

ARTICLE II Definitions

Section 1. DEFINITIONS.

For the purposes of the Ordinance and for the implementation of the revisions contained herein, certain words, terms and phrases are to be interpreted as defined herein. Words used in the present tense shall include the future tense; the singular number includes the plural number, the plural number includes the singular number. The word “lot”, includes the word “plot” or “parcel.” The word “shall” is mandatory; the word “may” is permissive. The masculine pronoun shall include the feminine.

The following words, terms and phrases are hereby defined as follows and shall be interpreted as such throughout the Ordinance. Terms not herein defined shall have the meaning customarily assigned to them.

- 1.001 ADVERTISING DEVICE. An advertising sign, billboard or poster pane which directs attention to a business, commodity, service or entertainment.
- 1.002 ALLEY. A traffic way, dedicated to public use, which affords a secondary means of vehicular access to the back or side of properties otherwise abutting a street.
- 1.003 AUTOMOBILE LAUNDRY/CAR WASH. A building or portion thereof containing activities for the commercial washing of motor vehicles or providing space, water or equipment to the public for the complete or partial hand-washing of such motor vehicles, whether by the operator or by the customer.
- 1.004 AUTOMOBILE SERVICE STATION. A building or portion thereof or premises used for dispensing or offering for sale at retail any automotive fuels or oils, having pumps and storage tanks thereon, or where battery, tire and other similar services are rendered.
- 1.005 BASEMENT. A story having part but not more than fifty (50) percent of its height below the average grade of the adjoining ground (as distinguished from a “cellar”). A basement shall be counted as a story for the purposes of height measurement. (See Appendix A)
- 1.006 BILLBOARD. A sign which has more than one hundred (100) square feet of display surface and which is either erected on the ground or attached to or supported by a building or structure.
- 1.007 BLOCK. A tract of land bound by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shore-lines of waterways and/or other physical barriers.
- 1.008 BOARDING HOUSE AND LODGING HOUSE. A dwelling other than a hotel or motel where for compensation and by prearrangement for definite periods meals or lodging and meals are provided for three (3) or more, but not exceeding twenty (20), persons on a weekly or monthly basis.
- 1.009 BOARD OF APPEALS. The Zoning Board of Appeals of the Village is established in Article XVIII – Administration, of this Zoning Ordinance.
- 1.010 BUILDABLE AREA. The space remaining on a lot after the minimum open space, yards and setback requirements have been complied with.
- 1.011 BUILDING. Any structure designed or built for the support, enclosure, shelter or protection of people, animals, chattels or property of any kind.

- 1.012 **BUILDING, ACCESSORY.** A building on the same zoning lot as a principal building which, by its nature, is customarily incidental and subordinate to the principal building.
- 1.013 **BUILDING, DETACHED.** A building surrounded by open space on the same zoning lot.
- 1.014 **BUILDINGS, HEIGHT OF.** The vertical distance from the grade to the highest point or the coping of a flat roof, to the deck line of a mansard roof or the mean height level between eaves and ridges for gable, hip or gambrel roofs. (See Appendix A)
- 1.015 **BUILDING LINE.** A line parallel to the street right of way line at a distance established by the principal building's nearest point to the right of way line. The distance of this line from the right of way line may be greater or less than that of the Building Setback Line.
- 1.016 **BUILDING, PRINCIPAL.** The main building on a lot occupied by a principal or special use permitted in a zoning district. (See Appendix A)
- 1.017 **BUILDING SETBACK LINE.** A line parallel to the street right-of-way line at a distance established by the setback requirements of the zoning district.
- 1.018 **CELLAR.** A story having fifty (50) percent or more of its height below the average grade of the adjoining ground (as distinguished from a "basement"). A cellar shall not be counted as a story for purposes of height measurement. (See Appendix A)
- 1.019 **CHILD CARE CENTER.** An establishment enrolling children and charging tuition, fees or other forms of compensation for the care of children which is licensed or approved by an appropriate authority to operate as a child care center.
- 1.020 **CLINIC.** An establishment where patients who are not lodged overnight are admitted for examination or treatment by physicians or health care practitioners practicing together.
- 1.021 **CLUBS, PRIVATE.** A building or buildings and facilities owned and operated by a corporation, association, person or persons for social, educational or recreational purposes, but not primarily for profit nor to render a service which is customarily carried on as a business.
- 1.022 **CONVALESCENT HOMES.** – (See "Nursing Home")
- 1.023 **DECK.** A structure made primarily of wood or composite material that is attached or unattached to another structure and may be fastened to the ground (i.e. footings and support posts) or rest on the ground.
- 1.024 **DRIVE-IN RESTAURANT OR REFRESHMENT STAND.** Any place or premises principally used for the sale, dispensing or serving of food, refreshments or beverages in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments or beverages either on or off the premises.
- 1.025 **DWELLING.** A building or portion thereof, but not including a mobile home, travel trailer or recreation vehicle, designed or used exclusively for residential occupancy, including one-family, two-family and multi-family dwelling units, but not including hotels, motels,, boarding or lodging houses.
- 1.026 **DWELLING UNIT.** A dwelling which consists of one or more rooms which are arranged, designed or used as living quarters for one family only and includes individual bathrooms and complete kitchen facilities for the sole use of the residing family.

