PROTECTION ELEVATION (FPE). The elevation of the base flood or one hundred (100) year frequency flood event plus one (1) foot of freeboard at any given location in the SFHA.

FLOODPROOFING. Any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODPROOFING CERTIFICATE. A form published by FEMA that is used to certify that a building has been designed and constructed to be structurally dry floodproofed to the flood protection elevation.

FLOODWAY. See Subsection 12-206 R "Regulatory Floodway" of this Code.

FLOOR AREA, GROSS. (For determining maximum gross floor area for single family detached dwellings in SINGLE-FAMILY RESIDENTIAL DISTRICTS.) The sum of the gross horizontal areas of all floors of a building or of such area devoted to a specific use, measured from the exterior face of exterior walls or from the center line of walls separating two buildings or uses. Gross floor area shall include, without limitation, areas such as:

1. basement floors;

2. area devoted to off-street parking or loading, whether in attached or detached structures;

3. elevator shafts and stairwells at each floor;

4. floor spaces and shafts used for mechanical, electrical and plumbing equipment, except equipment located in a cellar or on the roof; and

5. penthouses;

6. interior balconies and mezzanines;

7. enclosed porches;

8. floor space used for accessory uses; and

9. where any space has a floor to ceiling height of 14 feet or more, each 14 feet of height, or fraction thereof, shall constitute a separate floor; provided, however, for spaces with a sloping or slanting ceiling, only that portion of such space with a floor to ceiling height of 14 feet or more shall be treated as a separate floor.

Gross floor area shall exclude the following specific areas:

1. cellar floors;

2. attic floors, regardless of the clear ceiling height;

3. decks and patios;

4. open, unenclosed porches, not exceeding eight feet in depth;

5. chimneys projecting not more than two feet from an exterior wall;

6. bay windows projecting not more than three feet from an exterior wall for a distance not more than 1/3 of the length of such wall provided that such projections shall come entirely within planes drawn from the main corners of the building at an interior angle of 45 degrees with the wall in question; and

7. the first 200 square feet of accessory storage structures other than garages, when authorized pursuant to Paragraph 9-101 D1 of this Code.

FLOOR AREA, GROSS. (for all purposes except determining maximum gross floor area for single family detached dwellings in single-family residential districts and off-street parking and loading requirements in all districts.) The sum of the gross horizontal areas of all floors of a building or of such area devoted to a specific use, measured from the exterior face of exterior walls or from the center line of walls separating two buildings or uses. Gross floor area shall include areas such as basement floors, but not cellar floors; elevator shafts and stairwells at each floor; floor spaces and shafts used for mechanical, electrical and plumbing equipment, except equipment located in a cellar or on the roof; penthouses; attic floors, except where the clear ceiling height is less than seven feet; interior balconies and mezzanines; enclosed porches and floor space used for accessory uses. It shall not include floor area devoted to off-street parking or loading. Where any space has a floor to ceiling height of more than 16 feet, only the first 16 feet of space shall constitute a floor for the purpose of calculating gross floor area.

FLOOR AREA, NET. (For determining off-street parking and loading requirements.) The gross floor area of a building minus floor space devoted to washrooms intended for general public use; elevator shafts and stairwells at each floor; floor space and shafts used for mechanical, electrical, and plumbing equipment; basement and attic floor space used only for bulk storage.

FLOOR AREA RATIO (FAR). The gross floor area of a building divided by the total lot area of the zoning lot on which it is located. For planned developments, the FAR shall be determined by dividing the gross floor area of all principal buildings by the net area of the site. (Illust. #14)

FOOT CANDLE. The illumination at all points one foot distant from a uniform point source of one candle power.

FREEBOARD. An increment of elevation added to the base flood elevation to provide a factor of safety for uncertainties in calculations, future watershed development, unknown localized conditions, wave actions and unpredictable effects such as those caused by ice or debris jams, bridge openings and the hydrological effect of development within the watershed.

FRONT LOT LINE. See Subsection 12-206 L of this Section.

FRONT YARD. See Subsection 12-206 Y of this Section.

FRONT YARD LINE. See Subsection 12-206 Y of this Section.

FRONTAGE. All the property fronting on one side of a street, measured along such street, between an intersecting or intercepting street and another intersecting or intercepting street, a right-of-way in excess of 30 feet, an end of a dead-end street, a watercourse or a City boundary.

FRONTAGE, ZONING LOT. All of the property of a zoning lot fronting on a street, measured along the front and corner side lot lines.

G. When used in this Code, the following terms shall have the meanings herein ascribed to them:

GARAGE. A structure, or part thereof, designed or used for the parking and storage of vehicles at one or more levels.

GOVERNMENTAL SIGN. See Subsection 9-106 E of this Code.

GRADE. In all zoning districts other than single family residential districts and the Residential and Limited Commercial District, for structures more than 5 feet from any street line, the average level of the finished surface adjacent to the structure, and for structures any portion of which is located within 5 feet of a street line or lines, the curb level, or the average of the curb levels at such street line or lines.

In all single family residential districts and the Residential and Limited Commercial District, the normal contour of the land at the location of the proposed structure or development prior to the construction of such structure or development, as established by the City Engineer; provided, however, that if no normal contour can be established, then grade shall mean (1) the curb level, or the average of the curb levels, adjacent to the street line or lines, or (2) where no curbs exist, the level of the center line of the street, or the average level of the center line of the street, adjacent to the street line or lines.

