

# Article 15. Definitions

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## 30-15-1 General

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Words and terms used in this ordinance have the specific meanings assigned in this article. Words and terms that are not defined in this ordinance have the meaning given in the latest edition of Merriam-Webster's *Unabridged Dictionary*. Some terms have special meanings to be used in interpreting and administering specific provisions of this ordinance (e.g., the Flood Damage Prevention regulations). These "context-specific" definitions are identified by [bracketed] text at the end of the subject definition.

## 30-15-2 Terms Beginning with "A"

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### Abut

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To touch or connect with along a common border.

### Access Easement

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An easement that grants the right to cross property.

### Access Trails

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Pedestrian trails constructed of pervious or impervious surfaces and related structures to access a surface water, including boardwalks, steps, rails, and signage.

(Amended by Ord. 10-161 on 12/1/10)

### Accessory Building

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A detached building, the use of which is customarily incidental to that of the principal building and which is located on the same zone lot as the principal building.

### Accessory Dwelling Unit

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A dwelling unit that exists either as part of a principal dwelling or as an accessory building and is secondary and incidental to the use of the property as single-family residential.

### Accessory Structure

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A detached structure, the use of which is customarily incidental to that of the principal structure and which is located on the same zone lot as the principal structure.

### Accessory Use

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See "Use, Accessory";

## **Act**

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The North Carolina Sedimentation Pollution Control Act of 1973, [NCGS 113A-50 et seq.](#), and all rules and orders adopted pursuant to it.

## **Addition (to an existing building)**

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An extension or increase in the floor area or height of a building or structure. [definition applies to Flood Damage Prevention regulations ([30-12-2](#)) only]

## **Address**

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The official street number assigned by the city for a specific lot, building, or portion thereof.

## **Airport Facilities**

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Means all properties, facilities, buildings, structures, and activities that satisfy or otherwise fall within the scope of one or more of the definitions or uses of the words or phrases 'air navigation facility', 'airport', or 'airport protection privileges' under G.S. 63-1; the definition of 'aeronautical facilities' in G.S. 63-79(1); the phrase 'airport facilities' as used in G.S. 159-48(b)(1); the phrase 'aeronautical facilities' as defined in G.S. 159-81 and G.S. 159-97; and the phrase 'airport facilities and improvements' as used in Article V, Section 13, of the North Carolina Constitution, which shall include, without limitation, any and all of the following: airports, airport maintenance facilities, aeronautic industrial facilities that require direct access to the airfield, clear zones, drainage ditches, fields, hangars, landing lighting, airport and airport-related offices, parking facilities, related navigational and signal systems, runways, stormwater outfalls, terminals, terminal shops, and all appurtenant areas used or suitable for airport buildings or other airport facilities, and all appurtenant rights-of-way; restricted landing areas; any structures, mechanisms, lights, beacons, marks, communicating systems, or other instrumentalities or devices used or useful as an aid, or constituting an advantage or convenience to the safe taking off, navigation, and landing of aircraft, or the safe and efficient operation or maintenance of an airport or restricted landing area; easements through, or interests in, air space over land or water, interests in airport hazards outside the boundaries of airports or restricted landing areas, and other protection privileges, the acquisition or control of which is necessary to ensure safe approaches to the landing areas of airports and restricted landing areas, and the safe and efficient operation thereof and any combination of any or all of such facilities. Notwithstanding the foregoing, the following shall not be included in the definition of 'airport facilities':

- A. Satellite parking facilities;
- B. Retail and commercial development outside of the terminal area, such as rental car facilities; and
- C. Other secondary development, such as hotels, industrial facilities, freestanding offices and other similar buildings, so long as these facilities are not directly associated with the operation of the airport, and are not operated by a unit of government or special governmental entity such as an airport authority, in which case they are included in the definition of 'airport facilities'.

(Added by Ord. 10-161 on 12/1/10)

Effective on: 12/2/2014

## **Alley**

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A public right-of-way that affords a secondary means of access to abutting property, usually abutting the rear of a parcel.

## **ANSI**

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American National Standards Institute.

## **Arborist, Certified**

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A title given by the International Society of Arboriculture (ISA) to experienced professionals who have passed an ISA-administered examination covering all aspects of tree care.

## **Area of Shallow Flooding**

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A designated Zone AO or AH on the Flood Insurance Rate Map (FIRM) with base flood depths determined to be from 1 to 3 feet. These areas are located where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Area of Special Flood Hazard (Special Flood Hazard Area)**

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The land in the floodplain subject to a 1% or greater chance of flooding in any given year based on current conditions hydrology as determined in 30-12-2.1(F). [definition applies to Flood Damage Prevention regulations (30-12-2) only]

## **Articulation**

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The pronouncement of certain exterior building elements to add variety and visual interest. Examples of building articulation may be doorways, windows, brick or stonework, differing massing element, decorative features, artwork, etc.

## **Artisans and Crafts**

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The practice of a trade or handicraft by a skilled artist or craftsman.

## **Assembly**

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A joining together of completely fabricated parts to create a finished product.

## **Assisted Living Facility**

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A facility providing shelter and services for ambulatory individuals at least 55 years of age who by reason of age, functional impairment, or infirmity may require meals, housekeeping, and personal care assistance. Assisted living facilities do not include nursing homes or similar institutions devoted primarily to the care of the chronically ill or the incurable.

(Amended by Ord. 11-32 on 2/15/11)

## **Athletic Field**

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An outdoor site, often requiring equipment, designed for athletic activity and competition in field sports (e.g. softball, soccer, football).

## **Attached (accessory building or structure)**

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A building or structure that is structurally attached to and is an integrated part of (by location, materials, and/or architectural design) the principal building.

## **Automobile, Boat and Motorcycle Repair Services, Major**

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An establishment primarily engaged in one or more of the following activities: 1) general repair or service; 2) engine repair; 3) installation or repair of transmissions; 4) installation or repair of automotive glass; 5) installation or repair of exhaust systems; 6) repair of tops, bodies, and interiors; and 7) automotive painting and refinishing.

(Amended by Ord. 12-25 on 4/3/12)

## **Automobile, Boat and Motorcycle Repair Services, Minor**

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An establishment primarily engaged in one or more of the following activities: 1) diagnostic service and tune-ups; 2) installation or repair of air-conditioners, brakes, carburetors, electrical systems, fuel systems, generators, starters, and radiators; 3) lubricating service; 4) front end and wheel alignment; 5) installation or repair of automotive glass; and 6) installation or repair of exhaust systems.

(Amended by Ord. 12-25 on 4/3/12)

## **30-15-3 Terms Beginning with "B"**

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### **Banner**

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A sign of lightweight fabric or similar material that is mounted to a pole or a building by a rigid or semi-rigid frame or other durable means in accordance with the standards of [30-14-10](#). National flags, state or municipal flags, or the official flag of any institution or business are not considered banners.

### **Bar**

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An establishment primarily engaged in the retail sale of beer, wine, and alcoholic beverages for consumption on the premises. Such establishment must obtain an ABC license for on-premises beverage consumption only.

### **Base Flood Elevation (BFE)**

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A determination of the water surface elevations of the base flood based on current conditions hydrology as published in the Flood Insurance Study. When the BFE has not been provided in a "special flood hazard area", it may be obtained from engineering studies available from a federal or state or other source using FEMA approved engineering methodologies. This elevation, when combined with the "Freeboard", establishes the "Regulatory Flood Protection Elevation" in special flood hazard areas. [definition applies to Flood Damage Prevention regulations ([30-12-2](#)) only.]

### **Basement**

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Any area of the building having its floor subgrade (below ground level) on all sides. [definition applies to Flood Damage Prevention regulations ([30-12-2](#)) only.]

## **Basement**

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A story of a building or structure having one-half or more of its clear height below grade.

## **Bedroom**

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Any room used principally for sleeping purposes, an all-purpose room (not a living room), a study, or a den.

## **Being Conducted**

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A land-disturbing activity has been initiated and permanent stabilization of the site has not been completed.

## **Berm, Erosion Control**

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A mound of material for the purpose of diverting the flow of runoff water.

## **Best Management Practice (BMP)**

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A structural or nonstructural management-based practice used singularly or in combination to reduce non-point source inputs to receiving waters in order to achieve water quality protection goals.

## **Block**

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The land lying within an area bounded on all sides by streets.

## **Block Face**

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A specific side of a block that is referenced in relationship to the setback or bulk of buildings.

## **Board of Adjustment**

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A quasi-judicial body, appointed by the City Council, that is given certain powers under this ordinance.

## **Boarding House**

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A dwelling with one kitchen in which lodging and meals are provided by the owner or operator to more than 3 tenant residents.

## **Borrow**

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Fill material which is required for on-site construction and is obtained from other locations.

## **Brewpub**

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An eating and drinking establishment that produces less than 15,000 barrels of malt beverages per year.  
(Amended by Ord. 14-24 on 2/18/14)

## **Buffer Zone**

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The strip of land adjacent to a lake or natural watercourse.

## **Build-To Line**

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The line at which construction of a building is to meet or cross on a lot. A build-to line runs parallel to the street right-of-way and is established to create a generally consistent building line along a street. It is also known as a maximum setback line.

## **Build-Up Line**

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A horizontal line which establishes a building height precedent.

## **Building**

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Any structure having a roof supported by walls or columns constructed or used for residence, business, industry, or other public or private purposes.

## **Building Height**

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The vertical distance measured from the average elevation of the finished grade to the topmost section of the roof.

## **Building Line**

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A line that corresponds to the position of all street-facing facades of a building.

## **Building Marker**

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A sign indicating the name of a building, the date and/or other incidental information about its construction. Building markers are typically cut into a masonry surface or made of bronze or other permanent material.

## **Building Separation**

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The minimum required horizontal distance between buildings, measured wall to wall.

## **Built-Upon Area (BUA)**

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That portion of a development project that is covered by impervious or partially impervious cover including buildings, pavement, gravel areas (e.g. roads, parking lots, paths), recreation facilities (e.g. tennis courts), etc. (Note: wooden slatted decks and the water area of a swimming pool are considered pervious.)

## **Business Day**

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Regular working days of the City of Greensboro, excluding Saturdays, Sundays and City-observed holidays. See [30-1-7.3\(C\)](#).

## **Business Incubator**

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The aggregation of one or more small, start-up firms in the same location with some or all of affordable office space, business equipment and services, planning assistance and counseling services, for the purpose of encouraging neighborhood-based business growth and stability through job creation, economic diversification, rehabilitation and reuse of existing buildings, and enhancement of a neighborhood's image as a center for innovation and entrepreneurship. A business incubator typically limits the length of tenancy so that there are continuous opportunities for new firms to participate in the business incubator environment.

## 30-15-4 Terms Beginning with "C"

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### Caliper Size

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Size in inches of the diameter of a tree at the time of planting measured 6 inches above the ground for trees 4 inches or less in trunk diameter and 12 inches above the ground for trees over 4 inches in trunk diameter.

### Canal

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Means a man-made canal other than a modified natural stream constructed for drainage purposes that is typically dug through inter stream divide areas. A ditch or canal may have flows that are perennial, intermittent, or ephemeral and may exhibit hydrological and biological characteristics similar to perennial or intermittent streams.

(Added by Ord. 10-161 on 12/1/10)

### Canopy Tree

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A species of tree which normally grows to a mature height of 40 feet or more with a minimum mature crown width of 30 feet.

### Certificate of Appropriateness

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A certificate issued by the city which states that the work proposed by the applicant is consistent with the architectural and historic guidelines for the historic district in which the property is located.

### Certificate of Occupancy

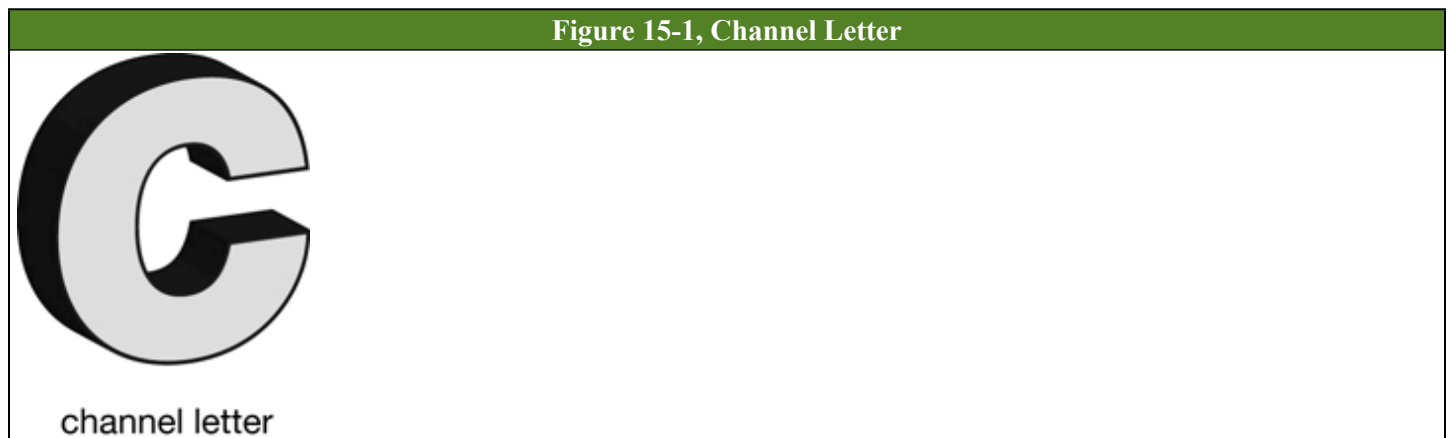
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An official document signed by the Engineering and Inspections Director, or his designee, stating that a building or structure complies with the provisions of the NC Building Code and of this ordinance.