- 1.027 DWELLING, ONE-FAMILY. A residential dwelling unit for occupancy by one (1) family only.
- 1.028 DWELLING, TWO-FAMILY. A building containing two dwelling units for occupancy by not more than two (2) families.
- 1.029 DWELLING, MULTIPLE-FAMILY. A building containing more than two (2) dwelling units for occupancy by more than two (2) families.
- 1.030 ESSENTIAL SERVICES. The erection, alteration or maintenance, by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection systems communications systems, supply or disposal systems, including poles, wires, drains, sewers, pipes, conduits, cables, traffic signals, hydrants, and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health, safety, or general welfare, but not including buildings or telecommunications towers.
- 1.031 FAMILY. One or more persons occupying a dwelling unit and living as a single housekeeping unit, whether or not related to each other by birth, adoption or marriage, but not including any unrelated group consisting of more than five (5) persons, as distinguished from a group occupying a boarding house, lodging house or similar group living quarters as herein defined.
- 1.032 FARM. An area which is used for the growing of the usual farm products such as vegetables, fruit, trees and grain and their storage on the area. The term “farming” includes the operating of such an area for one or more of the above uses, including the necessary accessory uses for treating or storing the products; provided that the operation of any such accessory uses shall be secondary to that of the normal farming activities. The area may also be used for the raising thereon of the usual farm poultry and farm animals, but such use shall not include the slaughtering and processing of poultry or animals except for consumption by the person or persons owning or operating the farm.
- 1.033 FLOOR AREA (for determining off-street parking and loading requirements), The sum of the gross horizontal a-areas of The several floors of the building, or portions thereof, devoted to a particular use, including accessory storage area located within selling or working space such as counters, racks or closets, and any basement floor area devoted to retailing activities, to the production or processing of goods, or to business or professional offices, However, “floor area” for the purpose of measurement for off-street parking spaces shall not include: floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space, or basement floor area other than area devoted to retailing activities, to the production or processing of goods, or to business or professional offices.
- 1.034 FRONTAGE. All property on one side of a street between two intersecting streets (crossing or terminating), measured along the right-of-way line of the street, or if the street is a dead-end, then all of the property abutting on one side between an intersecting street and the dead-end of the street. (See “Lot Line, Front”; and “Yard, Front”)
- 1.035 GARAGE, PRIVATE. An accessory building or a portion of the principal building used for the storage of vehicles owned and used by the occupants of the principal building.
- 1.036 GARAGE, PUBLIC. A building or portion thereof, other than a private garage, for equipping, servicing, repairing, hiring, selling or storing vehicles.