GRADING. Reshaping natural land contours using natural land materials.

GROUND SIGN. See Subsection 9-106 E of this Code.

H. When used in this Code, the following terms shall have the meanings herein ascribed to them:

HEIGHT. In all zoning districts other than single family residential districts and the Residential and Limited Commercial District, the vertical distance measured from grade at the front of a structure to the highest point of the roof for flat roofs, to the deck line for mansard roofs and to

the mean height between eaves and ridge for gable, hip, and gambrel roofs or to the highest point of a structure without a roof. Where a parapet wall, penthouse, mechanical equipment or any similar structure is located on the roof of a building, building height shall be measured to the highest point of said structure if any part of it extends above the height as measured pursuant to the first sentence of this definition. Where a structure faces more than one street, the structure face with the greater height when measured as herein required shall be deemed to be the front of the structure for purposes of measuring structure height.

In all single family residential districts and the Residential and Limited Commercial District, the vertical distance measured from grade to the highest point of a structure. For the purposes of this definition in single family residential districts and the Residential and Limited Commercial District, "highest point of a structure" shall mean the point of said structure that is located at the highest vertical distance above grade. Chimneys of principal residential buildings shall not be included in determining the said highest point. Where a zoning lot has more than one grade at the location of the building or structure, the structure face with the greater height when measured as herein required shall be used for purposes of measuring structure height.

HOLIDAY DECORATIONS. See Subsection 9-106 E of this Code.

HOME OCCUPATION. See Subsection 9-102 B of this Code.

HOTEL. An establishment offering transient lodging accommodations, that is commonly known as a hotel in the community in which it is located, and that provides customary hotel services such as maid service, furnishing and laundry of linen, telephone service, desk service, bellboy service and the use and upkeep of furniture.

HOTEL, EXTENDED STAY. An establishment offering transient lodging accommodations to the general public that are, accessed through a central area or main lobby, and that have limited kitchen facilities and are rented on a weekly basis a majority of the time; provided, however, that no more than four guests shall occupy any unit of such accommodations at any one time.

HYDROLOGIC and HYDRAULIC CALCULATIONS. Engineering analysis which determine expected flood flows and flood elevations based on land characteristics and rainfall events.

I. When used in this Code, the following terms shall have the meanings herein ascribed to them:

IDENTIFICATION SIGN. See Subsection 9-106 E of this Code.

IDNR/OWR. The Illinois Department of Natural Resources - Office of Water Resources or the successor to its responsibilities.

IMPROVEMENT OR FACILITY, PUBLIC. A sanitary sewer, storm sewer, drainage appurtenance, water main, roadway, parkway, sidewalk, planting strip or other facility for which the City or any other governmental agency may assume maintenance or operational responsibility.

INDUSTRIAL BUILDING. Any building the principal use of which is an industrial use.

INDUSTRIAL DISTRICT. Any district whose designation begins with the letter "I" as set forth in Section 2-101 of this Code.

INDUSTRIAL USE OR PURPOSE. Any use permitted in a Industrial District.

INSTITUTIONAL BUILDING. Any building the principal use of which is an Institutional use.

INSTITUTIONAL USE OR PURPOSE. Any use permitted in the Institutional Buildings District.

INTEGRATED CENTER. A grouping of compatible uses on a single zoning lot, such uses being in either single ownership or under unified control.

INTERPRETATION. See Section 11-501 and Article XII, Part 2, of this Code.

INTERIOR LOT. See Subsection 12-206 L of this Section.

J. When used in this Code, the following term shall have the meaning herein ascribed to it:

JOINT IDENTIFICATION SIGN. See Subsection 9-106 of this Code.

K. [RESERVED FOR FUTURE USE]

L. When used in this Code, the following terms shall have the meanings herein ascribed to them:

LANDBANKING. Setting aside land area for future use. See also Subsection 9-104 E of this Code.

LEGAL NONCONFORMING LOT OF RECORD. See Subsection 12-206 N of this Section.

LEGAL NONCONFORMING STRUCTURE. See Subsection 12-206 P, "Pre-Code Structure."

LEGAL USE. See Subsection 12-206 U, "Use, Legal."

LESS RESTRICTIVE DISTRICT. See Section 2-102 of this Code.

LETTER OF MAP AMENDMENT (LOMA). An official determination by FEMA following a review of scientific or technical data that a specific property or portion of a property is not in a 100-year floodplain. The LOMA amends the FIRM.

LETTER OF MAP REVISION (LOMR). Letter that revises base flood or 100-year frequency flood elevations, flood insurance rate zones, flood boundaries or floodways as shown on an effective FIRM.

LIMITED FINANCIAL SERVICE FACILITY. A facility established by an existing banking or financial institution that offers limited financial services only to businesses conducted within the contiguous area of the district in which the Limited Financial Service Facility is located.

LIVE ENTERTAINMENT. A public performance intended to be diverting or engaging with or without the use of instrumental, electronic or mechanical accompaniment.

LOADING SPACE. An area used for the standing, loading or unloading of truck or trailer.

LOT. See "Lot of Record" and "Lot, Zoning," infra. Unless the context indicates otherwise, all references in this Code to a "lot" shall be deemed to mean a "zoning lot."