### Channel Letter

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A fabricated or formed three-dimensional letter, number or symbol.



## **Channel Letter, Back-lit**

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An illuminated reverse channel letter designed and operated so that illumination from the letter is directed at the surface behind the letter thereby producing a "halo" or "silhouette" effect around the letter.

## **Channel Letter, Front-lit**

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An illuminated channel letter with a translucent face that allows illumination to shine through the face of the letter.

## **Channel Letter, Reverse**

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A channel letter with an opaque face and sides.

## **Chartered Home**

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A facility of a private, charitable, non-profit or commercial home care provider receiving funding under 42 U.S.C. 300x-25 for use as a family environment residence by persons who receive room and board, personal care, and habilitation services.

(Amended by Ord. 11-144 on 7/19/11)

## **Chemical Storage Facility**

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A building, portion of a building, or exterior area adjacent to a building used for the storage of any chemical or chemically reactive products. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Club or Lodge**

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The use of a building or parcel by a not-for-profit organization that restricts access to its facility to bona fide, annual dues-paying members and their occasional guests. The facility may also be made available to other parties on a non-regular basis.

## **Commercial Message**

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## **Common Elements**

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All areas, including private streets and private drives, conveyed to an owners' association within a development or owned on a proportional undivided basis in a condominium development.

## **Community Gardens (Principal Use)**

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Areas of land used solely to grow and harvest food crops and non-food ornamental crops, for personal or group use, consumption, or donation. Community Gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by the group.

(Amended by Ord. 13-157 on 12/17/13)



## **Completion of Construction or Development**

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No further land-disturbing activity is required on a phase of a project except that which is necessary for establishing a permanent ground cover.

## **Condominium**

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Real estate, portions of which are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. Real estate is not a condominium unless the undivided interests in the common elements are vested in the unit owners.

## **Connection**

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Any ditch, pipe, or other device for the diversion or transmission of storm drainage which will in any way affect the operation or maintenance of the city storm sewer. [definition applies to Stormwater Management regulations (30-12-7) only]

## **Convenience Store (with fuel pumps)**

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Any retail establishment offering for sale any combination of fuels, automotive products, prepared or prepackaged food products, household items, and other goods commonly associated with this use. In addition to fueling stations designed for any number of automobiles and similar vehicles, convenience stores (with fuel pumps) may also include fueling stations designed for no more than 3 tractor trailers or other heavy trucks.

(Amended by Ord. 15-131 on 10/20/15)

## **Conveyance**

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Any feature of the landscape or earth, manmade or natural, that carries water in a concentrated flow. [definition applies to Stormwater Management regulations (30-12-7) only]

## **County**

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Unless otherwise specified, refers to Guilford County, North Carolina.

## **Craft Distillery**

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A facility that contains a tasting room and produces less than 15,000 gallons of craft spirits per year.

(Amended by Ord. 15-154 on 12/15/15)

Effective on: 12/15/2015

## **Critical Root Zone**

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A radius around a tree equal to one foot for every one inch of DBH, as measured from the trunk of the tree at ground level. (Note: NOT the same as "dripline.")

## **Crown Canopy**

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The cover formed by the top branches of trees.

## **Current Conditions Hydrology**

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The flood discharges associated with the land-use conditions existing within the drainage area of a watercourse at the time a flood study of the watercourse was conducted. Current conditions flood discharges and historical flood study information are published in the Flood Insurance Study. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Cut-out Letter Lighting**

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Lighting so arranged that only the letters, numerals, or symbols are illuminated from an internal lighting source while the remainder of the sign is covered with nontransparent materials that prevent illumination.

## **30-15-5 Terms Beginning with "D"**

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### **Dance Club**

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An establishment open to the public for entertainment, particularly dancing.

### **Day**

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Calendar day.

### **Density Credit**

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The potential for the development or subdivision of part or all of a parcel of real property, as permitted under the terms of this ordinance, expressed in dwelling unit equivalents or other measures of development density or intensity, or a fraction or multiple of that potential, that may be transferred to other portions of the same parcel or to contiguous land that is part of a common development plan.

### **Detached (Building or Structure)**

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A building or structure that is not structurally attached to and not an integrated part of (by location, materials, and architectural design) another building or structure.

### **Developer**

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A person engaged in land, site, or building development.

### **Development**

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Any manmade change or disturbance to improved or unimproved real estate, including but not limited to, buildings or other structures; mining, dredging, filling, grading, paving, excavation, or drilling operations; or storage of equipment.

### **Diameter at Breast Height (DBH)**

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The diameter of a tree or other specified object measured 4.5 feet above the ground. If a tree splits into multiple trunks below 4.5 feet above ground, then the trunk is measured at its most narrow point below the split.

## **Discharge**

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Additions of pollutants into waters of the United States from: Surface runoff which is collected or channeled by man; discharges through pipes, sewers, or other conveyance owned by a stated municipality, or other person which does not lead to a treatment works; and discharges through pipes, sewers, or other conveyance, leading into privately owned treatment works. (Ref: 40 CFR 122.2) - [definition applies to Stormwater Management regulations (30-12-7) only]

## **Discharge Point**

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That point at which runoff leaves a tract of land.

## **Discharging Landfill**

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A facility with liners, monitoring equipment, and other measures to detect and/or prevent leachate from entering the environment and in which the leachate is treated on site and discharged to a receiving stream. These facilities require approval and a discharge permit from the NC Department of Environment and Natural Resources for legal operation.

## **Disposal**

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Pursuant to [NCGS 130A-290\(a\)\(6\)](#), the discharge, deposit, injection, dumping, spilling, leaking, or placing of any solid waste into or on any land or water so that the solid waste or any constituent part of the solid waste may enter the environment or be emitted into the air or discharged into any waters, including groundwaters.

## **District, Soil and Water Conservation**

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The Guilford Soil and Water Conservation District created pursuant to Chapter 139, North Carolina General Statutes.

## **Disturbed Area**

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Any land area which has been cleared, grubbed, graded, disturbed or otherwise altered for the purposes of development. [definition applies to Stormwater Management regulations (30-12-7) only]

## **Ditch / Swale**

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Open channel that infiltrates and/or transports runoff waters. A human-made channel other than a modified natural stream constructed for drainage purposes that is typically dug through interstream divide areas.

(Amended by Ord. 10-161 on 12/1/10)

## **Dormitory, Private**

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A multiple-unit residential accommodation which is established directly or indirectly in association with a college, business college, trade school, or university for the purpose of housing students registered and attending such an institution. A private dormitory may contain food preparation and eating facilities primarily for the use of its occupants.

## **Drainage**

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The flow of runoff into a conveyance. [definition applies to Stormwater Management regulations (30-12-7) only]

## **Drainage Easement**

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An easement which grants to the City Council the right to maintain conveyances of drainage structures.

## **Drainage Maintenance Easement**

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An easement which grants to the city the right to maintain a drainage channel section and/or profile in order to improve or maintain water flow.

## **Drainage, Dispersed**

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Drainage spread out, as opposed to collected in channels, so as to effect increased sheet flow and overland flow.

## **Drainage, Enhanced**

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Drainage carried by existing natural drainageways which have been enhanced to resist soil erosion and stream bank degradation.

## **Drainageway**

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Any natural or manmade channel that carries surface runoff from precipitation.

## **Drainageway and Open Space Area, Dedicated**

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The area designated for flood plain and open space purposes on a recorded subdivision plat and thereby dedicated to the public for such purposes and, for utility installation and maintenance.

## **Drainageway, Improved**

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Drainage channeled by impervious surfaces such as curb and gutter or concrete (gunite, bituminous, etc.) channels.

## **Drainageway, Protected**

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A natural channel that is protected against stream bank erosion and excessive runoff velocity by any one or a combination of the following: 1) rip-rap channel stabilization; 2) establishment of soil-stabilizing vegetation; 3) velocity reduction structures (stilling pools and drop structures, for example).

## **Dripline**

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A vertical line extending from the outermost edge of a tree's crown canopy to the ground.

## **Driveway**

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A private roadway providing access by vehicles and pedestrians to at least one lot or facility.

## **Duplex**

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See "Two-family dwelling."

## **Dwelling Unit**

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One or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping, and sanitary facilities provided therein. Units in dormitories, hotels, motels, shelters for the homeless, or other structures designed for transient residents are not dwelling units.

## **30-15-6 Terms Beginning with "E"**

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### **Easement**

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A grant of one or more of the property rights, by the property owner, to, or for use by, the public, an individual, a corporation, or other entity.

### **Electronic Message Board**

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A sign, or portion of a sign, that displays an electronic image and/or video, which may or may not include text. Such signs include any sign, or portion of a sign, that uses changing lights to form a sign message or messages or uses electronic means to change the sign message.

### **Elevated Building**

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A non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

### **EMC Rules**

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Statewide watershed protection rules and special rules for certain water supply watersheds, adopted by the NC Environmental Management Commission and enforced by the Division of Water Quality of the Department of Environment and Natural Resources to carry out the requirements of the NC General Statutes addressing water quality. NC Administrative Code Section: 15A NCAC 2B .0100 and .0200.

### **Encroachment**

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The advance or infringement of uses, fill, excavation, buildings, structures or development into a floodplain that may impede or alter the flow capacity of a floodplain. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

### **Ephemeral Stream**

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A feature that carries only stormwater in direct response to precipitation with water flowing only during and shortly after large precipitation events. An ephemeral stream may or may not have a well-defined channel, the aquatic bed is always above the water table, and stormwater runoff is the primary source of water. An ephemeral stream typically lacks the biological, hydrological, and physical characteristics commonly associated with the continuous or intermittent conveyance of water.

(Added by Ord. 10-161 on 12/1/10)

## **Energy Dissipator**

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A structure or shaped channel section with mechanical armoring placed at the outlet pipes or conduits to receive and break down the energy from high velocity flow.

## **Erosion**

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The wearing away of land surface by the action of wind, water, gravity, or any combination thereof.

## **Ephemeral Stream**

---

Means a feature that carries only stormwater in direct response to precipitation with water flowing only during and shortly after large precipitation events. An ephemeral stream may or may not have a well-defined channel, the aquatic bed is always above the water table, and stormwater runoff is the primary source of water. An ephemeral stream typically lacks the biological, hydrological, and physical characteristics commonly associated with the continuous or intermittent conveyance of water.

(Amended by Ord. 10-161 on 12/1/10)

## **Erosion Control Measure, Structure, or Device, Adequate**

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A device which controls the soil material within the land area under responsible control of the person conducting the land-disturbing activity.

## **Erosion, Accelerated**

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Any increase over the rate of natural erosion as a result of land-disturbing activities.

## **Erosion, Natural**

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The wearing away of the earth's surface by water, wind, or other natural agents under natural environmental conditions undisturbed by man.

## **Escort**

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Any person who offers, advertises, or provides for pecuniary compensation to date, consort, socialize, visit or accompany another person for the purpose of engaging in specified sexual activities.

(Amended by Ord. 14-4 on 1/7/14)

## **Escort Agency**

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A person or business that offers, advertises or provides escorts for any form of pecuniary compensation.

(Amended by Ord. 14-4 on 1/7/14)

## **Existing Development**

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Those projects that are built and those projects that, at a minimum, have established a vested right under NC zoning law as of July 1, 1993, based on at least one of the following criteria: 1) substantial expenditure of resources (time, labor, money) based on a good faith reliance upon having received a valid local government approval to proceed with the project; or 2) having an outstanding valid building permit; or 3) having an approved site specific or phased development plan in compliance with [NCGS 153A-344.1](#) or [NCGS 160A-385.1](#). [definition applies to Stormwater Management regulations ([30-12-7](#)) only.]

## **Existing Manufactured Dwelling Park or Manufactured Dwelling Subdivision**

A manufactured dwelling park or subdivision for which the construction of facilities for servicing the lots on which the manufactured dwelling is to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before April 16, 1971. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **External Illumination**

Illumination from a light source that is not contained within a sign or awning.

## **30-15-7 Terms Beginning with "F"**

### **Family**

- A. An individual;
- B. Two or more persons related by blood, marriage, or adoption living together in a dwelling unit, and (unless the dwelling contains an accessory dwelling unit) may also include not more than 2 unrelated persons; or
- C. A group of not more than 4 persons who need not be related by blood, marriage, or adoption living together in a dwelling unit. A family may include 5 or fewer foster children placed in a family foster home licensed by the state but does not include fraternities, sororities, boarding or Rooming Houses, Tourist Homes, Family Care Homes, Or Maternal Care Homes.

### **Family Care Home**

Pursuant to [NCGS 168-21](#), a facility of a private, charitable, non-profit or commercial home care provider and used as a residence for 9 or fewer individuals with support and supervisory personnel who provide room and board, personal care, and habilitation services in a family environment for resident persons who receive such services and care.

**Commentary:** *Although the total number of individuals listed above is 9, in the R- Residential Single-family Districts a family care may only have up to 6 resident persons.*

### **Fence**

A physical barrier or enclosure consisting of wood, stone, brick, block, wire, metal, or similar material used as a boundary or means of protection or confinement, but not including a hedge or other vegetation.

### **Flag**

A piece of fabric or other flexible material solely containing distinctive colors, patterns, standards, words, or emblems used as a symbol of an organization or entity, including but not limited to political jurisdictions, such as the United States of America.

