

Section 1.0 GENERAL

1.1 Purpose

The purpose of these regulations is to promote the health, safety and general welfare, to protect public water supply areas, to promote quality of life and economic viability and to encourage the most appropriate use of land throughout the City of Torrington in accordance with a Comprehensive Plan. To accomplish these purposes, it is necessary to regulate the height and size of buildings and other structures, the density of population, and the location and use of buildings, structures, signs and land. It is also necessary to establish zoning districts and define their boundaries and to provide procedures for the administration and amendment of these regulations. All applications made under these regulations will be processed as expeditiously as possible.

1.2 Zoning Districts

The City of Torrington is divided into the following zoning districts.

Watershed Protection Zone	R-WP
Outlying Residence Zone	R-60
Outlying Residence Zone	R-40
Residence Zone	R-25
Residence Zone	R-15
Single Family Residence Zone	R-15s
Residence Zone	R-10
Single Family Residence Zone	R-10s
General Residence Zone	R-6
Restricted Residential Community	RRC
General Business Zone	G.B.
Local Business Zone	L.B.
Industrial Zone	I
Industrial Park Zone	I.P.
Restricted Commercial & Industrial Zone	CIR

1.3 Zone Map

The boundaries of the zoning districts are established as shown on the map entitled "Torrington Connecticut Zoning Map" which is displayed in the Planning and Zoning Office and which is hereby made a part of this regulation.

1.4 Zoning Boundaries

1.4.1 Where uncertainty exists as to the boundaries of zoning districts as shown on the Zoning Map, the following rules shall apply.

- A. Where zone boundaries are indicated as approximately following the center line of a street, highway, railroad, brook, stream, right-of-way or easement, such lines shall be construed to be such zone boundaries.

- B. Where zone boundaries are indicated as approximately following lot lines, such lot lines at the time of adoption of these regulations shall be construed to be such boundaries.
- C. In cases of uncertainty, the exact location of the zone boundary shall be determined by the Planning and Zoning Commission.

1.4.2 Where the boundary of a zoning district divides a lot into two or more zoning districts, the structures, parking and other activities permitted for the portion of such lot lying within the less restrictive zone may extend not more than twenty feet into the more restrictive zone provided the following condition is met.

- A. The lot is in existence, as evidenced by a deed recorded in the land records of the City of Torrington, on the effective date of these regulations or on the effective date of any amendment to these regulations establishing a zoning boundary.

1.5 Basic Requirements

1.5.1 No land shall be used, and no building or structure shall be erected, altered, moved, used or occupied except in conformance with these regulations.

1.5.2 No lot, or part thereof, shall be conveyed if the conveyance results in either:

- A. a reduction of any setback, area, lot width, off-street parking, open space, impervious surface ratio or buffer below that required by these regulations; or
- B. a reduction of any non-conforming setback, area, lot width, off-street parking, open space, or buffer.

1.5.3 Two or more lots are to be treated as a single lot if one or more of the lots are:

- A. non-conforming as to area, setbacks, lot width, off-street parking, open space or buffer area;
- B. contiguous; and
- C. under the same ownership prior to December 24, 1957. Such lots shall be conveyed as one lot.

1.5.4 Within a residential zone, the erection of a single family dwelling on a lot which is smaller in area or lot width than required by these regulations is permitted provided all the following conditions are met.

- A. Such lot has been either:
 - 1. duly recorded by deed in the City of Torrington land records prior to December 24, 1957; or
 - 2. is in a subdivision or resubdivision approved by the Planning and Zoning Commission and recorded in the City of Torrington land records.
- B. The owner of the lot does not own sufficient contiguous land to make a conforming, or more nearly conforming, lot (see Section 1.5.3 above).

1.5.5 Conservation Restrictions and/or Preservation restrictions (Effective 2/26/09)

1.5.5 For any permit application involving property subject to a conservation restriction or preservation restriction, the following shall apply:

- A. for purposes of this section, “conservation restriction” means a limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land described therein, including but not limited to, the state or any political subdivision of the state, or in any order of taking such land or water areas predominantly in their natural, scenic, or open condition or in an agricultural farming, forest or open space use.
- B. For purposes of this section, “preservation restriction” means a limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of land, including, but not limited to, the state or any political subdivision of the state, or in any order of taking of such land whose purpose is to preserve historically significant structures or sites.
- C. No person shall file a special exception application, site plan application or zoning permit application, other than for interior work in an existing building or for exterior work that does not expand or alter the footprint of an existing building, relating to property that is the subject to a conservation restriction or preservation restriction unless the applicant provides proof that the applicant has provided written notice of such application, by certified mail, return receipt requested, to the party holding such restriction not later than sixty days prior to the filing of the permit application.
- D. In lieu of such notice pursuant to subsection 1.5.5.c, the applicant may submit a letter from the holder of such restriction or from the holder’s authorized agent, verifying that the application is in compliance with the terms of the restriction.
- E. In the case of an application where the applicant has provided written notice pursuant to subsection 1.5.5.c of these regulations, the holder of the restriction may provide proof to the Planning and Zoning Commission or Zoning Enforcement Officer that granting of the permit application will violate the terms of the restriction. Upon a finding that the requested land use violates the terms of such restriction, the Planning and Zoning Commission or Zoning Enforcement Officer shall not grant the permit approval.
- F. In the case of an application where the applicant fails to comply with the provisions of subsection 1.5.5.c or 1.5.5.d of these regulations, the party holding the conservation or preservation restriction may, not later than fifteen days after receipt of actual notice of permit approval, file an appeal with the Planning and Zoning Commission or Zoning Enforcement Officer, subject to the rules and regulations of such agency relating to appeals. The Planning and Zoning Commission or Zoning Enforcement Officer shall