LOT AREA, TOTAL. The total land and water area included within lot lines, excluding, however, areas subject to easements for public or private access or egress.

LOT AREA PER UNIT. That portion of the total lot area allocated for each dwelling unit located on a lot.

LOT, BUILDABLE AREA OF A. That portion of a lot bounded by the required yards.

LOT, BUILDABLE WIDTH OF A. The width of a lot remaining as buildable after side yards and corner side yards are provided.

LOT, CORNER. A lot abutting upon two or more intersecting streets or a lot bounded on two sides by a curving street where it is possible to draw two intersecting tangents, one each commencing at each of the two points of intersection of the lot lines and street line, which intersect with each other to form an interior angle of less than 135 degrees.

LOT COVERAGE. The percentage of a lot's area covered by any building or structure or any impermeable surface other than streets, whether public or private, public sidewalks, private sidewalks under common ownership, or water bodies. See also Subsection 12-206 B, "Building Coverage" of this Section.

LOT DEPTH. The minimum straight line distance between the front and rear lot lines.

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

LOT LINE, CORNER SIDE. Any street line of a corner lot other than its front lot line.

LOT LINE, FRONT. In the case of an interior lot abutting upon only one street, the line separating such lot from the right-of-way of such street; in the case of a through lot, each line separating such lot from the right-of-way of a street shall be considered a front lot line; in the case of a corner lot, the shorter lot line separating such lot from the right-of-way of a street shall be considered to be the front lot line.

LOT LINE, REAR. The rear lot line is the lot line or lot lines generally opposite or most nearly parallel to the front lot line. In the case of triangular shaped lots or a lot having a rear lot line less than ten feet in length, the rear lot line shall be deemed to be an imaginary line ten feet in length entirely within the lot, parallel to and at a maximum distance from the front line. City of

LOT LINE, SIDE. Any lot line other than a front, corner-side or rear lot line.

LOT LINES. The property lines bounding a lot; provided, however, that where a lot includes land subject to a public right-of-way easement for street purposes, the line separating such right-of-way from the rest of the lot shall be deemed to be the lot line.

LOT, MINIMUM TOTAL AREA OF. The smallest lot on which a particular use or structure may be located in a particular district.

LOT OF RECORD. A lot that is part of a subdivision, the plat of which has been recorded in the office of the County Recorder of Deeds, or a parcel of land separately described in a recorded instrument.

LOT, THROUGH. A lot having frontages on two non-intersecting streets.

LOT, WIDTH OF. The shortest distance between side lot lines measured by a line passing through the center point of the required front yard line.

LOT, ZONING. A tract of land consisting of one or more lots of record, or parts thereof, under single fee simple title ownership or control, located entirely within a block and occupied by, or designated by its owner or developer at the time of filing for any zoning approval or building permit as a tract to be developed for, a principal building and its accessory buildings, or a principal use, together with such open spaces and yards as are designed and arranged, or required under this Code, to be used with such building or use. Notwithstanding the foregoing, sale of individual lots of record underlying individual dwelling units in an attached or two family dwelling, following issuance of a Certificate of Occupancy for such dwelling, shall not prevent treatment of the tract of land underlying such dwelling as a zoning lot and all applicable bulk, space and yard requirements shall be applied with respect to such dwelling and such zoning lot rather than with respect to individually-owned dwelling units and lots of record.

M. When used in this Code, the following terms shall have the meanings herein ascribed to them:

MAJOR AUTOMOBILE REPAIR. See Subsection 12-206 A of this Section.

MARQUEE OR CANOPY. A roof-like structure of a permanent nature that projects from the wall of a building.

MARQUEE SIGN. See Subsection 9-106 E of this Code.

MEMORIAL SIGN. See Subsection 9-106 E of this Code.

MINIMUM LOT AREA. See Subsection 12-206 L of this Section.

MINOR AUTOMOBILE REPAIR. See Subsection 12-206 A of this Section.

MIXED RESIDENTIAL AND COMMERCIAL DISTRICT. The Multiple Family Residential and Commercial District and the Residential and Limited Commercial District as set forth in Section 2-101 of this Code.

MORE RESTRICTIVE DISTRICT. See Section 2-202 of this Code.

MOTEL. An establishment offering transient lodging accommodations that provides services similar to a hotel and that has individual entrances from the outside of the building for at least 25 percent of the lodging accommodations located therein.

MOVING SIGN. See Subsection 9-106 E of this Code.

MULTIPLE FAMILY DWELLING. See Subsection 12-206 D of this Section.

MUNICIPAL CODE. The Oak Forest Municipal Code.

N. When used in this Code, the following terms shall have the meanings herein ascribed to them:

NAME PLATE SIGN. See Subsection 9-106 E of this Code.

NATIONAL FLOOD INSURANCE PROGRAM (NFIP). That program established by Congress at 42 U.S.C. Sec. 4001 et seq. to provide a means of insuring property losses caused by flood risks.

NAVD. North American Vertical Datum of 1988. NAVD 88 supersedes the National Geodetic Vertical Datum of 1929 (NGVD).

NET FLOOR AREA. See Subsection 12-206 F of this Section.

NONCONFORMING LOT OF RECORD. A lot of record that does not comply with the lot requirements for any permitted use in the district in which it is located.

