

- a. LOT AREA: The total horizontal area included within lot lines.
- b. LOT COVERAGE: The ration of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage.
- c. LOT DEPTH: The mean horizontal distance between the front and rear lot lines.
- d. LOT LINE: The boundary line of a lot.
 - 1) FRONT: That property line which abuts on a public street, or in the event the property abuts on two (2) or more streets it shall mean that property line abutting on a street which has been so designated by the owner at the time of his application for a building permit.
 - 2) SIDE: Any property line not a front lot line or a rear lot line. A side lot line separating a lot from a street is an exterior side lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.
 - 3) REAR: That boundary of a lot which is most distance from and is, or is most nearly, parallel to the front lot line.
- e. LOT OF RECORD: A lot whose existence, location and dimensions have been legally recorded or registered in a deed or on a plat prior to the effective date of this Ordinance.

- f. LOT, CORNER: Lot bounded by more than one (1) intersecting street.
 - g. LOT WIDTH: The mean horizontal distance between the side lot lines measured at the required front property line.
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- 13. PUBLIC BODY: Any government or governmental agency, board, commission, or authority of the City of Big Sandy, Upshur County, State of Texas, or the U. S. Government or any legally constituted district.
 - 14. PUBLIC USE: The use of any land, water, or buildings by a public body for a public service or purpose.
 - 15. RIGHT-OF-WAY: A strip of land dedicated or deeded to the perpetual use of the public.
 - 16. SEMI-PUBLIC BODY: Churches and organizations operating as a non-profit activity serving a public purpose of service and includes such organizations as noncommercial clubs and lodges, theater groups, recreational and neighborhoods associations, and cultural activities.
 - 17. SEMI-PUBLIC USE: The use of any land or building by a semi-public body.

18. SPECIAL EXCEPTION: A use that would not be appropriate generally or without restriction throughout a zoning district but which, if controlled as to number, area, location, or relocation to the neighborhood, and approved through a public hearing of the Board of Adjustment would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance or prosperity. Such uses may be permitted in such zoning districts as special exceptions and as outlined in the applicable zoning district.
19. STORY: That portion of a building, other than the basement, included between the surface of any floor and the surface of the floor next above it; or if there be no floor above it then the space between the floor and the ceiling next above it.
20. STORY, HALF: A partial story under a gable, hip or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than four (4) feet above the floor of such story, except that any partial story used for residence purposes, other than by a family occupying the floor immediately below it, shall be deemed a full story.
21. STREET: A public or private right-of-way which affords a primary means of vehicular access to abutting properties, whether designated as a street, avenue, highway, road,

boulevard, lane, place or however otherwise designated, but does not include driveways to building.

a. ALLEY: A public or private right-of-way, not more than thirty (30) feet in width, which affords a secondary means of public or private access to property abutting thereon.

22. STREET RIGHT-OF-WAY: The property line which bounds the right-of-way set aside for use as a street. Where sidewalks exist and the exact location of the right-of-way is unknown, the side of the sidewalks farthest from the centerline of the traveled street shall be considered as the right-of-way line.

23. STRUCTURAL ALTERATION: Any change except for repair or replacement in the surrounding members of a structure such as bearing walls or partitions, columns, beams, or girders, or any substantial change in the roof or in the exterior walls of a structure.

24. USABLE OPEN SPACE: That part of the ground area (improved or unimproved), roof, balcony, or porch which is designed or intended for outdoor living, recreation, or utility space and may include recreational buildings or structures, but shall not include streets, driveways, parking and loading areas or any other paved vehicular ways and facilities as well as all required minimum front yard areas.

25. USE: Any activity, functions, or purpose, to which a parcel of land or building is put and shall include the words used, arranged or occupied, for any purpose, including all residential, commercial, business, industrial, public or any other use.
- a. USE, ACCESSORY: A use which is wholly incidental to and supportive of the principal use on the same lot.
- b. USE, PRINCIPAL: The primary purpose for which land or building is used as permitted by the applicable zoning district.
26. VARIANCE: A relaxation of the terms of this Ordinance where such variance will not be contrary to the public interest and where a literal endorsement of the Ordinance would result in unnecessary and undue hardship.
27. VEHICLE: Any self-propelled conveyance designed and used for the purpose of transporting or moving persons, animals, freight, merchandise, or any substance, and shall include passenger cars, trucks, buses, motorcycles, scooters, but shall not include tractors, construction equipment, or machinery, or any device used in performing a job as stated above.
28. YARD: The open space existing on the same lot with a principal building, unoccupied and unobstructed by buildings from the ground upward, between the lot line and the building line.