### **Flood or Flooding**

A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters or the unusual and rapid accumulation of runoff of surface waters from any source. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Flood Insurance**

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The insurance coverage provided under the National Flood Insurance Program. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Flood Insurance Rate Map (FIRM)**

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An official map of the community issued by the Federal Emergency Management Agency (FEMA), on which the special flood hazard areas, the future conditions flood hazard areas, and the risk premium zones applicable to the community are delineated. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Flood Insurance Study (FIS)**

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An examination, evaluation, and determination of flood hazards, corresponding water surface elevations (if appropriate), flood hazard risk zones, and other flood data in a community issued by the Federal Emergency Management Agency. The Flood Insurance Study report includes Flood Insurance Rate Maps (FIRMs) and Flood Boundary and Floodway Maps (FBFMs), if published. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Flood Protection Elevation**

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The elevation to which structures and uses regulated by 30-12-1 (Flood Damage Prevention) are required to be elevated or floodproofed. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Flood Zone**

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A geographical area shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map that reflects the severity or type of flooding in the area. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Floodplain (Flood Prone Area)**

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Any land area susceptible to being inundated by water from any source. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Floodplain Administrator**

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The individual appointed to administer and enforce the floodplain management regulations. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Floodplain Management**

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The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including, but not limited to, emergency preparedness plans, flood control works, floodplain management regulations, and open space plans. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Floodplain Management Regulations**

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The flood prevention regulations of this section and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power that control development in flood prone areas. This term describes Federal, State or local regulations, in any combination



thereof that provide standards for preventing and reducing flood loss and damage. [definition applies to Flood Damage Prevention regulations (30-12-2) only]

## **Floodproofing**

---

Any combination of structural and nonstructural additions, changes, or adjustments to structures, that reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures, and their contents. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Floodway**

---

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Floor**

---

The top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles

## **Floor Area, Gross**

---

The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating 2 buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than 6 feet.

## **Fraternity/Sorority House**

---

A building used as group living quarters for students of a college, university, or seminary who are members of a fraternity or sorority that has been officially recognized by the college, university, or seminary.

## **Freeboard**

---

The height added to the base flood elevation (BFE) or the future conditions flood elevation to account for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge openings, and the hydrological effect of urbanization of the watershed. The base flood elevation plus the freeboard establishes the "Regulatory Flood Protection Elevation". [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Functionally Dependent Facility**

---

A facility that cannot be used for its intended purpose unless it is located in close proximity to water, limited to a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, or ship repair. The term does not include long-term storage, manufacture, sales, or service facilities. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Future Conditions Flood**

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The flood having a 1% chance of being equaled or exceeded in any given year based on future conditions hydrology.

## **Future Conditions Flood Elevation**

---

A determination of the water surface elevations of the 1% annual chance flood based on future conditions hydrology as published in the Flood Insurance Study. This elevation, when combined with the freeboard, establishes the "Regulatory Flood Protection Elevation" in future conditions flood hazard areas. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Future Conditions Flood Hazard Area**

---

The land area that would be inundated by the 1% annual chance flood based on future conditions hydrology as determined in 30-12-2.1(F). [definition applies to Flood Damage Prevention regulations (30-12-2) only]

## **Future Conditions Hydrology**

---

The flood discharges associated with projected land-use conditions based on the City of Greensboro's zoning maps and comprehensive land-use plans and without consideration of projected future construction of flood detention structures or projected future hydraulic modifications within a stream or other waterway such as bridge and culvert construction, fill, and excavation. Future conditions flood discharges are published in the Flood Insurance Study. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **30-15-8 Terms Beginning with "G"**

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### **Garbage**

---

Animal and vegetable refuse resulting from the handling, preparation, cooking and consumption of food, including a minimum amount of liquid necessarily incident thereto. [definition applies to Stormwater Management regulations (30-12-7) only]

### **Grade, Finished**

---

The final elevation of the ground surface after development.

### **Grade, Natural**

---

The elevation of the ground surface in its natural state before manmade alterations.

### **Green Space**

---

Same as "open space."

### **Greenway**

---

Paved, multi-use (non-motorized) trail or path separated from motorized vehicular traffic by an open space or barrier, located within a public right-of-way, and usable for transportation purposes. Greenways may be used by pedestrian, bicyclists, skaters, and other nonmotorized users. Greenways offer direct connections to a variety of destinations and are therefore considered transportation corridors as well as recreational amenities.

(Added by Ord. 10-161 on 12/1/10 and Amended by Ord. 13-51 on 5/7/13)

## **Greenway Connecting Path**

---

An accessible paved path typically 6-8 ft in width that directly connects a greenway facility with an adjacent property. The connecting path should be clear of any obstructions and have a minimum 8 ft. of clearance above and 2-3 feet of clearance on each side. The connecting path must connect to the primary land use on the parcel and to the bicycle parking provided for that facility.

(Added by Ord. 13-51 on 5/7/13)

## **Gross Leasable Area**

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The total floor area for which the tenant pays rent and which is designed for the tenant's occupancy and exclusive use.

## **Gross Public Floor Area**

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For the purposes of 30-8-10.4.N, the total area of the building accessible or visible to the public, including showrooms, motion picture theaters, service areas, behind-counter areas, storage areas visible from other areas, restrooms (whether or not labeled "public"), areas used for cabaret or similar shows (including stage areas), plus aisles, hallways and entryways serving such areas.

(Amended by Ord. 14-4 on 1/7/14)

## **Ground Cover**

---

Any vegetation, masonry, paving, riprap, or other material or materials which render the soil surface stable against accelerated erosion.

## **Group Care Facility**

---

A facility (by whatever name it is called, other than "Family Care Home" as defined by this ordinance), with support and supervisory personnel that provides room and board, personal care, or habilitation services in a family environment for more than 9 but not more than 30 people in a residential or office district and for not more than 40 people in any other district.

## **Group Development**

---

A development in which, in lieu of division of a tract of land into separate lots of record for separate principal buildings, a tract of land is divided into 2 or more principal building sites for the purpose of building development (whether immediate or future) and occupancy by separate families, firms, businesses, or other enterprises.

## **30-15-9 Terms Beginning with "H"**

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### **Halfway House**

---

A building used as group living quarters for persons being aided in readjusting to society following a period of imprisonment, hospitalization, or institutionalized treatment.

## **Having Control Over**

---

Any person using, transferring, storing, or transporting a hazardous material immediately prior to release of such hazardous material on the land or into the air or the waters of the city. [definition applies to Stormwater Management regulations ([30-12-7](#)) only]

## **Hazardous Material**

---

Any material listed as such in: Superfund Amendments and Reauthorization Act (SARA) Section 302 Extremely Hazardous Substances (42 USC 11000 et seq.); Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Hazardous Substances (42 USC 9601 et seq.); or Section 311 of the Clean Water Act, as amended (CWA) (33 USC 1251 et seq.; oil and hazardous substances) hereby incorporated by reference including any subsequent amendments and editions.

## **Hazardous Material**

---

Any substance which, when discharged in any quantity, may present an eminent and substantial danger to the public health or welfare or to the environment. [definition applies to Stormwater Management regulations ([30-12-7](#)) only]

## **Hazardous Material Response**

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The sending of fire department equipment to abate hazardous materials which endanger the health or safety of persons or the environment. [definition applies to Stormwater Management regulations ([30-12-7](#)) only.]

## **Hazardous Waste Facility**

---

Pursuant to [NCGS Article 9 of Chapter 130A](#), a facility for the collection, storage, processing, treatment, recycling, recovery, or disposal of hazardous waste. [definition applies to Flood Damage Prevention regulations ([30-12-2](#)) only]

## **High Quality Water (HQW) Zones**

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Areas in the coastal counties that are within 575 feet of High Quality Waters and, for the remainder of the state, areas that are within one mile and drain to HQW's.

## **High Quality Waters**

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Those classified as such in 15A NCAC 2B.0101(e)(5)- General Procedures, which is incorporated herein by reference to include further amendments pursuant to [NCGS 150B-14\(c\)](#).

## **High-density Option**

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A density option for new development wherein the density exceeds the applicable limit for development under the Low-density option (see definition and [30-12-3.9](#)).

## **High-density Project**

---

Any project that exceeds the low density project threshold for dwelling units per acre or built-upon area percentage specified in [30-12-3.11](#). [definition applies to Stormwater Management regulations ([30-12-7](#)) only]

## **High Value Tree**

---

A tree that meets or exceeds the following standards: for pine species, 14-inch DBH or greater or 18-inch or greater stump diameter; or for hardwoods and wetland species, 16-inch DBH or greater or 24-inch or greater stump diameter.

(Added by Ord. 10-161 on 12/1/10)

## **Highest Adjacent Grade**

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The highest natural elevation of the ground surface, prior to construction, immediately next to the proposed walls of the structure. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Historic Structure**

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Any structure that is: 1) listed individually in the National Register of Historic Places (a listing maintained by the US Department of Interior) or preliminarily determined by the Secretary of Interior as meeting the requirements for individual listing on the National Register; 2) certified or preliminarily determined by the Secretary of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; or 3) individually listed on a local inventory of historic landmarks in communities with a "Certified Local Government (CLG) program." Certified Local Government (CLG) Programs are approved by the US Department of the Interior in cooperation with the North Carolina Department of Cultural Resources through the State Historic Preservation Officer as having met the requirements of the National Historic Preservation Act of 1966 as amended in 1980.

## **Home Occupation**

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Any use conducted entirely within a dwelling and carried on by the occupants thereof, which use is incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof.

## **30-15-10 Terms Beginning with "I"**

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### **Illicit Discharge**

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Any discharge to a municipal separate storm sewer that is not composed entirely of stormwater except discharges pursuant to a NPDES permit (other than the NPDES permit for discharges from the municipal separate storm sewer) and discharges resulting from firefighting activities. (Ref: 40 CFR 122.26(b) (2)) [definition applies to Stormwater Management regulations (30-12-7) only.]

### **Impervious Surface**

---

An area composed of any material that impedes or prevents natural infiltration of water into the soil. Impervious area shall include but are not limited to roofs, decks, driveways, patios, sidewalks, parking areas, tennis courts, concrete or asphalt streets, crushed stone and gravel surfaces. [definition applies to Stormwater Management regulations (30-12-7) only]

### **Information Board**

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A sign that displays messages in which the copy may be arranged or rearranged by hand.

## **Integrated Multiple Use Development (IMUD)**

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A development containing 2 or more stores, service establishments, offices, or other permitted uses planned, organized, and managed to function as a unified whole and featuring all of the following: 1) common driveways, 2) common parking, 3) common signs plan, and 4) common landscaping plan. Examples are shopping centers and office parks having the characteristics listed above. Such integrated developments may include outparcels for lease or for sale. Any such integrated development may be organized as a condominium or in a manner analogous to that of a townhouse development (with ownership parcels beneath the building units and with parking and driveways being in common elements owned and maintained by an owners' association).

## **Intermittent Stream**

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A well-defined channel that contains water for only part of the year, typically during winter and spring when the aquatic bed is below the water table. The flow may be heavily supplemented by stormwater runoff. An intermittent stream often lacks the biological and hydrological characteristics commonly associated with the continuous conveyance of water.

A stream (and the lakes and ponds along it) that is indicated as being intermittent: 1) on the most recent version of the US Geological Survey 1:24000 scale (7.5 minute quadrangle) topographic maps, 2) on the most recent version of the hard copy Soil Survey map developed by the USDA --Natural Resource Conservation Service, 3) on a map approved by the Geographic Information Coordinating Council and by the NC EMC. Prior to approving a map under this Item, the Commission shall provide a 30-day public notice and opportunity for comment, or 4) by an examination of site-specific evidence by the Water Resources Department using criteria approved by the NC Division of Water Quality or U.S. Army Corps of Engineers. However, if any of the above-mentioned maps indicate an area as an intermittent stream but the Water Resources Director finds no intermittent water body actually exists on the ground, that area will not be deemed an intermittent stream. Ponds and lakes created for animal watering, crop irrigation, or other agricultural uses that are not part of a natural drainageway are not streams. In the event of a conflict in stream determination, a NC Division of Water Quality or U.S. Army Corps of Engineers determination shall supersede any local designation.

(Amended by Ord. 10-161 on 12/1/10)

## **Internal Illumination**

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Illumination from a light source that is contained within a sign or awning.

## **30-15-11 Terms Beginning with "J" and "K"**

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### **Junked Motor Vehicle**

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See "Motor Vehicle, Junked."

### **Just Cause**

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Legitimate cause; legal or lawful ground for action.

## **30-15-12 Terms Beginning with "L"**

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## **Lake or Natural Watercourse**

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Any stream, river, brook, swamp, sound, bay, creek, run, branch, canal, waterway, estuary, and any reservoir, lake, or pond, natural or impounded, in which sediment may be moved or carried in suspension, and which could be damaged by accumulation of sediment.

## **Land-Disturbing Activity**

---

Any use of the land by any person or persons in residential, industrial, educational, institutional, or commercial development, highway or road construction or maintenance, that results in a change in natural cover or topography that may cause or contribute to sedimentation.

## **Landfill, Land Clearing and Inert Debris (Major)**

---

A disposal site (other than a minor land clearing and inert debris landfill as defined in this section) for stumps, limbs, leaves, concrete, brick, untreated wood, and uncontaminated earth. Disposal of any other types of wastes must be approved by the state Division of Health Services.

## **Landfill, Land Clearing and Inert Debris (Minor)**

---

A disposal site for stumps, limbs, leaves, concrete, brick, untreated wood, and uncontaminated earth which is less than 2 acres in size and is in operation for less than one year.

## **Landowner**

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Any owner of a legal or equitable interest in real property, including the heirs, devisees, successors, assigns, and personal representative of such owner. The landowner may allow a person holding a valid option to purchase to act as his agent or representative for purposes of submitting a proposed Site Specific Development Plan.

## **Larger Common Plan of Development, Redevelopment or Sale**

---

Any area where multiple separate and distinct construction or land-disturbing activities will occur under one plan. [definition applies to Stormwater Management regulations (30-12-7) only]

## **Life Care Facility**

---

A facility that includes a full range of living arrangements, for elderly and/or disabled persons, progressing from independent living in single-family units to congregate apartment living where semi-dependent residents share various common facilities and services, to a nursing home facility for dependent residents providing a full range of support services and nursing care.