NONCONFORMING LOT OF RECORD, LEGAL. A nonconforming lot of record that:

1. Was created by a plat or deed recorded and came into ownership separate from adjoining tracts of land, at a time when the creation of a lot of such size, shape, depth and width at such location would not have been prohibited by any ordinance or other regulation; and

2. Has remained in separate and individual ownership from adjoining tracts of land continuously during the entire time that the creation of such a lot has been prohibited by any applicable ordinance or other regulation.

NONCONFORMING SIGN. Any sign lawfully existing on the effective date of this Code, or any amendment to it rendering such sign nonconforming, does not comply with all of the standards and regulations of this Code or any such amendment hereto.

NONCONFORMING STRUCTURE. See Subsection 12-206 P, "Pre-Code Structure."

NONCONFORMING USE. Any use lawfully being made of any land, building or structure, other than a sign, on the effective date of this Code, or any amendment to it rendering such use nonconforming, that does not comply with all of the regulations of this Code, or any such amendment hereto, governing use for the zoning district in which such land, building or structure is located.

OAK FOREST STANDARDS AND SPECIFICATIONS. Standards and Specifications for Public and Private Improvements.

NURSING AND PERSONAL CARE FACILITY. An establishment that provides full-time nursing and health related personal care, but not hospital services, with in-patient beds for three or more individuals who are not related by blood or marriage to the operator and who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves. No care for the acutely ill or surgical or obstetrical services shall be provided in such an establishment; a hospital shall not be construed to be included in this definition.

O. When used in this Code, the following terms shall have the meanings herein ascribed to them:

OBSOLETE DEVELOPMENT. Property used in a manner that is no longer compatible with uses on surrounding properties due to the trend of development, regardless of conformancy with the regulations of this Code.

OFFICE BUILDING. Any building the principal use of which is an office use.

OFFICE DISTRICT. Any district, except the Open Space District, whose designation begins with the letter "O" as set forth in Section 2-101 of this Code.

OFFICE USE OR PURPOSE. Any use permitted in an Office District.

OFFICIAL COMPREHENSIVE PLAN. See Subsection 11-201 B of this Code.

OFFICIAL MAP. See Section 11-202 of this Code.

ON-SITE INFORMATIONAL SIGN. See Subsection 9-106 E of this Code.

ONE HUNDRED (100) YEAR FREQUENCY FLOOD ELEVATION. See Base Flood Elevation in Subsection 12-206 B of this Code.

ONE HUNDRED (100) YEAR FREQUENCY FLOOD EVENT. See Base Flood in Subsection 12-206 B of this Code.

ONE-ON-ONE PERSONAL FITNESS TRAINING FACILITY. An establishment offering only one-on-one personal fitness training, by appointment only, and no group fitness training activities. Each client must work directly with a certified personal trainer when using such an establishment, and each trainer shall work with no more than two clients at one time.

ONE-ON-ONE SCHOOLS AND EDUCATIONAL SERVICES. An establishment offering only one-on-one educational training, by appointment only, and no group tutorial activities. Each student must work directly with a personal instructor when using such an establishment, and each instructor shall work with no more than two students at one time.

OPEN SALES LOT. Land used or occupied for the purpose of buying, selling or renting merchandise out-of-doors.

OPEN SPACE AND USABLE OPEN SPACE. An area or areas of a lot, including required yards, that is:

1. Open and unobstructed from ground to sky except by facilities specifically designed, arranged and intended for use in conjunction with passive or active outdoor recreation or relaxation;

2. Located at least five feet from any structure arranged and intended for use in conjunction with passive or active outdoor recreation or relaxation;

3. Landscaped, maintained or otherwise treated to create a setting appropriate to recreation or relaxation; and

4. Accessible and usable by the residents of all dwellings, or the users of all nonresidential buildings, it is intended or required to serve.

OPEN SPACE, COMMON. Open space held in private ownership, regularly available for use by the occupants of more than one dwelling or the users of more than one nonresidential building.

OPEN SPACE, PRIVATE. Open space held private ownership, the use of which is normally limited to the occupants of one dwelling or the users of one nonresidential building.

OPEN SPACE, PUBLIC. Open space dedicated to or owned by any government or governmental agency or authority.

ORDINARY HIGH WATER MARK (OHWM). The point on the bank or shore up to which the presence and action of surface water is so continuous so as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation or other easily recognized characteristics.

OWNER. Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by this Code, full disclosure of all legal and equitable interests in the property is required.

P. When used in this Code, the following terms shall have the meanings herein ascribed to them:

PARKING AREA. Any land area, not located in a garage, designed and used for the parking of not more than four vehicles.

PARKING LOT. Any land area designed or used for the parking, and associated circulation, of more than four vehicles.

PARKING SPACE. An area for the parking of a vehicle.

PARTICULATE MATTER. Material other than water that is suspended or discharged into the atmosphere in a finely divided form as a liquid or solid.

PERIMETER LANDSCAPED OPEN SPACE. A landscaped open space intended to enhance the appearance of, or screen from view, parking lots and other outdoor aesthetically unpleasant uses or areas or to create a transition between incompatible uses by means of appropriate buffering, landscaping or screening primarily along lot lines.

PERMITTED USE. See Subsection 12-206 U of this Section.