- 1.037 GRADE, The established elevation of the ground surface at the center of the wall adjoining the street for structures adjoining one (1) street only; the average of the established elevations of the ground surfaces at the centers of all walls adjoining streets for structures adjoining more than one (1) street; or the average level of the ground surfaces at all exterior walls of the structure for structures not adjoining any street. The wall approximately parallel to and not more than five (5) feet from a street line is to be considered as adjoining any street. (See Appendix A)
- 1.038 GRADE, FINISHED. The final elevation of the ground surface after development.
- 1.039 HOME OCCUPATION. Any occupation or activity carried on by a member or the immediate family residing on the premises in connection with which no sign or display is used that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling, no commodity is sold upon the premises not produced on the premises, no person is employed in connection with the home occupation other than a member of the immediate family residing on the premises, and no mechanical equipment is used except of a type that is similar in character to that normally used for purely domestic or household purposes.
- 1.040 HOTEL. A building in which lodging and food service are provided and offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. As such, it is open to the public, in contradistinction to a boarding house, lodging house or multi-family dwelling as herein separately defined.
- 1.041 INSTITUTION. A non-profit corporation or a non-profit establishment for public use.
- 1.042 JUNKYARD. A lot, land, or structure, or part thereof, used primarily for the collection, storage and sale of waste paper, rags, scrap metal, or other discarded materials, or for the collection, storage, dismantling and salvaging of machinery or vehicles not in running condition or for the sale of parts thereof. The term “junkyard” shall include automobile wrecking yards.
- 1.043 KENNEL. Any lot or premises on which are kept four (4) or more dogs more than six (6) months of age for compensation or sale.
- 1.044 LAUNDROMAT. An establishment providing home-type washing, drying, and/or ironing machines for rent to be used by customers on the premises.
- 1.045 LOADING AND UNLOADING SPACE, OFF-STREET. A hard surfaced area of an , other than a street or a public way, the principal use of which is for the standing, loading, and unloading of motor vehicles, tractors and trailers to avoid undue interference with the use of public streets or alleys by other motor vehicles.
- 1.046 LODGING HOUSE. (See Boarding House)
- 1.047 LOT. A parcel of land which is either a “lot of record” or a “Zoning lot”.
- 1.048 LOT AREA. The total horizontal area included within lot lines.
- 1.049 LOT DEPTH. The mean horizontal distance between the front and rear lot lines of a lot measured within the lot boundaries. (See Appendix A)

- 1.050 LOT LINE, FRONT. That boundary of a lot which is along a public street, or, where no public street exists, is along a private road; in the case of an interior lot, it is the line separating such lot from the public street or private road; in the case of a corner lot, it is the line separating such lot from the street or private road with the narrowest street or private road frontage; and in the case of a through lot, it is the line separating such lot from both streets or private roads. (See Appendix A)
- 1.051 LOT LINE, REAR, That boundary of a lot which is-most distant from and is or is most nearly parallel to the front lot line. In the case of a pointed or irregular lot, it shall be an imaginary line parallel to and farthest from the front lot line not less than ten (10) feet long and wholly within the lot. (See Appendix A)
- 1.052 LOT LINE, SIDE, Any boundary of a lot which is not a front lot line nor a rear lot line. (See Appendix A)
- 1.053 LOT OF RECORD. A lot which exists as shown or described on a plat or deed in the local registry of deeds in Rock Island or Henry Counties.
- 1.054 LOT WIDTH. Lot width shall be defined as follows: (See “Yard, Front”).
- a. For a lot with a straight front lot line or a curved front lot line having a radius of curvature greater than 50’, the lot width shall be the horizontal distance between the side lot lines measured at the front lot line.
 - b. For a lot with all or a part of its front lot line curved with the radius (or radii) of curvature of the front lot line being 50’ or less, the lot width shall be the horizontal distance between the side lot lines measured at the front setback line.
 - c. For a corner lot with two right-of-way lines terminating at a tangent to a curve having a minimum radius of 15’, the lot width shall be the horizontal distance between the side lot lines measured at the front lot line.
 - d. For a panhandle lot with a minimum frontage width of 20’, the lot width shall be the horizontal distance between the side lot lines measured at the entrance to the buildable portion of the lot.
- 1.055 LOT, CORNER. A lot which has at least two (2) adjacent sides abutting or their full length on a street,, provided the interior angle at the intersection of such two (2) sides is less than one hundred thirty-five (135) degrees, (See Appendix A)
- 1.056 LOT, INTERIOR. Any lot other than a corner lot which abuts on only one (1) frontage street. (See Appendix A)
- 1.057 LOT, REVERSED CORNER. A corner lot, the rear of which abuts upon the side of another lot, whether across an alley or not. (See Appendix A)
- 1.058 LOT, THROUGH. A lot having frontage on two (2) parallel or approximately parallel streets and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines. (See Appendix A)
- 1.059 LOT, ZONING. A single tract of land located within a single block, which, at the time of filing for a building permit, is designated by its owner or developer as a tract to be used, developed or built upon as a unit under single ownership or control. Therefore, a “zoning lot” may or may not coincide with a “lot of record”.
- 1.060 MOBILE HOME. A mobile living unit for permanent human occupancy, as distinguished from a travel trailer. (See “Travel Trailer and Recreational Vehicle”)