## **Local Government**

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Any county, incorporated municipality, or any combination of counties and/or incorporated municipalities acting through a joint program pursuant to the provisions of this ordinance.

## **Lot**

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A portion of a subdivision or any other parcel of land intended as a unit for transfer of ownership or for development or both. The word "lot" includes "plot", "parcel," or "tract."

## **Lot Area**

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The total area, excluding street right-of-way, circumscribed by the boundaries of a lot, except that for purposes of computing lot area to satisfy minimum lot area requirements of [Article 7](#), the following rules apply:

- A. If intersecting street rights-of-way at a corner lot are connected by a right-of-way chord or radius, the area lying between the chord or radius and the projections of the 2 street right-of-way lines to a point of intersection may be included in the lot area calculation.
- B. If a street right-of-way line cannot be determined, or if the street is a private street, a line parallel to and 25 feet from the center of the traveled portion of the street will be used as the boundary for lot area calculation.
- C. If a collector or local street right-of-way wider than required by this ordinance is present, the extra right-of-way on each side may be counted toward the minimum lot area of the abutting lot on the same side.

## **Lot, Corner**

---

A lot abutting 2 or more streets at their intersection. The property owner shall designate the front street and the side street on a corner lot. The rear setback shall be on the opposite side of the lot from the front street setback.

## **Lot Coverage**

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The portion of a lot covered by buildings or roofed structures, excluding allowed projecting eaves, balconies, and similar features.

## **Lot Depth**

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The distance measured along the perpendicular bisector of the smallest possible rectangle enclosing the lot.

## **Lot, Flag**

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A lot, created by a subdivision, with less lot width than is required for a conventional lot by [Article 7](#) and composed of a narrow "flagpole" strip extending from the street and a much wider "flag" section lying immediately behind a lot or lots having the required street frontage for a conventional lot. In the case of a flag lot, the lot line at the end of the flagpole lying generally parallel to the street to which the flagpole connects will be considered to be the front lot line for setback purposes.

## **Lot, Interior**

---

All lots that are not corner lots.

## **Lot of Record**

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A lot, plot, parcel, or tract which has been recorded in the Office of the County Register of Deeds and which was in conformance with land development ordinances in effect at the time of recordation. Any lot created or changed in violation of this ordinance or a predecessor ordinance is not a lot of record.

## **Lot, Reverse Frontage**

---

A through lot that has frontage on 2 streets but is not accessible from one of the streets.



## **Lot, Through**

---

A lot that fronts on 2 streets that do not intersect at the corner of the lot. A through lot may be a corner lot or an interior lot. A through lot has 2 street setbacks but no rear setback.

## **Lot, Townhouse**

---

A parcel of land intended as a unit for transfer of ownership and lying underneath, or underneath and around, a townhouse.

## **Lot Width**

---

The distance from side lot line to side lot line measured at the minimum front street setback (parallel to the front property line). For lots along circular turnarounds, the minimum lot width may be measured at a front street setback of up to 50 feet from the street right-of-way (which will become the minimum building line).

## **Low-density Option**

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A density option for new development wherein the density, measured in dwelling units per acre for single-family detached residential development and in percentage of the land surface covered by built-upon area for all other residential and nonresidential development, does not exceed the applicable limit in [30-12-3.9](#).

## **Low-density Project**

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A project that has no more dwelling units per acre or percent built-upon area for all residential and nonresidential development than specified in [30-12-3.11](#). [definition applies to Stormwater Management regulations ([30-12-7](#)) only.]

## **Lowest Adjacent Grade (LAG)**

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The elevation of the ground, sidewalk or patio slab immediately next to the building, or deck support, after completion of the building. [definition applies to Flood Damage Prevention regulations ([30-12-2](#)) only.]

## **Lowest Floor**

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The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or limited storage in an area other than a basement area is not considered a building's lowest floor, provided that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this section. [definition applies to Flood Damage Prevention regulations ([30-12-2](#)) only.]

## **30-15-13 Terms Beginning with "M"**

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## **Major Watershed Modification**

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Modification of the watershed regulations of [30-12-3](#), [30-12-4](#) or [30-12-5](#) that does not meet the definition of a Minor Watershed Modification.

## **Manufactured Dwelling (Manufactured Home, Mobile Home)**

---

A dwelling that 1) is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis; 2) exceeds 40 feet in length and 8 feet in width; 3) is constructed in accordance with the National Manufactured Home Construction and Safety Standards; and 4) is not constructed in accordance with the standards of the North Carolina Uniform Residential Building Code for One- and Two-Family Dwellings. This definition does not include a recreational vehicle.

- A. Class AA: A manufactured home constructed after July 1, 1976 that meets or exceeds the construction standards promulgated by the U. S. Department of Housing and Urban Development that were in effect at the time of construction and that meets the criteria of this ordinance.
- B. Other: Any manufactured home that does not meet the criteria of a Class AA manufactured dwelling.

## **Manufactured Dwelling (Manufactured Home, Mobile Home)**

---

A structure, transportable in one or more sections, that is built on a permanent chassis and designed for use with or without a permanent foundation when connected to the required utilities. The term does not include a "recreational vehicle". [definition applies to Flood Damage Prevention regulations (30-12-2) only]

## **Manufactured Dwelling Park**

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A group development site with required improvements and utilities for the long-term location of manufactured dwellings which may include services and facilities for the residents.

## **Manufactured Dwelling Park or Subdivision**

---

A parcel (or contiguous parcels) of land divided into 2 or more manufactured dwelling spaces for rent or lots for sale. [definition applies to Flood Damage Prevention regulations (30-12-2) only]

## **Manufactured Dwelling Space**

---

A designated area of land within a manufactured dwelling park designed for the accommodation of a single manufactured dwelling in accordance with the requirements of this ordinance.

## **Market Value**

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The building value, not including the land value and that of any accessory structures or other improvements on the lot. Market value may be established by independent certified appraisal; replacement cost depreciated for age of building and quality of construction (Actual Cash Value); or adjusted tax assessed values. [definition applies to Flood Damage Prevention regulations (30-12-2) only]

## **Marquee**

---

Any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather and which may include signage on its front or side faces.

## **Maternal Care Home**

---

A home for 9 or fewer individuals with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for resident females who are pregnant or have

recently given birth. For regulatory purposes, children less than one year in age will not be counted as individuals. Is a type of family care home.

## Mean Sea Level

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The National Geodetic Vertical Datum (NGVD) as corrected in 1929, the North American Vertical Datum (NAVD) as corrected in 1988, or other vertical control datum used as a reference for establishing varying elevations within the floodplain, to which base flood elevations (BFEs) shown on a FIRM are referenced. [definition applies to Flood Damage Prevention regulations (30-12-2) only]

**Commentary:** *Refer to each FIRM panel to determine datum used.*

## Media Store

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- A. A general term for the retail sale or rental of books and other media, including stores that may have some sexually explicit media, but excluding those stores that are classified as sexually oriented media stores. A store that sells or rents media in which less than 10 percent of the number of items in inventory on display to customers are sexually explicit media and in which less than 10 percent of the retail floor area is devoted to sexually explicit media shall be considered a general media store unless it is a sex shop. A general media store meeting these inventory and floor area limits shall not be considered a sexually oriented business.
- B. A general media store which devotes more than 10 percent of its floor area or more than 10 percent of the number of items in inventory on display to customers are sexually explicit media, but devotes less than 25 percent of its gross public floor area or less than 25 percent of the number of items in inventory on display to customer are sexually explicit media shall be treated for the purposes of this LDO as a general media store and not as a sexually oriented media store or other sexually oriented business, provided that it continuously meets the following conditions:
1. All sexually explicit media is maintained in a room that is separated from other media by an opaque wall that extends to the ceiling or either (8) feet above the floor, whichever is less;
  2. Access to the room containing sexually explicit media shall be posted with a notice indicating that only persons 18 years of age or older are allowed in the room;
  3. The room containing sexually explicit media shall be posted with a notice indicating that only persons 18 years of age or older are allowed in the room;
  4. Access to the room is physically limited to adults through control of access by an employee of the store, through the use of an access release located at least 66 inches off the floor, or through constant monitoring of the room by an employee on duty through direct, complete and unimpeded visibility or by a window, mirror or electronic means which provides direct, complete and unimpeded visibility of the interior of the room from the manager's or cashier's work station; and
  5. If the 25 percent threshold of either gross floor area or number items in inventory on display to customers is exceeded, then the use shall be classified as a sexually oriented media store and considered a sexually oriented business.

(Amended by Ord. 14-4 on 1/7/14)

## Microbrewery

---

A facility that contains a taproom and produces less than 15,000 barrels of beer per year and sells the majority of the beer it produces for off-site resale and consumption.

(Amended by Ord. 14-24 on 2/18/14)

## **Minor Watershed Modification**

---

Modification of the watershed regulations 30-12-3, 30-12-4 or 30-12-5 that meets one of the following criteria: (A) Modification of any standard present in 30-12-3, 30-12-4 or 30-12-5 but not in the EMC Rules; (B) Modification of any standard on which the level of performance required by 30-12-3, 30-12-4 or 30-12-5 exceeds that required by the corresponding section of the EMC Rules, provided that approval of the modification does not lower the level of performance below that required by the EMC Rules; or (C) Modification from the EMC Rules that results in a relaxation, by a factor of up to 5%, of any buffer, density, or built-upon area requirement under the high-density option; or that results in a relaxation, by a factor of up to 10%, of any management requirement under the low-density option.

## **Mixed Development**

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A mixture of residential and permitted office and/or commercial and/or personal services uses in the C-M, C-H and BP districts.

## **Mixed Use**

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Occupancy of a principal building or site by residential and nonresidential uses.

## **Mobile Billboard**

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An outdoor advertising sign mounted on an operable motor vehicle or trailer that travels over public streets or is parked on private property. Commercial vehicles used in the day-to-day operation of a business that display text, logos, or any other images are not mobile billboards.

## **Mobile Food Vendor, Motorized**

---

A person or persons that prepare or serve food and/or beverages for sale to the general public on a recurring basis from a vehicle-mounted or vehicle-towed food service establishment designed to be readily moved.

(Amended by Ord. 11-76 on 5/3/2011)

## **Mobile Food Vendor, Pushcart**

---

A person or persons that prepare or serve food and/or beverages for sale to the general public on a recurring basis from a mobile piece of equipment or vehicle that serves hot dogs or foods that have been prepared, pre-portioned, and individually pre-wrapped at a restaurant or commissary, or that serve foods and/or beverages that are exempt from Health Department Regulations.

(Amended by Ord. 11-76 on 5/3/2011)

## **Modification**

---

Specified technical exceptions that may be approved without going through the Variance process. Approval is limited to the specified exceptions and adjustments expressly authorized when general criteria have been met. See 30-4-11.

## **Motor Vehicle, Business and Personal Use of**

---

A motor vehicle used for transportation on a regular basis, e.g. at least once every 7 days.

## **Motor Vehicle, Junked**

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A motor vehicle that does not display a current license plate and is one or more of the following: 1) partially dismantled or wrecked; or 2) cannot be self-propelled or moved in the manner in which it originally was intended to move; or 3) more than 5 years old and appears to be worth less than \$100; provided that any motor vehicle used on a regular basis for business or personal use shall not be caused to be removed or disposed.

## **Multi-Family Development**

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Three or more dwelling units on a single zone lot, including apartments, residential condominiums, and townhouses.

## **Multi-Family Development (Elderly)**

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Three or more dwelling units on a single zone lot, including apartments, residential condominiums, and/or townhouses, designed for use and occupancy by individuals at least 55 years of age. Elderly multi-Family Development (Elderly) does not include assisted living facilities, nursing homes or similar institutions devoted primarily to the care of such individuals.

(Amended by Ord. 10-156 on 10/19/10 and Ord. 11-32 on 2/15/11)

## **Multi-Family Dwelling**

---

A building or portion thereof used or designed as a residence for 3 or more families living independently of each other with separate housekeeping and cooking facilities for each, and including apartments, townhouses, and condominiums.

## **Municipal Separate Storm Sewer**

---

A conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, manmade channels, or storm drains). (Ref: 40 CFR 122.26(b) (8)) [definition applies to Stormwater Management regulations (30-12-7) only.]

## **30-15-14 Terms Beginning with "N"**

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### **National Geodetic Vertical Datum (NGVD)**

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The vertical control used as a reference for establishing varying elevations within the floodplain as shown below. [definition applies to Flood Damage Prevention regulations. (30-12-2) only.]

To Convert From	To	Add
NGVD 1929 Datum	NAVD 1988 Datum	-0.76 feet
NAVD 1988 Datum	NGVD 1929 Datum	+0.76 feet
NGVD 1929 Datum	City of Greensboro Datum	+0.761 feet
City of Greensboro Datum	NGVD 1929 Datum	-0.761 feet
NAVD 1988 Datum	City of Greensboro Datum	+1.521 feet
City of Greensboro Datum	NAVD 1988 Datum	-1.521 feet

## **National Pollutant Discharge Elimination System (NPDES)**

---

A permitting system established by Section 402 of the Clean Water Act. Permits are issued by the State of North Carolina for discharges directly to the surface waters of the state. [definition applies to Stormwater Management regulations (30-12-7) only.]

## **New Construction**

---

Structures for which the "start of construction" commenced on or after April 16, 1971 and includes any subsequent improvements to such structures. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **New Development**

---

Any land-disturbing activity which adds to or changes the amount of built-upon area or which otherwise decreases the infiltration of precipitation into the soil or any land-disturbing activity at an existing development, other than exempt activity. [definition applies to Stormwater Management regulations (30-12-7) only.]