PERSONAL WIRELESS SERVICES. Commercial mobile telecommunications services, unlicensed wireless telecommunications services, and common carrier wireless telecommunications exchange access services.

PERSONAL WIRELESS SERVICES ANTENNA. An antenna used in connection with the provision of personal wireless services.

PLANNED DEVELOPMENT. See Section 11-603 of this Code.

PLAN COMMISSION. The Plan Commission of the City of Oak Forest.

POLITICAL SIGN. See Subsection 9-106 E of this Code.

PORTABLE SIGN. See Subsection 9-106 E of this Code.

PRE-CODE STRUCTURE. Any building or structure, other than a sign, lawfully existing on the effective date of this Code, or any amendment to it rendering such building or structure nonconforming, that:

1. Does not comply with all of the regulations this Code, or any such amendment thereto, governing parking, loading or bulk and space requirements for the zoning district in which such building or structure is located; or

2. Is located on a lot that does not, or is so located on a lot as not to, comply with the yard or setback requirements for the zoning district in which such building or structure is located; or

3. Both 1. and 2.; except

4. Any building containing more than one dwelling unit in addition to the number permitted by the district regulations in the district where it is located shall be deemed to be a nonconforming use rather than a pre-code structure.

PREMISES. A lot, plot or parcel of land, together with the buildings and structures thereon.

PRINCIPAL STRUCTURE OR BUILDING. A structure or building on a zoning lot intended to be utilized for a principal use and to which any other structure on such lot must be accessory.

PRINCIPAL USE. The use of a zoning lot, whether a permitted or specially permitted use, designated by the owner of such lot as the primary or main use of such lot and to which any other use on such lot must be accessory.

PLAT, FINAL. See Subsection 12-206 F, "Final Plat."

PRIVATE RIGHT-OF-WAY. See Subsection 12-206 R of this Section.

PRIVATE SALE SIGN. See Subsection 9-106 E of this Code.

PRIVATE WARNING SIGN. See Subsection 9-106 E of this Code.

PROJECTING SIGN. See Subsection 9-106 E of this Code.

PROPERTY LINE. See "Lot Line" at Subsection 12-206 L of this Section.

PUBLIC BODY OF WATER. Any open public stream or lake capable of being navigated by watercraft, in whole or in part, for commercial uses and purposes, and any lakes, rivers, and streams which in their natural condition were capable of being improved and make navigable, or that are connected with or discharge their waters into navigable lakes or rivers within, or upon the borders of the State of Illinois, together with all bayous, sloughs, backwaters, and submerged lands that are open to the main channel or body of water directly accessible thereto.

PUBLIC FLOOD CONTROL PROJECT. A flood control project which will be operated and maintained by a public agency to reduce flood damages to existing buildings and structures which includes a hydrologic and hydraulic study of the existing and proposed conditions of the watershed. Nothing in this definition shall preclude the design, engineering, construction or financing, in whole or in part, of a flood control project by persons or parties who are not public agencies.

PUBLIC HEARING. A meeting conducted pursuant to the provisions of the Illinois Open Meetings Act at which members of the general public must be permitted to give testimony, evidence or opinions relevant to the subject matter.

PUBLIC IMPROVEMENT OR FACILITY. See Subsection 12-206 I of this Section.

PUBLIC MEETING. A meeting conducted pursuant to the provisions of the Illinois Open Meetings Act where members of the general public, as opposed to members of the Board or Commission and as opposed to the applicant for relief, have no right (but may be given the opportunity) to offer testimony, evidence or opinions.

PUBLIC UTILITY. Any person, firm or corporation under public regulation furnishing franchised services such as cable television, electricity, gas, telephone, water or sewage service.

PUBLIC RIGHT-OF-WAY OR PUBLIC WAY. See Subsection 12-206 R of this Section.

PYLON SIGN. See Subsection 9-106 E of this Code.

Q. [RESERVED FOR FUTURE USE]

R. When used in this Code, the following terms shall have the meanings herein ascribed to them:

RAILROAD RIGHT-OF-WAY. A strip of land with tracks and auxiliary facilities track operation, but not including freight depots or stations, loading platforms, train sheds, warehouses, car or locomotive shops or car yards.

REAL ESTATE SIGN. See Subsection 9-106 E of this Code.

REAR LOT LINE. See Subsection 12-206 L of this Section.

REAR YARD. See Subsection 12-206 Y of this Section.

REAR YARD LINE. See Subsection 12-206 Y of this Section.

RECREATIONAL DEVICE. A structure or outdoor facility intended primarily for recreational use by children such as, but not limited to, a play house, a swing set, a trampoline or a sand box.

RECREATIONAL FACILITY, RESIDENTIAL. An area, court, pool or facility, other than a recreational device, intended for active recreational or athletic use such as game courts, swimming pools or ball fields established as an accessory use to a residential dwelling.

RECREATIONAL VEHICLE. Every vehicle or boat originally designed for living quarters, recreation or human habitation and not used as a commercial vehicle, including, but not limited to, the following:

1. Boat. Any vessel used for water travel. A boat mounted on a trailer shall be considered one vehicle.

2. Camper Trailer. A folding or collapsible vehicle without its own motive power, designed as temporary living quarters for travel, camping, recreational, seasonal, or vacation use.