- 1.061 MOBILE HOME PARK. A parcel of land which has been designated, improved or is intended to be used or rented for occupancy by one (1) or more mobile homes and is licensed as such by an appropriate licensing authority.
- 1.062 MOTEL. A building or a group of buildings used primarily for the temporary residence of motorists and/or travelers.
- 1.063 NONCONFORMING BUILDING OR STRUCTURE. Any building or structure which does not comply with all the regulations of the Ordinance and of any amendment hereto.
- 1.064 NONCONFORMING LOT. A lot of record existing in 1974 at the date of the passage of the original Zoning Ordinance of the Village of Coal Valley which does not have the minimum width or contain the minimum area for the zoning district in which it is located.
- 1.065 NONCONFORMING USE. Any use of land, buildings or structures, lawful at the time of the enactment of the original Zoning Ordinance of the Village of Coal Valley adopted in 1974, which does not comply with all of the regulations of the Ordinance and of any amendment hereto governing use for the zoning district in which such use is located.
- 1.066 NURSING HOME, CONVALESCENT HOME OR SHELTERED CARE HOME. An extended or intermediate care facility license or approved by an appropriate authority to provide full-time convalescent or continuing care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.
- 1.067 OCCUPANCY PERMIT. A required permit allowing occupancy of a building or structure after it has been determined that the building or structure meets all requirements of applicable ordinances.
- 1.068 OCCUPATION, HOME. See Home Occupation.
- 1.069 OFFICIAL MAP. A map, established by the Subdivision Ordinance of the Village.
- 1.070 OFFICIAL NEWSPAPER. That newspaper designated by the Village and as the medium for publication of all legal notices.
- 1.071 OPEN SALES LOT, RENTAL LOT OR STORAGE LOT. Any land used or occupied for the purpose of buying, selling, renting or storing new or used passenger cars or trucks, motor scooters, motorcycles, boats, trailers, aircraft, recreational or camping equipment or other commodities.
- 1.072 OPEN SPACE. Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.
- 1.073 ORDINANCE. The Zoning Ordinance of the Village and referred to herein as the "Ordinance."
- 1.074 PARKING SPACE, OFF-STREET. An area designated for the temporary storage of a motor vehicle, which is directly accessible to an access aisle, is not located on a dedicated street right-of-way, and is designated and constructed in accordance with the provisions of the Ordinance.

- 1.075 PLANNING COMMISSION. The Planning Commission of the Village established by Village Code of Ordinances, Title I – Village Governmental Organizations and Operations, Division III – Boards and Commissions, Chapter 1 – Planning Commission.
- 1.076 PORCH. A horizontal flat surface made of a suitable building material that is free standing or attached to a structure for purposes of providing a landing at entrances/exits to buildings and houses.
- 1.077 RENTAL LOT. See “Open Sales Lot, Rental Lot or Storage Lot”
- 1.078 RECREATION VEHICLE. See “Travel Trailer and Recreation Vehicle”
- 1.079 REFRESHMENT STAND. See Drive-In Restaurant.
- 1.080 RIGHT-OF-WAY. A strip of land occupied or intended to be occupied by a street, road, walkway, crosswalk, railroad or other such use. Every right-of-way established under the Subdivision Ordinance of the Village and shown on a Final Plat of Subdivision is separate and distinct from the lots adjoining such right-of-way and is not included within the dimension of the areas of such lots.
- 1.081 SEPTIC SYSTEM. An individual subsurface sewage treatment facility approved by appropriate state and/or local authorities designed to function on an individual lot basis.
- 1.082 SETBACK LINE. A line denoting the minimum distance required from the front, side and rear yard lot lines as provided in each zoning district. Setback lines are also determined from Public Right-of-Way lines.
- 1.083 SEWERAGE SYSTEM, CENTRAL. A sewage treatment facility approved by appropriate state and/or local authorities designed to serve two or more lots.
- 1.084 SHED. See Building.
- 1.085 SHELTERED CARE HOME. (See “Nursing Home, Convalescent Home or Sheltered Care Home)
- 1.086 SIGN. An identification, description, display or illustration which is affixed to, or represented directly or indirectly upon, a building, structure or piece of land, and which directs attention to any object, product, place, activity, person, institution, organization or business on the premises. However, a “sign” shall not include any display of official court or public office notices, nor shall it include the flag, emblem, or insignia of a nation, political unit, school or religious group. (See “Advertising Device”)
- 1.087 SIGN. Also see Billboards. A device made of wood, metal, paper, fabric, and/or plastic or other materials that is used to bring notice to an event, a business, or a property for sale/rent, or recognition.
- 1.088 SIGN - ON-SITE. Also see “Sign”. A sign located on a specific property and can also be an advertising device.
- 1.089 SIGN - OFF-SITE. Also see “Advertising Device”. A sign located on property for which the message on the sign is not directed or related to.
- 1.089a SIGN - ON BUILDING. Also see “Sign”. A sign affixed to a building housing the business for which the sign is used to identify and/ or advertise the business.
- 1.089b SIGN - MONUMENT. Also see “Sign”. A vertical sign used to identify multiple

businesses located on the same property.