## **Night Club**

---

A commercial establishment where alcoholic beverages are served for consumption on the premises and in which dancing, musical entertainment, comedy, or other types of performances and activities are presented.

## **Nonconforming Lot**

---

A lawfully established lot of record that does not conform to the current dimensional requirements of the zoning district in which it is located.

## **Nonconforming Sign**

---

See "Sign, Nonconforming."

## **Nonconforming Structure**

---

A lawfully established structure that does not conform to dimensional, elevation, location, or other requirements of this ordinance.

## **Nonconforming Use**

---

A lawfully established use that is not allowed in the zoning district in which it is currently located.

## **Nonconformity**

---

A lot, structure, sign, or use of land or structure that is now prohibited under the terms of this ordinance but was lawful at the time it was established.

## **Non-encroachment Area (General)**

---

An area defined on a plat or plot plan that prohibits encroachment, e.g., recorded easements, accesses, or stream buffers.

## **Non-encroachment Area (Flood Protection Regulations)**

---

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot as designated in the Flood Insurance Study report. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Nude Model or Nude Photography Studio (Prohibited)**

---

Any place where a person who appears nude, or who displays specified anatomical areas is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any other form of consideration. Nude Model Studio shall not include any accredited educational institution where nude modeling is a part of the curriculum. For the purposes of this paragraph an accredited educational institution is an institution listed in the Database of Accredited Postsecondary Institutions and Programs maintained by the US Department of Education.

(Amended by Ord. 14-4 on 1/7/14)

## **Nursing Home**

---

An establishment which provides full-time convalescent or chronic care, or both, to persons who are not related by blood or marriage to the operator or who, by reason of advanced age, chronic illness, or infirmity, are unable to care for themselves.

## **30-15-15 Terms Beginning with "O"**

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### **Obstruction**

---

Any dam, wall, embankment, levee, dike, pile, abutment, spoil material, bridge, conduit, culvert, building, wire, fence, refuse, fill, structure, or matter in, along, across, or projecting onto any channel, watercourse, or special flood hazard area that may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water, or that is placed where the flow of water might carry the same downstream to the damage of life or property. [definition applies to Flood Damage Prevention regulations (30-12-2) only]

### **Open Space**

---

An outdoor area that is often not covered by buildings or pavement and typically containing grassy areas, natural plants and/or trees, and pedestrian areas.

### **Outdoor Storage**

---

Material stored outdoors in crates, boxes, or shipping containers; lumber yards; building supplies; pipe; wrecking, junk, and salvage yards; vehicle storage yards; and other similar uses.

### **Outfall**

---

A point source at the point where a municipal separate storm sewer discharges to waters of the United States and does not include open conveyances connecting 2 municipal separate storm sewers; or pipes, tunnels or other conveyances which connect segments of the same stream or other waters of the United States and are used to convey waters of the United States (Ref: 40 CFR 122. 25(b) (9)). [definition applies to Stormwater Management regulations (30-12-7) only.]

## **Outparcel**

---

A regularly shaped subdivided or leased parcel within but along a portion of the public street frontage of an integrated multiple use development or shopping center containing a principal use that is ancillary to the development.

## **Owner**

---

A holder of any legal or equitable estate in the premises, whether alone or jointly with others, and whether in possession or not.

## **30-15-16 Terms Beginning with "P"**

---

### **Park and Ride Lot**

---

Specially designated parking areas where commuting motorists park their vehicles and ride with other commuters who have a common destination. Ridesharing from the lots may be done by car pool, van pool, or public transit.

### **Parking Lot**

---

An area of land where vehicles are kept on a daily, overnight, or temporary basis. It does not include areas used for the storage of wrecked or abandoned vehicles, vehicle parts, or the repair of vehicles.

### **Pedestrian Destination, Specified**

---

Any of the following:

- A. A public or private elementary school, middle school, or secondary school, or any college or university.
- B. A park; a recreational or cultural facility; or a public greenway trail, or similar amenity.
- C. A retail commercial or restaurant facility.
- D. A public transportation boarding or alighting site, as designated by the operator(s) of a public transportation service.

### **Pedestrian Way**

---

A right-of-way or easement dedicated to public use to facilitate pedestrian access to adjacent streets and properties.

### **Pennant**

---

Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in series, designed to move in the wind.

### **Perennial Stream**

---

A well-defined channel that contains water year round during a year of normal rainfall with the aquatic bed located below the water table for most of the year. Groundwater is the primary source of water for a perennial stream but it also carries stormwater runoff. A perennial stream exhibits the typical biological, hydrological and physical characteristics commonly associated with the continuous conveyance of water.



A stream (and the lakes and ponds along it) that is indicated as being perennial: 1) on the most recent version of the US Geological Survey 1:24000 scale (7.5 minute quadrangle) topographic maps, 2) on the most recent version of the hard copy Soil Survey map developed by the USDA -- Natural Resource Conservation Service, 3) on a map approved by the Geographic Information Coordinating Council and by the NC EMC. Prior to approving a map under this Item, the Commission shall provide a 30-day public notice and opportunity for comment, or 4) by an examination of site-specific evidence by the Water Resources Department using criteria approved by the NC Division of Water Quality or U.S. Army Corps of Engineers. However, if any of the above-mentioned maps indicate an area as a perennial stream but the Water Resources Director finds no perennial water body actually exists on the ground, that area will not be deemed a perennial stream. Ponds and lakes created for animal watering, crop irrigation, or other agricultural uses that are not part of a natural drainageway are not streams. In the event of a conflict in stream determination, a NC Division of Water Quality or U.S. Army Corps of Engineers determination shall supersede any local designation.

(Amended by Ord. 10-161 on 12/1/10)

## **Perennial Waterbody**

---

A natural or man-made basin, including lakes, ponds, and reservoirs, that stores surface water permanently at depths sufficient to preclude growth of rooted plants. For the purpose of stream buffer requirements the water body must be part of a natural drainageway (i.e. connected by surface flow to a stream).

(Added by Ord. 10-161 on 12/1/10)

## **Permanent Engineered Stormwater Control**

---

See definition for "Structural Best Management Practice."

(Added by Ord. 10-161 on 12/1/10)

## **Person (General)**

---

Any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, or public or private institution, utility, cooperative, interstate body, or other legal entity.

## **Person (Stormwater Regulations)**

---

Any individual, partnership, copartnership, firm, company, corporation, association, joint stock company, trust, estate, governmental entity or their legal representative agents or assigns. [definition applies to Stormwater Management regulations (30-12-7) only.]

## **Person Conducting Land Disturbing Activity**

---

Any person who may be held responsible for a violation unless expressly provided otherwise by this ordinance, the Act, or any order adopted pursuant to this ordinance or the Act ([NCGS 113A-64](#)).

## **Person Responsible for Land Disturbing Violation**

---

As used in this ordinance, and [NCGS 113A-64](#), (a) the developer or other person who has or holds himself out as having financial or operational control over the land-disturbing activity, or (b) the landowner or person in possession or control of the land when he has directly or indirectly allowed the land-disturbing activity or has benefited from it or he has failed to comply with any provision of this ordinance, the Act, or any order adopted pursuant to this ordinance or the Act as imposed a duty upon him.

## **Personal Assistive Device**

---

Wheelchairs and motorized devices including scooter style chairs and Segways.

## **Phase of Grading**

---

One of the 2 phases of grading, rough or fine.

## **Physical Fitness Center**

---

An establishment that provides space for dues paying members and their occasional guests to participate in individual or group sports and physical training activities, including YMCAs and health clubs.

## **Plan, Sketch**

---

A rough sketch map of a proposed subdivision or site, showing streets, lots, and any other information required in Appendix 2 (Map Standards), of sufficient accuracy to be used for discussion of the street system and the proposed development pattern.

## **Planned Unit Development**

---

An area of land under unified ownership or control to be developed and improved as a single entity under the PUD district, with a Unified Development Plan in accordance with and subject to the requirements of this ordinance.

## **Planning and Community Development Department**

---

The Planning and Community Development Department of the City of Greensboro.

## **Planning and Community Development Director**

---

The Director of the Planning and Community Development Department of the City of Greensboro.

## **Plat**

---

A surveyed map or plan of a parcel of land which is to be, or has been, subdivided.

## **Plat, Final**

---

The final map of all or a portion of a subdivision or site, showing the boundaries and location of lots, streets, easements, and any other information required in [30-4-1.3](#) and [30-4-15.7](#), presented for local government approval and subsequent recordation in the Office of the County Register of Deeds.

## **Plat, Preliminary (Preliminary Plan)**

---

A map indicating the proposed layout of the subdivision showing lots, streets, water, sewer, storm drainage, and any other information required in [30-4-1.3](#) and [30-4-15.7](#).

## **Playbill**

---

A sign announcing entertainment offered or to be offered at a business location on the site where the sign is displayed.

## **Plaza**

---

An open space at the intersection of important streets or adjacent to important structures, set aside for civic purposes and commercial activity, which may include parking, consisting of durable pavement and formal tree plantings.

## **Pond and/or Stream Buffer Plat**

---

A plat recorded to show one or more engineered stormwater controls, water quality conservation easements, stream buffers or other features created pursuant to watershed protection requirements and to put present and future owners on notice of maintenance requirements. A subdivision plat with appropriate information may be used to fulfill the pond and/or stream buffer plat function.

## **Post Construction**

---

The condition of a development once the land disturbing activity is complete as it relates to the management and control of stormwater runoff quantity and quality. [definition applies to Stormwater Management regulations (30-12-7) only.]

## **Post-FIRM**

---

Applies to construction or other development for which the "start of construction" occurred on or after April 16, 1971. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Pre-FIRM**

---

Applies to construction or other development for which the "start of construction" occurred before April 16, 1971. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Preserve**

---

Open space that preserves or protects a critical environmental feature or other natural feature.

## **Principal Building**

---

A building in which is conducted the principal use of the zone lot on which it is located or, in a group development, of the building site on which it is located. Any dwelling is considered a principal building unless it meets the definition of and criteria that apply to accessory dwellings or caretaker dwellings.

## **Principal Dwelling**

---

Any principal building or structure which is used and designed for human habitation including living, sleeping, cooking, and eating activities, excluding dormitories, hotels, motels, shelters for the homeless, or other structures designed for transient residents.

## **Principal Structure**

---

A structure in which is conducted the principal use of the zone lot on which it is located.

## **Principally Above Ground**

---

Refers to at least 51% of the actual cash value of the structure being above ground. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Private Sewer**

---

A system which provides for collection and/or treatment of wastewater from a development or property and which is not maintained with public funds.

## **Private Water**

---

A system which provides for the supply and/or distribution of potable water for use by a development, project, or owner and which is not operated or maintained by a government organization or utility district.

## **Property Reservation**

---

See "Reservation, Property."

## **Public Assembly Use**

---

Any cultural and community use, educational facility or religious assembly use (See 30-8-6.3, 30-8-6.5 and 30-8-6.9).

## **Public Assembly Use, Community-scale**

---

A public assembly use on a zone lot that is 3 or more acres in area or the use of a zone lot of any size for any of the following: (1) a public assembly building with an occupant capacity of more than 500 persons; (2) a public assembly building and other uses and activities with a combined gross floor area of more than 50,000 square feet; or (3) public assembly space, plus 2 additional use types that are regulated as principal use types under this ordinance (e.g., a public assembly use, plus a day care center and a school).

## **Public Assembly Use, Neighborhood-scale**

---

Any public assembly use not classified as a "community-scale public assembly use."

## **Public Sewer**

---

A system which provides for the collection and treatment of sanitary sewage from more than one property and is owned and operated by a government organization or sanitary district.

## **Public Transportation Infrastructure Manual**

---

The administrative policies, procedures, and standards of the city, as applicable to the design and construction of transit stops, shelters, and related infrastructure..

## **Public Water**

---

A system which provides distribution of potable water to more than one property and is owned and operated by a government organization or utility district.

## **30-15-17 Terms Beginning with "Q" and "R"**

---

### **Quasi-Public Use**

---

Any use, structure, or facility that houses a service of a religious assembly use, school, recreational facility, etc. that is available for use by the general public.

### **Recreational Vehicle**

---

A vehicle which was originally built as a recreational vehicle, on a single chassis, designed to be self-propelled or permanently towable by a light duty vehicle, and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

(Amended by Ord. 13-124 on 9/17/13)

### **Recreational Vehicle Park**

---

Any site or tract of land upon which 2 or more recreational vehicle spaces are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation, travel, or vacation purposes.

### **Recreational Vehicle Space**

---

A plot of land within a recreational vehicle park designed for the accommodation of one recreational vehicle in accordance with the requirements set forth in this ordinance.

### **Recyclable Material**

---

Any aluminum or scrap, bi-metal or tin cans, glass and paper products, rubber, textiles, landscape waste or plastic products such as polyethylene terephlate, high-density polyethylene, low-density polyethylene, polystyrene and polypropylene, and other similar material designated by the Planning and Community Development Director.

### **Recycling**

---

The collection, temporary storage, and minimal processing of recyclable materials for the purpose of marketing that material for use as a raw material in a manufacturing process or reuse as consumer products. For the purpose of interpreting this definition only, the term "processing" means manual, mechanical or automated separation of recyclable material from other materials; separation of recyclable materials from each other; cleaning, bundling, compacting or packing of recyclable material. "Processing" in this context does not include melting, rendering, smelting, vulcanizing or purification by application of heat or chemical process.

### **Recycling Collection Point**

---

An incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. No processing of such items shall be allowed. This facility is generally located in a shopping center parking lot or in other public/quasi-public areas, such as at religious assembly uses and schools.