3. Motorized Home. A temporary dwelling designed and constructed for travel, camping, recreational, seasonal, or vacation uses as an integral part of a self-propelled vehicle.

4. Off-the-Road Vehicle. A vehicle intended primarily for recreational use off of roads where state vehicle licenses are required, such as a dune buggy, go-cart or snowmobile.

5. Racing Car or Cycle. A vehicle intended to be used in racing competition, such as a race car, stock car or racing cycle.

6. Travel Trailer. A vehicle without its own motive power, designed to be used as a temporary dwelling for travel, camping, recreational or vacation uses.

7. Truck Camper. A structure designed primarily to be mounted on a pickup or single truck chassis and designed to be used as a temporary dwelling for travel, camping, recreational or vacation uses. When mounted on a truck, such a structure and the truck shall together be considered one vehicle.

8. Van. A general term applied to a noncommercial motor vehicle licensed by the State of Illinois as a Recreational Vehicle.

9. Vehicle Trailer. A vehicle without its own motive power that is designed to transport another vehicle, such as a boat, motorcycle or snowmobile for

recreational or vacation use and that is a eligible to be licensed or registered and insured for highway use. A vehicle trailer with another vehicle mounted on it shall be considered one vehicle.

REDEVELOPMENT. The significant reconstruction, alteration, expansion, or other change in a structure or use, or the division of a parcel of land into additional parcels.

REGISTERED LAND SURVEYOR. A land surveyor registered in the State of Illinois, under The Illinois Land Surveyors Act 225 ILCS 330/1 et seq.

REGISTERED PROFESSIONAL ENGINEER. An engineer registered in the State of Illinois, under The Illinois Professional Engineering Practice Act 225 ILCS 325/1 et seq.

REGULATORY FLOODWAY. The channel, including on-stream lakes, and that portion of the flood plain adjacent to a stream or watercourse as designated by IDNR/OWR, which is needed to store or convey the existing and anticipated future one hundred (100) year frequency flood discharge with no more than a one-tenth (0.1) foot increase in stage due to the loss of flood conveyance or storage, and no more than a ten percent (10%) increase in velocities. The regulatory floodways are designated for the West and Middle Forks of the North Branch of the Chicago River and their tributaries, on the maps, plans and studies referenced in Section 8-204 of this Code. Also sometimes referred to as a "Designated Floodway."

RESIDENTIAL STRUCTURE. A structure containing one or more dwelling units.

RESIDENTIAL DISTRICT. Any district the designation of which begins with the letter "R" as set forth in Section 2-201 of this Code.

RESIDENTIAL USE OR PURPOSE. Any use permitted in a Residential District.

RETENTION/DETENTION FACILITY. A retention facility stores stormwater runoff without a gravity release. A detention facility provides for storage of stormwater runoff and controlled release of this runoff during and after a flood or storm.

RIGHT-OF-WAY. A strip of land designated for use for vehicular or pedestrian access or passage or for installation of railroad tracks, utility lines or similar facilities.

RIGHT-OF-WAY, PRIVATE. A right-of-way that has not been dedicated to or accepted by any government agency.

RIGHT-OF-WAY, PUBLIC. A right-of-way that has been dedicated to and accepted by a government agency.

RIVERINE SFHA. Any SFHA subject to flooding from a river, creek, intermittent stream, brook, ditch, on-stream lake system or any other identified channel. Riverine SFHA does not include areas subject to flooding from lakes, ponding areas, areas of sheet flow, or other areas not subject to overbank flooding.

ROOF SIGN. See Subsection 9-106 E of this Code.

ROOMING UNIT. Any habitable room or group of not more than 2 habitable rooms forming a single habitable unit used for living and sleeping, but not for cooking or eating purposes.

RUNOFF. The water derived from melting snow or rain falling on the land surface, flowing over the surface of the ground or collected in channels or conduits.

S. When used in this Code, the following terms shall have the meanings herein ascribed to them:

SCREENING. A structure erected or vegetation planted to conceal an area from view.

SEDIMENTATION. The processes that deposit soils, debris, and other materials either on other ground surfaces or in bodies of water or watercourses.

SENIOR CITIZEN HOUSING. A dwelling unit in a dwelling:

1. Constructed, maintained and operated for the exclusive occupancy by:

   (a) Persons who are at least 62 years of age;

   (b) Persons who are under a disability or are handicapped as determined by the regulations of the United States Department of Housing and Urban Development; or

   (c) 2 or more persons, one of whom meets the occupancy criteria stated in (a) or (b); provided, however, that not more than one dwelling unit in such dwelling may be occupied by a resident manager who does not meet the aforesaid occupancy criteria; and

2. Which complies with such special construction standards that may from time to time be imposed on dwellings constructed and maintained pursuant to the United States Housing Act of 1937 by federal statute or regulation and such additional special construction standards for Senior Citizen Housing as the City Councilmay, from time to time, approve by ordinance or resolution; and

3. Which may provide communal eating facilities for the exclusive use of the aforesaid occupants and their occasional guests.

SETBACK. The required minimum horizontal distance between a property line, or other line, and a building.

<u>SHED. A relatively small accessory structure or building primarily for storage purposes. It is not designed to be served by heat, electricity, or plumbing.</u>

SHOPPING CENTER. A building or group of buildings that are planned and managed as a single commercial property.