- 1.090 STEP. Made of wood, concrete, composite material, metal, stone, brick or other materials that is used to gain access to a building, a house, a garage, a shed, a deck or a porch.
- 1.091 STORAGE LOT. See Open Sales Lot, Rental Lot or Storage Lot.
- 1.092 STORY, FULL. That portion of a building, other than a 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.
- 1.093 STORY, HALF. A partial story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than four (4) feet above the floor of such story; provided however, that any partial story used for residential purposes shall be deemed a full story.
- 1.094 STREET. A public right-of-way which provides a channel for vehicular and pedestrian movement and may provide vehicular and pedestrian access to properties adjacent to it, and which may also provide space for the location of essential services.
- 1.095 STRUCTURES. Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, sheds, decks, walls, fences, satellite dishes, antennas, advertising devices and signs.
- 1.096 STRUCTURAL ALTERATIONS. Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, and any change in the roof or in the exterior walls, excepting minor repairs and regular maintenance and such repair or replacement as may be required for the safety of the building or its occupants.
- 1.097 SUBURBAN ESTATE. A parcel of land that is not greater than five (5) acres to be used for any purpose other than as a single family residence location, will be zoned as R-1 One Family Residence.
- 1.098 TRAVEL TRAILER AND RECREATION VEHICLE. A vehicular, portable structure built on a chassis,, designed-to be used as a temporary dwelling for travel and recreational purposes (as distinguished from a mobile home), having a body width not exceeding eight (8) feet.
- 1.099 USE. The purpose or activity for which the land or building thereon is designed, arranged or intended, or for which it is occupied or maintained.
- 1.100 USE, ACCESSORY. A use on the same lot with a principal use which, by its nature, is customarily incidental and subordinate to the principal use,
- 1.101 USE, PRINCIPAL. The main use of land or buildings as distinguished from a subordinate or accessory use. A “principal use” may be a “permitted use” or a “special use”.
- 1.102 USE, PERMITTED. A use which may be lawfully-established in a particular district or districts, provided it conforms with all requirements, regulations and standards of such district.
- 1.103 USE, SPECIAL. A use which because of its unique characteristics, cannot be properly classified as a permitted use in a particular district or districts. Such “special” uses may be permitted by “special use permits in accordance with the provisions of the Ordinance.

- 1.104 VILLAGE. The Village of Coal Valley, Illinois.
- 1.105 YARD. The open space at finished grade unoccupied by any structure or portion of a structure, other than projections of uncovered steps, provided, however, that fences, walls, poles, posts and other customary yard accessories, ornaments, and furniture may be permitted in any such open space subject to height and visibility requirements. In measuring a yard for the purpose of determining the width of a side yard, or the depth of a front yard or a rear yard, the minimum horizontal distance between the lot line and the principal building's exterior walls or porch and/or deck closest to the lot line shall be used.
- 1.106 YARD, FRONT. Also see "Yard". The area extending across the full width of the lot and lying between the front lot line and the principal building. The front yard shall be measured by a line at right angles to the front lot line, or in the case of a curved front lot line by a parallel line. In the case of a corner lot, the owner may determine which of the yards not abutting on the street will be considered rear and side yards. (See Appendix A)
- 1.107 YARD, REAR. Also see "Yard". The area extending across the full width of the lot which is most distant from the front yard and which is the required minimum horizontal distance between the rear lot line and the rear of the principal building. (See Appendix A)
- 1.108 YARD, REQUIRED. Also see "Yard". The minimum horizontal distance between the principal building on a lot and the front rear and/or side lot line.
- 1.109 YARD, SIDE. Also see "Yard". The area between the principal building and the side lot line, extending from the required front yard to the required rear yard, and being the minimum horizontal distance required between a side lot line and the side of the principal building. (See Appendix A)
- 1.110 YARD, TRANSITIONAL. The area that must be provided on a zoning lot in a business or an industrial district which adjoins a zoning lot in a residential district. (See Appendix A)
- 1.111 ZONING MAP. The map or maps incorporated into the Ordinance as a Part hereof designating zoning districts.
- 1.112 ZONING OFFICER. The person appointed to occupy the office created herein, in which office is vested the chief administrative and enforcement duties as outlined in the Ordinance.