## **Recycling Processing Center**

---

A facility used for the collection and processing of recyclable materials. Processing means the preparation of materials for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, sorting, shredding, and cleaning.

## **Reference Level**

---

The top of the lowest floor for structures within special flood hazard areas and future conditions flood hazard areas designated as Zone A1-A30, AE, A, A99, AH, AO, or X (Future). [definition applies to Flood Damage Prevention regulations (30-12-2) only]

## **Refuse**

---

Solid waste, including but not limited to garbage, rubbish and ashes. [definition applies to Stormwater Management regulations (30-12-7) only]

## **Regulatory Flood Protection Elevation**

---

The elevation above mean sea level to which the reference level of all structures and other development located within special flood hazard areas and future conditions flood hazard areas must be protected. In special flood hazard areas where base flood elevations (BFEs) have been determined, this elevation shall be the BFE plus one foot of freeboard. In special flood hazard areas where no BFE has been established, this elevation shall be at least 2 feet above the highest adjacent grade. In future conditions flood hazard areas this elevation shall be the future conditions flood elevation plus one foot of freeboard. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Remedy a Violation**

---

To bring the structure or other development into compliance with floodplain management regulations in this section, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include, but are not limited to, protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Required Drainage Channel**

---

The theoretical stream bed section which is required to carry and discharge the runoff from a 100-year storm.

## **Reservation, Property**

---

An obligation, shown on a plat or site plan, to keep property free from development and available for public acquisition for a stated period of time. It is not a dedication or conveyance.

## **Residuals (Sludge)**

---

Any solid or semisolid waste generated from a wastewater treatment plant, water treatment plant, or air pollution control facility permitted under authority of the NC Environmental Management Commission.

## **Restaurant (Drive-In)**

---

An establishment where food and/or beverages are sold to a substantial extent for consumption by customers in parked motor vehicles, regardless of whether or not it also serves food and/or beverages to customers who are not in motor vehicles or to customers in motor vehicles who may consume the food and/or beverages off the premises.

## **Retention Pond**

---

A pond that has a permanent pool.

## **Riparian Buffer or Stream Buffer**

---

An area of native or non-native woody vegetation adjacent to a stream or other natural conveyance of water or stormwater. [definition applies to Stormwater Management regulations (30-12-7) only]

## **Riparian Protection Area**

---

A stream buffer, or a portion of a stream buffer, subject to stronger maintenance and protection requirements than are applied to other stream buffers. It consists of two zones, referred to as Zone 1 and Zone 2.

## **Riverine**

---

Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Roof**

---

The cover over the top of any building.

## **Roof Line**

---

The top edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.

## **Rooming House**

---

A dwelling with one kitchen in which lodging is provided by the owner or operator to more than 3 tenant residents.

## **Rooming Unit**

---

A room or rooms designed, occupied, or intended for occupancy as separate living quarters with sleeping, but not necessarily cooking and sanitary, facilities provided therein.

## **Root System**

---

The underground part of the tree or plant that functional support system and as an organ of absorption, food storage and aeration.

## **Rural Family Occupation**

---

An accessory use that allows the operation of a business on the same property as one's residence in an agricultural district, with approval of a special use permit. It does allow such occupations to be conducted within accessory buildings, allows product assembly and manufacture for sale off-site, and does not allow retail and wholesale operations that bring products on site for resale. Examples include: welding, small engine repair, horticultural specialties, cabinet making, and septic tank services.

## **Rural Family Services**

---

Services carried out in conjunction with a rural family occupation.

## **30-15-18 Terms Beginning with "S"**

---

### **Sadomasochistic Practices**

---

Flagellation or torture by or upon a person clothed or naked, or the condition of being fettered, bound, or otherwise physically restrained on the part of one so clothed or naked.

(Amended by Ord. 14-4 on 1/7/14)

### **Safe Walking Route**

---

A sidewalk or other route designated for non-motorized travel that allows pedestrians and personal assistive devices to move from one location to another in a safe manner without having to traverse streets or roadways, other than at controlled intersections or designated crosswalks.

### **Salvage Yard, Auto Parts**

---

Any land or area used, in whole or in part, for the storage, keeping, accumulation, dismantling, demolition, or abandonment of inoperable vehicles or parts therefrom.

### **Salvage Yard, Scrap Processing**

---

Any land or area used, in whole or in part, for the storage, keeping, or accumulation of scrap or waste materials, including scrap metals, waste paper, rags, building materials, machinery, or other scrap materials. Can include processing operations, including heat or chemical processes.

### **Seating Capacity**

---

The actual seating capacity of an area based upon the number of seats or one seat per 18 inches of bench or pew length. For other areas where seats are not fixed, the seating capacity shall be determined as indicated by the NC Building Code.

### **Sediment**

---

Solid particulate matter, both mineral and organic, that has been or is being transported by water, air, gravity, or ice from its site of origin.



## **Sedimentation**

---

The process by which sediment resulting from accelerated erosion has been or is being transported off the site of the land-disturbing activity or into a lake or natural watercourse.

## **Sedimentation Commission**

---

The North Carolina Sedimentation Control Commission.

## **Setback**

---

The horizontal distance from the property line or street right-of-way line to the nearest part of the applicable building, structure, sign, or activity, measured perpendicularly to the line.

## **Setback, Front Street**

---

Any setback from a street other than a side street setback. A through lot has 2 front street setbacks.

## **Setback, Interior**

---

A setback from any property line not alongside a street.

## **Setback, Rear**

---

A setback from an interior property line lying on the opposite side of the lot from the front street setback.

## **Setback, Side**

---

Any interior property line setback other than a rear setback.

## **Setback, Side Street**

---

Any setback from a street other than a front street setback.

## **Setback, Street**

---

Any setback from a street.

## **Setback, Zero Side**

---

An alternate form of dimensional requirements that allows a dwelling unit to have one side setback of zero feet. This definition does not include townhouses.

## **Sex Shop**

---

An establishment offering goods for sale or rent that meets any of the following:

- A. More than 10 percent of its inventory on display to customers consists of sexually explicit media and/or sexually oriented devices, toys and novelties, or any combination thereof, and it also offers for sale lingerie and/or leather goods marketed or presented in a context to suggest their use for sadomasochistic practices; or

- B. More than 25 percent of its inventory on display to customers which consists of sexually oriented devices, toys or novelties; or
- C. More than 25 percent of its gross public floor area is devoted to the display of sexually oriented devices, toys, or novelties; or
- D. More than 25 percent of the wall area of the walls in and around the gross public floor area is devoted to the display of sexually oriented devices, toys or novelties.

For purposes of this definition, the "gross public floor area" devoted to any class of items shall include the aisles or other areas where customers stand when viewing such items as well as the actual area under the display racks for the items.

(Amended by Ord. 14-4 on 1/7/14)

## **Sexual Encounter Center (Prohibited)**

---

A business which provides two or more persons, for pecuniary compensation, consideration, hire or reward, with a place to assemble for the purpose of engaging in "specified sexual activities" or displaying "specified anatomical areas". This definition shall not be construed to refer to hotels or motels. This definition does not include a facility which is operated by a health care professional licensed by the State of North Carolina who provides a place to assemble for the purpose defined herein to persons as part of a lawfully prescribed course of therapeutic, health, or psychiatric care or treatment.

(Amended by Ord. 14-4 on 1/7/14)

## **Sexually Explicit Media**

---

Magazines, books, videotapes, movies, CDs, DVDs or other devices used to record computer images, or other media that are distinguished or characterized by their emphasis on matter depicting, describing or relating to sexual conduct and/or specified anatomical areas.

(Amended by Ord. 14-4 on 1/7/14)

## **Sexually Oriented Business**

---

Sexually oriented businesses include: sex shops, sexually oriented media stores, sexually oriented cabarets, sexually oriented motion picture theaters, or any combination of these uses.

(Amended by Ord. 14-4 on 1/7/14)

## **Sexually Oriented Cabaret**

---

A commercial establishment that regularly features, exhibits, or displays:

- A. Persons who appear nude or who displays specified anatomical areas; or
- B. Live performances which are characterized by the exposure of specified anatomical areas and/or by simulated specified sexual activities.

(Amended by Ord. 14-4 on 1/7/14)

## **Sexually Oriented Devices, Toys or Novelties**

---

Instruments, devices or paraphernalia either designed as representations of human genital organs or female breasts, or designed or marketed primarily for use to stimulate human genital organs.

(Amended by Ord. 14-4 on 1/7/14)

## **Sexually Oriented Media Store**

---

An establishment that rents and/or sells media and that meets any of the following:

- A. Twenty-five (25) percent or more of the gross public floor area is devoted to sexually explicit media;
- B. Twenty-five (25) percent or more of the inventory on display to customers consists of sexually explicit media;
- C. It advertises or holds itself out in any forum as "XXX", "adult", "sex", or otherwise as a sexually oriented business other than a sexually oriented movie theater or sexually oriented cabaret.

(Amended by Ord. 14-4 on 1/7/14)

## **Sexually Oriented Motel (prohibited)**

---

A hotel, motel, or similar commercial establishment that, as its principal use:

- A. Offers accommodations to the public, for any form of consideration, and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions that depict or describe specified sexual activities and/or specified anatomical areas; or
- B. Offers a sleeping room for rent for a period of time that is less than 6 hours; or
- C. Allows a tenant or occupant of a sleeping room to subrent the room for a period of time that is less than 6 hours.

(Amended by Ord. 14-4 on 1/7/14)

## **Sexually Oriented Motion Picture Theater**

---

A commercial establishment where, as its principal use and for any form of consideration, films, motion picture, video recordings or similar media are regularly shown that depict or describe sexual conduct and/or specified anatomical areas.

(Amended by Ord. 14-4 on 1/7/14)

## **Sexually Oriented Video Arcade (Also known as "peep show") (prohibited)**

---

Any place to which the public is permitted or invited wherein coin-operated or token-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to persons in booths or viewing rooms where the images so displayed depict or describe specified sexual activities and/or specified anatomical areas.

(Amended by Ord. 14-4 on 1/7/14)

## **Shelter for the Homeless**

---

A facility operating year-round that provides lodging and supportive services (including, but not limited to, a community kitchen; assistance in obtaining permanent housing; medical counseling, treatment, and/or supervision; psychological counseling, treatment, and/or supervision; assistance in recuperating from the effects of or refraining from the use of drugs and/or alcohol; nutritional counseling; employment counseling; job training and placement; and child care) for indigent individuals and/or families with no regular home or residential address.

## **Shelter for the Homeless, Daytime-Only**

---

A facility providing care, protection, and guidance to homeless individuals during daytime hours only that does not contain beds but that may provide ancillary services such as counseling, vocational training, and life skills training.

## **Shelter, Temporary or Emergency**

---

A facility that provides temporary lodging during times of life-threatening weather conditions or disasters for indigent individuals and/or families with no regular home or residential address or for those temporarily relocated by disasters.

## **Shopping Center**

---

A development consisting of 2 or more retail or other business establishments that share vehicle access and parking facilities.

## **Shoreline Stabilization**

---

Shoreline Stabilization is the in-place stabilization of an eroding shoreline. Stabilization techniques which include "soft" methods or natural materials (such as root wads, or rock vanes) may be considered as part of a restoration design. However, stabilization techniques that consist primarily of "hard" engineering, such as concrete lined channels, riprap, or gabions, while providing bank stabilization, shall not be considered stream restoration.

(Added by Ord. 10-161 on 12/1/10)

## **Sidewalk**

---

An improved surface intended to facilitate pedestrian access to or along adjacent streets, properties, or structures, and which is located within the right-of-way of a public street, within the common elements of a private street, within a sidewalk easement or abutting parking areas.

## **Sidewalk Easement**

---

An easement which grants to the City Council the right to install and maintain a sidewalk therein, and which grants public access for the use thereof.

## **Sidewalk Manual**

---

The administrative policies, procedures, and standards of the city, as applicable to the design and construction of sidewalks.

## **Sight Distance Easement**

---

An easement which grants to the City Council the right to maintain unobstructed view across property located at a street intersection.

## **Sign**

---

Any object, device, display or structure, or part thereof, that 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 but not limited to words, letters, pennants, banners, emblems, trademarks, tradenames,

insignias, numerals, figures, design, symbols, fixtures, colors, illumination or projected images or any other attention directing device.

## **Sign, Canopy**

---

A sign that is a part of or attached to an awning, canopy or other fabric-like or plastic protective structure that is extended over a door, window, or entranceway. A marquee is not a canopy.

## **Sign, Construction**

---

A sign that identifies the architects, engineers, contractors, and other individuals or firms involved with construction on the property, the name of the building or development, the intended purpose of the building or development, and/or the expected completion date.

## **Sign, Development Entrance**

---

A sign bearing the name of the development. The sign may also contain the name of the management company. Development entrance signs may not contain any other commercial message.

## **Sign, Directional**

---

An off-premise sign with no commercial message that indicates the direction to religious assemblies, hospitals, colleges and similar institutional uses.

## **Sign, Flashing**

---

A sign that contains an intermittent, blinking, scintillating, or flashing light source, or that includes the illusion of intermittent or flashing light, or an externally mounted intermittent light source, or reflective materials that give the illusion of intermittent or flashing light. An electronic message board is not a flashing sign.

## **Sign, Freestanding**

---

A sign that is placed on or anchored in the ground with one or more supports that are not part of a building or other structure.

## **Sign, Governmental**

---

A sign erected by authorized official action of a federal, state, or local government agency, including street signs, official traffic control devices, legal notices, warning signs and other similar signs.

## **Sign, Ground Surface**

---

A sign composed of manmade or organic materials displayed upon the surface of the ground.

## **Sign, Historical or Memorial**

---

A sign that commemorates a historical person, structure, place, or event; or that denotes, honors, celebrates, or acknowledges a historical person, structure, place, or event.