SIDE LOT LINE. See Subsection 12-206 L of this Section.

SIDE YARD. See Subsection 12-206 Y of this Section.

SIDE YARD LINE. See Subsection 12-206 Y of this Section.

SIGHT TRIANGLE. A triangular area, described by the edge of pavement lines of two intersecting streets and a line connecting said edge of pavement lines, in which the height of structures and landscaping regulation is limited to a maximum of two and one-half feet above grade in order to promote visibility at street intersections. Any leg of such triangle lying along any street in a residential district or any street forming part of an intersection that is not controlled by a traffic signal or a stop sign shall be a minimum of 45 feet in length.

SIGN. Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images. For definitions of particular functional and structural types of signs, see Subsection 9-106 E of this Code.

SIGN, NONCONFORMING. Any sign that fails to conform to the regulations of Section 9-106 of this Code.

SIGN WITH BACKING. Any sign that is displayed upon, against or through any material or color surface or backing that forms an integral part of such display and differentiates the total display from the background against which it is placed.

SIGN WITHOUT BACKING. Any sign other than a sign with backing.

SINGLE FAMILY DETACHED DWELLING. See Subsection 12-206 D of this Section.

SITE PLAN REVIEW. See Section 11-604 of this Code.

SMOKE. Small gas-borne particles other than water that form a visible plume in the air.

SPECIAL FLOOD HAZARD AREA (SFHA). Any base flood area subject to flooding from a river or tributary thereof, creek, intermittent stream, brook, ditch, or any other identified channel or ponding and shown on a Flood Insurance Rate Map as Zone A, AO, A1-30, AE, A99, AH, VO, V1-30, VE, V, M, or E. See also Subsection 12-206 F "Floodplain" of this Code.

SPECIAL PERMIT USE. See Section 11-602 of this Code.

STABLE, PRIVATE. A detached accessory structure for the keeping of horses for the private, noncommercial use of the occupants of the premises on which such structure is located.

STANDARD FLOOD INSURANCE POLICY. The flood insurance policy issued by the Federal Insurance Administration, or an insurer pursuant to federal statutes and regulations.

STANDARD INDUSTRIAL CLASSIFICATION MANUAL (SIC). The 1987 edition of the publication prepared by the Office of Management and Budget, Executive Office of the President of the United States, available from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C., as amended through the effective date of this Code.

STORY. That portion of a building, other than a cellar, included between the surface on any floor and the surface of the floor next above it, or if there is no floor above, then the space between the floor and ceiling next above it. The floor of a story may split levels provided that there is not more than four feet difference in elevation between the different levels of the floor. A basement shall be counted as a story; a cellar shall not be counted as a story. Any area in which the distance from one floor to the floor or ceiling above it is more than 16 feet shall be deemed to consist of one story for each 16 feet of height or major fraction thereof.

STREET. The paved portion of a right-of-way, other than a driveway, that affords the principal means of vehicular access to abutting property.

STREET LINE. A lot line separating a street right-of-way from other land.

STREET, PRIVATE. Any street other than a public street.

STREET, PUBLIC. A street that has been dedicated to and accepted by, or otherwise acquired by, a government agency.

STRUCTURAL ALTERATION. Any change, other than incidental repairs, that would prolong the life of the supporting members of a structure such as bearing walls, columns, beams, girders, or foundations or that would alter the dimensions or configurations of the roof or exterior walls of a structure or that would increase either the gross or net floor area of a structure.

STRUCTURE. Anything constructed or erected, the use of which requires more or less permanent location on the ground, or anything attached to something having a permanent location on the ground, but not including paving or surfacing of the ground. Structure shall in all cases be deemed to refer to both structures and buildings. See Subsection 12-206 B of this Code.

STRUCTURE, ACCESSORY. See Section 9-101 of this Code.

STRUCTURE, NONCONFORMING. See Subsection 12-206 N of this Section.

STRUCTURE, PRINCIPAL. See Subsection 12-206 P of this Section.

SUBDIVISION ORDINANCE. The Oak Forest Subdivision Ordinance.

SUBSTATION, ELECTRICAL. A subsidiary station for the transmission of electrical current, consisting of transformers and other related safety and switching equipment that convert higher voltage electrical current received from incoming lines into lower voltage electrical current transmitted through other smaller lines.

SURFACE AREA, ANTENNA. An area determined by adding together the actual surface area of each solid element or part of an antenna or its support structure, where "solid" is defined to include all air spaces that are fully bounded by solid elements.

T. When used in this Code, the following terms shall have the meanings herein ascribed to them:

TEMPORARY SIGN. See Subsection 9-106 E of this Code.

TEMPORARY USES. See Section 9-103 of this Code.

TERRACE. A level plane, surfaced patio, platform or structure serving a principal building at less than thirty inches above grade and not covered by any permanent structure.

TOWNHOUSE. See Subsection 12-206 D, "Dwelling, Townhouse."

TRANSITIONAL PARKING LOT OR GARAGE. A parking lot or garage accessory to a nonresidential use but located in a residential district pursuant to a special permit.

TRANSITIONAL SERVICE FACILITY. An authorized and licensed dwelling operated by a public or private agency duly authorized and licensed by any state agency having authority to license and approve said facility that houses individuals being cared for by the agency and deemed by the agency to be capable of living and functioning in the community and that provides continuous professional guidance.