## **Sign, Identification**

---

A sign used to display: the name, address, logo, or other identifying symbol of the individual, family, business, institution, service, or organization occupying the premises; the profession of the occupant; the name of the building on which the sign is attached; or directory information in group developments or buildings with multiple tenants.

## **Sign, Instructional**

---

A sign with no commercial message that provides assistance, with respect to the premises on which it is maintained, for the direction, safety, or convenience of the public such as "entrance", "exit", "one way", "telephone", "parking", "no parking", and similar instructions.

## **Sign, Marquee**

---

A sign attached to, in any manner, or made a part of a marquee.

## **Sign, Monument**

---

Any monolithic sign in which the bottom of the sign is flush with the ground.

## **Sign, Moving**

---

A sign that revolves, rotates, or swings by mechanical means or other means.

## **Sign, Nonconforming**

---

A sign that was lawfully constructed but does not conform to current size, height, location, design, construction, or other requirements of this ordinance.

## **Sign, Outdoor Advertising (Billboard)**

---

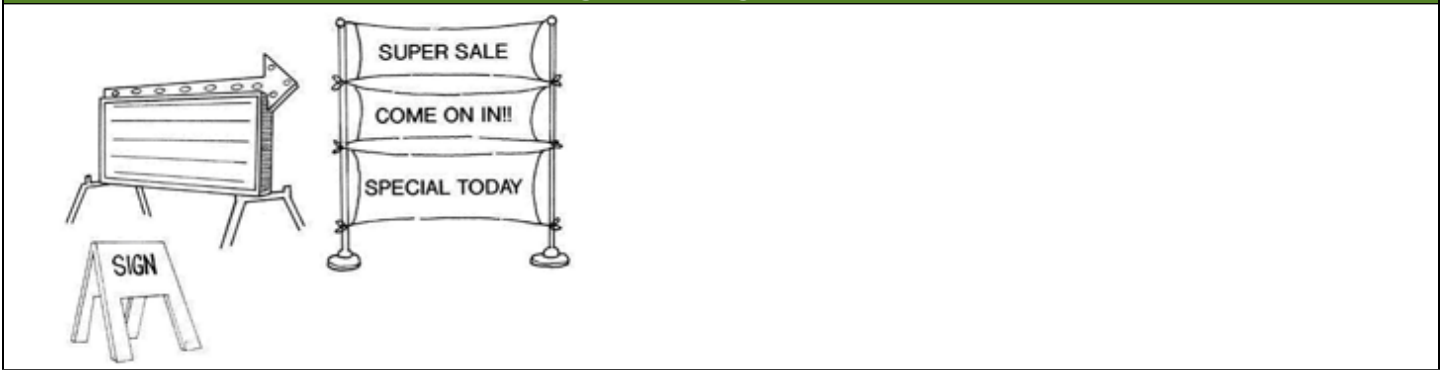
A sign that directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than upon the same zone lot where such sign is displayed. In lieu of a commercial message, any otherwise lawful noncommercial message may be displayed.

## **Sign, Portable**

---

Any sign not permanently attached to the ground, a building or other structure that is not readily movable. Any sign attached to a sign structure that has wheels will be considered a portable sign, as well as any sign attached to a frame or other sign structure that is not permanently attached to the ground or a building.

Figure 15-2, Sign, Portable



## **Sign, Real Estate**

---

A sign displayed for the purpose of offering for sale, lease, or rent the property on which such sign is erected, affixed, or otherwise established.

## **Sign, Projecting**

---

A sign end-mounted or otherwise attached to an exterior wall of a building that forms an angle with said wall.

## **Sign, Roof**

---

A sign erected and constructed wholly on and over the roof on a building, supported by the building or roof structure, and extending vertically above the highest portion of the roof.

## **Sign, Sandwich Board**

---

Any temporary "A" frame sign that may readily be moved from place to place and that is intended to be placed on a sidewalk or pedestrian way in front of the business for which the commercial message is intended. A sandwich board sign is not an outdoor advertising sign as defined in this article and, therefore it may not direct attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than the business where the sign is displayed.

## **Sign, Suspended**

---

A sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

## **Sign, Temporary**

---

A sign that is displayed for a limited period of time and is not permanently mounted.

## **Sign, Wall**

---

A sign attached parallel to, painted on the wall surface of, or erected and confined within the limits of the outside wall, mansard roof structure, penthouse, or parapet of any building or structure, that is supported by such wall, building, or structure, but does not extend vertically above the highest portion of the roof, and that displays only one sign surface.

## **Sign, Warning**

---

A sign with no commercial message that displays information pertinent to the safety or legal responsibilities of the public such as signs warning of high voltage, "no trespassing," and similar directives.

## **Sign, Windblown**

---

A sign that flutters, spins or is otherwise moved by normal wind currents. Examples of windblown signs include pennants, pinwheels, balloons, and flags.

## **Sign, Window**

---

A sign that is painted on, affixed to, or designed to be visible through a window, excluding displays of merchandise.

## **Significant Vegetation**

---

A group of 4 or more trees, 4 inches or greater DBH, that are within 30 feet of one other tree or form a contiguous canopy. The trees must have a life expectancy of greater than 10 years, and a relatively sound and solid trunk with no extensive decay or disease.

## **Siltation**

---

Sediment resulting from accelerated erosion which is settleable or removable by properly designed, constructed, and maintained control measures; and which has been transported from its point of origin within the site of a land-disturbing activity, and which has been deposited or is in suspension in water.

## **Single Room Occupancy (SRO) Residence**

---

A building containing 25 or more rooming units, which are available for rental occupancy for periods of 7 days or longer. This term does not include boarding houses, tourist homes, motels, hotels, private dormitories, assisted living facilities, family care homes, and group care facilities.

(Amended by Ord. 11-32 on 2/15/11)

## **Single-family Attached Dwelling**

---

A townhouse dwelling or a twin home dwelling.

## **Single-family Detached Dwelling**

---

A separate, detached building designed for and occupied exclusively by one family.

## **Site Specific Development Plan**

---

A plan of land development submitted by the landowner to the city for the purpose of obtaining a zoning vested right and for the purpose of obtaining one of the following zoning or land use approvals: a Plot Plan; a Site Plan; a Conditional Zoning Site Plan; a Unified Development Plan; or a Preliminary Plat for a minor or major subdivision. Notwithstanding the foregoing, neither a variance, a sketch plan, nor any other document that fails to describe with reasonable certainty the type and intensity of use for a specified parcel or parcels of property shall constitute a Site Specific Development Plan.



## **Slope**

---

An inclined ground surface, the inclination of which is expressed as a ratio of horizontal distance to vertical distance, commonly expressed as "two to one" (2:1), "one and one half to one" (1.5:1), etc.

## **Soil Erosion and Sedimentation Control Plan (Grading Plan)**

---

The graphic plan, including narrative where appropriate, required by this ordinance as a prerequisite for a grading permit, the purpose of which is to explain existing conditions and proposed grading of land including any development and to describe the activities and measures to be undertaken to control accelerated soil erosion and sedimentation.

## **Soil Scientist**

---

The soil scientist of Guilford County or his designated agent.

## **Solid Waste**

---

Garbage, refuse, and other discarded solid materials.

## **Solid Waste Disposal Facility**

---

As defined in [NCGS 130A-290\(a\)\(35\)](#), any facility involved in the disposal of solid waste.

## **Solid Waste Disposal Site**

---

As defined in [NCGS 130A-290\(a\)\(36\)](#), any place at which solid wastes are disposed of by incineration, sanitary landfill, or any other method.

## **Special Events Facility**

---

An establishment that is rented by individuals or groups to accommodate private functions including banquets, fund raisers, weddings, parties, other celebrations, and which may include an on-site kitchen or catering facility.

## **Special Promotion**

---

An advertising activity or circumstance of a business which is not part of its daily activities or normal routine and in which the display and/or sale of merchandise, wares, or other tangible items is the sole purpose for the promotion. Special promotions include grand openings or closeout sales but do not include reoccurring sales advertisements or other similar publicity. Such promotions may last no more than 30 days and occur no more than 2 times per calendar year. See [30-14-6.1](#). Different from Temporary Event.

## **Special-Purpose Lot**

---

A lot used for family or religious assembly cemeteries, sewage lift stations, and similar uses that cannot reasonably be expected to comply with minimum lot size (area or width) or access requirements that apply to other conventionally used lots.

## **Specified Pedestrian Destination**

---

See "Pedestrian Destination, Specified."

## **Specified Anatomical Areas**

---

Less than completely and opaquely covered human genitals, pubic region, buttock, or female breast below a point immediately above the top of the areola; or human male genitals in a discernibly turgid state, even if completely and opaquely covered.

## **Specified Pedestrian Destination**

---

Any of the following:

- A. A public or private elementary school, middle school, or secondary school, or any college or university.
- B. A park; a recreational or cultural facility; or a public greenway trail, or similar amenity.
- C. A retail commercial or restaurant facility.
- D. A public transportation boarding or alighting site, as designated by the operator(s) of a public transportation service.

## **Specified Sexual Activities**

---

An act of sexual intercourse, sodomy, oral-genital contact, masturbation or acts which simulate any such act; display of human genitals in a state of stimulation or arousal; masochism, sadism, erotic torture or other act which inflicts or simulates the infliction of pain; or erotic touching of the sexual organs, pubic region, buttock or female breast of a person.

(Amended by Ord. 14-4 on 1/7/14)

## **Specimen Tree**

---

A single tree of a group of trees considered to be an important community asset due to its unique or noteworthy characteristics or values. A tree may be considered a specimen tree based on its size, age, rarity or special historical or ecological significance, as determined by the Planning and Community Development Director. Examples include large hardwoods (e.g., oaks, poplars, and maples) and softwoods (e.g., pines, hemlocks, and cedars) in good or better condition with a DBH of 24 inches or greater and smaller understory trees (e.g., dogwoods, redbuds, sourwoods, and persimmons) in good or better condition with a DBH of 10 inches or greater.

## **Square**

---

An open space consisting of paved walks, lawns, trees, and civic buildings that may encompass an entire block, is located at the intersection of important streets, and is set aside for civic purposes.

## **Stabilizing Vegetation**

---

Any vegetation that protects the soil against erosion.

## **Start of Construction**

---

The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured dwelling on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets

and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Stock-in-Trade**

---

The equipment, merchandise or materials necessary to be used in a trade or business.

## **Storage Trailer**

---

A structure originally constructed with wheels in order to be transported over the highways, but now is no longer transported and is converted to use as a storage structure. An uncoupled truck trailer, an inoperable travel trailer, and an uninhabitable manufactured dwelling all meet this definition if used for storage of materials of any kind. An upcoupled truck trailer placed at a religious assembly use, school, government building, or business for the acceptance of goods donated to charity or dropped off for recycling and towed away on a regular schedule or whenever full does not meet this definition. A construction trailer at a construction site does not meet this definition.

## **Storm Drainage Facilities**

---

The system of inlets, conduits, channels, ditches, and appurtenances which serve to collect and convey stormwater through and from a given drainage area.

## **Storm, 100-Year**

---

The surface runoff resulting from a rainfall of an intensity expected to be equaled or exceeded, on the average, once in 100 years and of a duration which will produce the maximum peak rate of runoff for the watershed of interest under average antecedent wetness conditions.

## **Storm, 25-Year**

---

The surface runoff resulting from a rainfall of an intensity expected to be equaled or exceeded, on average, once in 25 years and of a duration which will produce the maximum peak rate of runoff for the watershed of interest under average antecedent wetness conditions.

## **Storm, One-year 24-hour**

---

The surface runoff resulting from a 24-hour rainfall of an intensity expected to be equaled or exceeded, on average, once in 12 months and with a duration of 24 hours.

## **Stormwater Runoff**

---

The direct runoff of water resulting from precipitation in any form.

## **Stream**

---

A body of concentrated flowing water in a natural low area or natural channel on the land surface.

(Added by Ord. 10-161 on 12/1/10)

## **Stream Buffer**

---

A natural or vegetated area through which stormwater runoff flows in a diffuse manner so that the runoff does not become channelized and which provides for infiltration of the runoff and filtering of pollutants. The buffer width is measured landward from the normal pool elevation of impoundments and from the top of bank on each side of streams or rivers. [definition applies to Stormwater Management and Watershed Protection regulations only.]

## **Stream Restoration**

---

Stream restoration is defined as the process of converting an unstable, altered or degraded stream corridor, including adjacent riparian zone and flood-prone areas to its natural or referenced, stable conditions considering recent and future watershed conditions. This process also includes restoring the geomorphic dimension, pattern, and profile as well as biological and chemical integrity, including transport of water and sediment produced by the stream's watershed in order to achieve dynamic equilibrium. 'Referenced' or 'referenced reach' means a stable stream that is in dynamic equilibrium with its valley and contributing watershed. A reference reach can be used to develop natural channel design criteria for stream restoration projects.

(Amended by Ord. 10-161 on 12/1/10)

## **Street Design Standards Manual**

---

The administrative policies, procedures and standards of the city, as applicable to the design and construction of roadways and other roadway infrastructure. These requirements apply to roadway and other roadway infrastructure within the city limits of Greensboro and the city's extraterritorial jurisdiction.

## **Street Frontage**

---

A lot line abutting on the side of a street, or on a permanent turnaround at the end of a street; also, the distance along such a line.

## **Streetscape**

---

The area within a street right-of-way that contains sidewalks, street furniture, landscaping, and/or trees.