TRANSITIONAL SERVICE FACILITY RESIDENT. A person receiving care or treatment at a transitional service facility.

TWO FAMILY DWELLING. See Subsection 12-206 D, "Dwelling, Two Family."

U. When used in this Code, the following terms shall have the meanings herein ascribed to them:

UNDERDEVELOPMENT. Property not used to the fullest extent permitted by this Code.

USABLE OPEN SPACE. See Subsection 12-206 O of this Section.

USE. The purpose or activity for which a structure or land is designed, arranged or intended, or for which it is occupied or maintained.

USE, ACCESSORY. See Section 9-101 of this Code.

USE, CONDITIONAL. A use that appears as a conditional use in the "Use List" of a particular zoning district and is subject to additional standards set forth in this Code. Unless specifically provided otherwise in this Code, a Conditional Use shall be treated as a Permitted Use for purposes of this Code.

USE INTERPRETATION. An interpretation of the use lists established by this Code for the purpose of allowing a use not expressly mentioned in those lists to be established in a zoning district found to be appropriate for such use by application of the standards established in Subsection 11-501 E of this Code.

USE, LEGAL. Any use being made of any land, building or structure, other than a sign, on or after the effective date of this Code or any amendment thereof, that complies with all of the applicable regulations of this Code and any amendment thereof and was legally and validly instituted.

USE, NONCONFORMING. See Subsection 12-206 N of this Section.

USE, PERMITTED. A use that appears as a permitted use on the "Use List" list of a particular zoning district.

USE, PRINCIPAL. See Subsection 12-206 P of this Section.

USE, SPECIAL PERMIT. A use that appears as a special permit use on the "Use List" of a particular zoning district. See Subsection 11-602 of this Code.

USE, TEMPORARY. See Section 9-103 of this Code.

V. When used in this Code, the following terms shall have the meanings herein ascribed to them:

VARIATION. See Section 11-503 of this Code.

VEHICLE. Any device for carrying passengers, goods or equipment including, but not limited to, passenger automobiles, vans, trucks, buses, recreational vehicles, commercial vehicles and vehicles used for governmental purposes.

VEHICLE, COMMERCIAL. See Subsection 12-206 C of this Section.

VEHICLE, RECREATIONAL. See Subsection 12-206 R of this Section.

W. When used in this Code, the following terms shall have the meanings herein ascribed to them:

WALL SIGN. See Subsection 9-106 E of this Code.

WAREHOUSE, AUTOMATED. See Subsection 12-206 A, "Automated Warehouse."

WARNING SIGN. See Subsection 9-106 E of this Code.

WATERCOURSE. See Section 8-204 of this Code.

WHOLESALE TRADE. A business engaged in the sale of commodities in quantity, usually for resale or business use chiefly to retailers, other businesses, industries and institutions rather than to the ultimate consumer.

WIDTH OF LOT. See Subsection 12-206 of this Section.

WINDOW SIGN. See Subsection 9-106 E of this Code.

X. [RESERVED FOR FUTURE USE]

Y. When used in this Code, the following terms shall have the meanings herein ascribed to them:

YARD. A required open space on a lot between a lot line and a yard line that is unoccupied and unobstructed from grade to the sky.

YARD, CORNER SIDE. A yard extending from the front yard line to the rear lot line between the corner side lot line of the lot and the corner side yard line.

YARD, FRONT. A yard extending across the entire front of a lot between the front lot line of the lot and the front yard line.

YARD LINE, CORNER SIDE. A line drawn parallel to a side lot line abutting a street right-of-way at a distance therefrom equal to the depth of the required corner side yard.

YARD LINE, FRONT. A line drawn parallel to a front lot line at a distance therefrom equal to the depth of the required front yard.

YARD LINE, REAR. A line drawn parallel to a rear lot line at a distance therefrom equal to the depth of the required rear yard.

YARD LINE, SIDE. A line drawn parallel to a side lot line at a distance therefrom equal to the depth of the required side yard.

YARD, PERIMETER. A yard within, and abutting the boundary of, a planned development.

YARD, REAR. A yard extending along the full length of the rear lot line between the side lot lines, except that in the case of a corner lot the rear yard shall extend from the inner side lot line to the corner side yard line.

YARD REQUIRED. The minimum yard depth designated in the regulations of this Code establishing minimum front, corner side, side and rear yard requirements for various uses, structures and districts.

YARD, SIDE. A yard extending along a side lot line from the front yard to the rear yard between the side lot line and the side yard line.

Z. When used in this Code, the following terms shall have the meanings herein ascribed to them:

ZONING BOARD. The Zoning Board of Appeals of the City.

ZONING CLASSIFICATION. See Subsection 12-206 C of this Section.

ZONING CODE. The Oak Forest Zoning Code; that is, this Code. Unless the context specifically requires otherwise, all references to this Code shall be deemed to refer to any certificate, permit, approval, resolution or ordinance granted or adopted pursuant to this Code.

ZONING DISTRICT. A part of the corporate area of the City wherein regulations of this Zoning Code are uniform. See also Section 2-101 of this Code.

ZONING DISTRICT MAP OR ZONING MAP. See Section 2-103 of this Code.

ZONING ENFORCEMENT OFFICIAL. The Community Development Director.