## **Structural Best Management Practice**

---

A physical device designed to trap, settle out, or filter pollutants from stormwater runoff; to alter or reduce stormwater runoff velocity, amount, timing, or other characteristics; to approximate the pre-development hydrology on a developed site; or to achieve any combination of these goals. Structural BMP includes physical practices such as constructed wetlands, vegetative practices, filter strips, grassed swales, and other methods installed or created on real property. "Structural BMP" is synonymous with "structural practice," "stormwater control facility," "stormwater control practice," "stormwater treatment practice," "stormwater management practice," "stormwater control measures," and "structural stormwater treatment systems."

(Amended by Ord. 10-161 on 12/1/10)

## **Structure (General)**

---

That which is built or constructed. The term "structure" shall be construed as though followed by the words "or parts thereof."

## **Structure (Flood Damage Prevention Regulations)**

---

A walled and roofed building, a manufactured dwelling, or a gas, liquid, or liquefied gas storage tank that is principally above ground. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Stump Diameter**

---

The diameter of a tree measured at six inches above the ground surface level.

(Added by Ord. 10-161 on 12/1/10)

## **Subdivider**

---

Any person who subdivides land.

## **Subdivision**

---

All divisions of a tract or parcel of land into 2 or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future) and includes all divisions of land involving the dedication of a new street or a change in existing streets; however, the following are not included within this definition and are not subject to any subdivision approval regulations in this ordinance:

- A. The combination or recombination of portions of previously subdivided and recorded lots if the total number of lots is not increased and the resultant lots are equal to or exceed the standards of this ordinance;
- B. The division of land into parcels greater than 10 acres if no street right-of-way dedication is involved;
- C. The public acquisition by purchase of strips of land for the widening or opening of streets; and
- D. The division of a tract in single ownership, the entire area of which is not greater than 2 acres, into not more than 3 lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of this ordinance.

## **Subdivision, Major**

---

A subdivision involving more than 6 lots, requiring new public street for access to interior property, requiring extension of public sanitary sewer or water line, or requiring a modification or variance of any requirement of this ordinance.

## **Subdivision, Minor**

---

Any subdivision that is not major.

## **Substantial Damage (General)**

---

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred.

## **Substantial Damage (Flood Damage Protection Regulations)**

---

Damage of any origin sustained by a structure during any one-year period whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred. Substantial damage also means flood-related damage sustained by a structure

on 2 separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25% of the market value of the structure before the damage occurred. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Substantial Improvement**

---

Any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, taking place during any one-year period, the cost of which equals or exceeds 50% of the market value of the structure before the start of construction of the improvement. This term includes structures that have incurred substantial damage, regardless of actual repair work performed. The term does not, however, include either: (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the Planning and Community Development Director and that are the minimum necessary to assure safe living conditions, or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure. [definition applies to Flood Damage Prevention regulations (30-12-2) only.]

## **Substantial Redevelopment**

---

An increase or change in impervious area that impacts the municipal storm sewer system. [definition applies to Stormwater Management regulations (30-12-7) only.]

## **Substantially Completed**

---

Work has progressed to the point that, in the opinion of the Planning and Community Development Director, it is sufficiently completed in accordance with the approved plans and specifications that the work can be utilized for its intended purposes. For ponds this generally means that the following have been accomplished; 1) the dam has been constructed to the approved lines and grades; 2) all slopes have been fine graded, seeded, mulched, fertilized, and tacked to establish permanent ground cover; 3) principal and emergency spillways have been installed at the approved elevations and dimensions; and 4) permanent velocity controls on the inlet and outlet pipes and channels have been installed.

## **Surface Waters**

---

Means all waters of the state as defined in G.S. 143-212 except underground waters.

(Added by Ord. 10-161 on 12/1/10)

## **Swimming Pool**

---

A water-filled enclosure, permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land, or an above-surface pool, having a depth of more than 30 inches designed, used, and maintained for swimming and bathing.

## **30-15-19 Terms Beginning with "T"**

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### **Taproom / Tasting Room**

---

A room that is ancillary to the production of beer and spirits at a brewery, microbrewery, distillery, craft distillery and brewpub where the public can purchase and/or consume the beer or spirits produced on site.

(Amended by Ord. 14-24 on 2/18/14 and Ord. 15-154 on 12/15/15)

## **Teen Club**

---

An establishment where entertainment is provided for persons who are 13 to 19 years old that may include a kitchen or catering facilities.

## **Temporary Event**

---

An activity sponsored by a governmental, charitable, civic, educational, religious, business, or trade organization which is infrequent in occurrence and limited to no more than 30 days in duration unless it can be documented by the applicant that the period needs to be extended. Examples include arts and crafts shows, athletic events, community festivals, carnivals, fairs, circuses, concerts, conventions, exhibitions, trade shows, outdoor religious events, and other similar activities. Different from special promotion

## **Temporary Road**

---

A road constructed temporarily for equipment access to build or replace hydraulic conveyance structures such as bridges, culverts, pipes or water dependent structures, or to maintain public traffic during construction.

(Added by Ord. 10-161 on 12/1/10)

## **Temporary Wireless Telecommunications Facility**

---

Mobile wireless telecommunications towers mounted upon trailers, operated temporarily. Also known as "cellulars on wheels" (COW's).

## **Tenant**

---

Any person who alone or jointly or severally with others occupies a building under a lease or holds a legal tenancy.

## **Tenant Dwelling**

---

A dwelling located on a bona fide farm and occupied by a farm worker employed for agricultural purposes by the owner or operator of the farm.

## **Tourist Home (Bed And Breakfast)**

---

A dwelling in which lodging, with or without meals, is provided for overnight guests for a fee.

## **Town Architect**

---

An architect retained by the developer of an approved Traditional Neighborhood Development Plan to review architectural plans for new structures within a Traditional Neighborhood District for conformance with adopted architectural standards.

## **Townhouse Dwelling**

---

A building consisting of single-family residences attached to one another or detached from one another, in which each unit is located on an individually owned parcel, generally within a development containing drives, walks, and open space in common elements.

(Amended by Ord. 15-102 on 7/21/15)

## **Tract**

---

All contiguous land and bodies of water being disturbed or to be disturbed as a unit, regardless of ownership. [definition applies only to Soil Erosion and Sedimentation Control Regulations only]

## **Tract (Site)**

---

All contiguous land and bodies of water in one ownership, or contiguous land and bodies of water in diverse ownership being developed as a unit, although not necessarily all at one time.

## **Traditional House**

---

A single-family detached dwelling with automobile parking areas and garages located to the rear of the property, accessed from an alley.

## **Traditional Neighborhood Development Plan**

---

A master site plan for the development of one or more compact, mixed use, pedestrian-oriented neighborhoods to be located in the Traditional Neighborhood District, upon zoning approval, which includes a list of permitted uses and standards and a defined set of design guidelines for physical improvements and public spaces.

## **Traditional Neighborhood Open Space**

---

Land dedicated to the public or designated by a development plan for the use, benefit and enjoyment of all residents, which may include green space, greenways, parks, plazas, preserves, and squares.

## **Transportation Impact Study (TIS)**

---

A study conducted to evaluate the capacity and safety impacts on the transportation system from a proposed development and identify necessary improvements or management strategies to mitigate negative impacts. Such studies are to be performed in accordance with City guidelines by a licensed professional engineer who has completed the Greensboro Department of Transportation self-certification form.

## **Tree Caliper**

---

Means the diameter of a tree measured at six inches above the ground surface level.

(Added by Ord. 10-161 on 12/1/10)

## **Tree Conservation Area**

---

One or more areas of a site that include existing trees and their critical root zones. The purpose of the TCA is to encourage the preservation of healthy trees that are 4 inches or greater in diameter at breast height (DBH).

## **Twin Home Dwelling**

---

A building consisting of 2 single-family dwelling units, each dwelling unit occupying its own conventional lot and conveyed by deed in fee simple, connected along a common party wall with no interior circulation between the 2.



## **Two-Family Dwelling (Duplex)**

---

A building on one zone lot arranged and designed to be occupied by 2 families living independently of each other.

## **Typical Required Drainage Channel Section**

---

A cross-sectional view of a required drainage channel.

## **30-15-20 Terms Beginning with "U" and "V"**

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### **Uncovered**

---

The removal of ground cover from, on, or above the soil surface.

### **Understory Tree**

---

A species of tree which normally grows to a mature height of 15 to 35 feet.

### **Undertaken**

---

The initiating of any activity, or phase of activity, which results or will result in a change in the ground cover or topography of a tract of land.

## **Urban Farms (Principal Use)**

---

Areas of land used for the raising and harvesting of trees (excluding forestry), vines, seeds, plants and crops, as well as the keeping and raising of animals (including fish) when located within city limits. Urban farms may include intensive agriculture and a retail component.

(Amended by Ord. 13-157 on 12/17/13)

### **Use**

---

The purpose or activity for which land or structures are designed, arranged, or intended, or for which land or structures are occupied or maintained.

### **Use, Accessory**

---

A structure or use that: 1) is clearly incidental to and customarily found in connection with a principal building or use; 2) is subordinate to and serves a principal building or a principal use; 3) is subordinate in area, extent, or purpose to the principal building or principal use served; 4) contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or principal use served; and 5) is located on the same zone lot as the principal building or use served.

### **Use, Principal**

---

A primary purpose or function that a lot or structure serves or is proposed to serve.

## **Utility Easement**

---

An easement which grants to the City Council or other utility providers the right to install and thereafter maintain any and all utilities including, but not limited to, water lines, sewer lines, storm sewer lines, electrical power lines, telephone lines, natural gas lines, and community antenna television systems.

## **Variance**

---

Permission from the Board of Adjustment, based upon hardship or practical difficulty, to depart from the requirements of this ordinance.

## **Vehicular Use Area**

---

Any area of a lot not located within any enclosed or partially enclosed structure and that is devoted to a use by or for motor vehicles, including parking; storage of automobiles, trucks or other vehicles; gasoline stations; car washes; vehicle repair establishments; loading areas; and access drives and driveways.

## **Velocity**

---

The average velocity of flow through the cross section of the main channel at the peak flow of the storm of interest. The cross section of the main channel shall be that area defined by the geometry of the channel plus the area of flow below the flood height defined by vertical lines at the main channel banks. Overload flows are not to be included for the purpose of computing velocity of flow.

## **Violation**

---

The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in [30-4-26.6](#), [30-4-26.10](#) and [30-12-2.3](#) is presumed to be in violation until such time as that documentation is provided. [definition applies to Flood Damage Prevention regulations ([30-12-2](#)) only.]

## **30-15-21 Terms Beginning with "W" and "X"**

---

### **Wall, Retaining**

---

A structure, either masonry, metal, or treated wood, designed to prevent the lateral displacement of soil, rock, fill, or other similar material.

### **Waste**

---

Surplus materials resulting from on-site construction and disposed of at other locations.

### **Watercourse**

---

A lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur. [definition applies to Flood Damage Prevention regulations ([30-12-2](#)) only.]

## **Water Dependent Structures**

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Structures for which the use requires access or proximity to or siting within surface waters to fulfill its basic purpose, such as boat ramps, boat houses, docks, and bulkheads. Ancillary facilities such as restaurants, outlets for boat supplies, parking lots, and commercial boat storage areas are not water dependent structures.

## **Water Quality Conservation Easement**

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A permanent easement for the protection of water quality in which no structures or land-disturbing activities are allowed, except as specified by 30-12-4.2 (Land Disturbance Minimization) and 30-12-4.2(C) (Protection of Fragile Areas).

## **Watershed, Other**

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All areas within the jurisdiction not encompassed within a water supply watershed.

## **Watershed, Water Supply**

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The entire area contributing drainage to Lake Townsend, Lake Brandt, Lake Higgins, Oak Hollow Lake, High Point City Lake, Lake Mackintosh, Polecat Creek Lake, and Randleman Lake.

## **Watershed Manual**

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This shall mean the current version of the City of Greensboro **Stormwater Management Manual** which is a supplement to the **NC Division of Water Quality Stormwater BMP Manual**.

(Amended by Ord. 13-108 on 8/5/13)

## **Water Surface Elevation (WSE)**

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The height, in relation to mean sea level, of floods of various magnitudes and frequencies in the floodplains. [definition applies to Flood Damage Prevention regulations (30-12-2) only].

## **Wet Detention Pond**

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An engineered stormwater control pond that has a permanent pool and also controls runoff from the first one inch of rainfall, removes 85% of total suspended solids (TSS), and releases the stormwater over a period of 2 to 5 days.

## **Wireless Telecommunication Tower**

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A structure that is used to transmit radio waves in conjunction with wireless telephony technology. Wireless telecommunication towers include, but are not limited to, monopoles, lattice towers, and related antennas, as well as antennas attached to buildings. Wireless telecommunication towers shall not include television towers, AM/FM radio towers or guyed towers with supporting cables and anchors, or ham radio equipment antennas.

## **Working Days**

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Days exclusive of Saturday and Sunday during which weather conditions or soil conditions permit land-disturbing activity to be undertaken.

## **30-15-22 Terms Beginning with "Y" and "Z"**

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### **Yard Sale**

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The occasional nonbusiness public sale of secondhand household and other goods incidental to household uses by a person or persons residing on the premises where the sale is conducted, but not including the sale of food or drink, titled personal property, items purchased for resale, or items transported to the premises solely for sale. The term includes, but is not limited to, sales commonly known as "garage," "patio," "driveway," "lawn," "attic," or other general sale of like nature.

### **Zone Lot (Buildable Lot)**

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One or more lots of record in one undivided ownership with sufficient total area, area exclusive of easements and flood hazards, total dimensions, street access, and frontage to permit construction thereon of a principal building together with its required parking and planting yards. In townhouse developments, the zone lot shall be considered to be the entire development.

### **Zoning Vested Right**

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A right pursuant to [NCGS 160A-385.1](#) to undertake and complete the development and use of property under the terms and conditions of an approved Site Specific Development Plan.