reverse the permit approval upon a finding that the requested land use violates the terms of such restriction.

END OF SECTION 1

Section 2.0 DEFINITIONS

2.1 General Terms

The following words and phrases shall be construed throughout these regulations to have the meaning indicated in this section.

2.1.1 Words used in the present tense include the future.

2.1.2 Words uses in the singular include the plural; the plural includes the singular.

2.1.3 The word "City" means the City of Torrington, Connecticut.

2.1.4 The word "regulation" means the City of Torrington Zoning Regulations.

2.1.5 The word "shall" is mandatory; the word "may" is permissive.

2.1.6 The word "Board" means the City of Torrington Zoning Board of Appeals.

2.1.7 The word "Commission" means the City of Torrington Planning and Zoning Commission.

2.1.8 The term "City Planner" means the City of Torrington City Planner or his or her designee.

2.2 Specific Terms

Accessory Apartment - a dwelling unit which is smaller and secondary in nature to the principal dwelling unit and is contained within the same building as the principal dwelling unit.

Accessory Building - any building detached from the principal building and customarily incidental, subordinate and related to the principal building or use. The accessory building is on the same lot as the principal building or use.

Accessory Structure - any structure detached from the principal building and customarily incidental, subordinate and related to the principal building or use. The accessory structure is on the same lot as the principal building or use.

Accessory Use - any use of land, building or structure which is incidental, subordinate and related to the principal building or use. The accessory use is on the same lot as the principal building or use.

Accessway - A strip of land fronting on a City accepted street that serves as the means of obtaining access to the useable portion of a flag lot. The accessway is part of the lot which it serves.

Active Adult Housing - A residential community intended to provide housing for residents aged 55 and over, without the provision of regular in-home medical services. (Added 2/2/05)

Adult Day Care Center - A facility designed to meet the needs of functionally impaired adults through a structured, comprehensive program that provides a variety of health, social and related support services, including appropriate therapy, rehabilitation and supervision services, in a protective setting during any part of a day. (Rev. 12/19/98)

Affordable Housing - dwelling units for which households pay thirty percent (30%) or less of their annual income in either rent or mortgage payments and real estate taxes where such income based on family size is less than or equal to 80% of the area median income for the City as determined by the United States Department of Housing and Urban Development.

Aisle - an accessway through a parking area which has direct access to one or more parking spaces.

Alcoholic Liquor - any liquid or solid defined as "alcoholic liquor" in the Connecticut General Statutes. It includes alcohol, beer, spirits, and wine.

Automobile Establishment - any lot used, in whole or part, by a motor vehicle dealer or motor vehicle repairer. Any lot used, in whole or part, for an automobile service station.

Automobile Service Station - any lot on which gasoline is sold.

Banner - any sign of lightweight fabric or similar material that is permanently mounted to a pole, building or other structure by a permanent frame at one or more edges.

Beacon - any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; any light with one or more beams that rotate or move.

Bed and Breakfast - an owner occupied residential structure that rents rooms on a daily basis. (Rev. 12/19/98)

Best Management Practice - techniques that are effective practical ways for preventing or reducing pollution. (Rev. 2/1/06)

Boarding House - a building in which individual rooms or individual rooms and meals are provided for compensation. The individual rooms are less than 200 square feet in

area and do not contain facilities for food preparation. The rooms are rented for a minimum period of one week.

Building - any structure having a roof and intended to be used for the sheltering of people, animals, property, or materials of any kind. Buildings include houses, garages, sheds, greenhouses, stables, factories, and barns. Temporary structures such as tents are not buildings.

Building Coverage Ratio - the gross ground floor area of all buildings on a parcel divided by the area of the parcel.

Caliper - the diameter of a tree trunk measured in accordance with the American Association of Nurserymen Standards.

Canopy Sign - any sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, sidewalk, or outdoor service area. A marquee is not a canopy.

Child Day Care Center - a facility which provides a program of supplementary care to thirteen or more children outside the children's homes on a regular basis for a part of the twenty-four hour hours in one or more days in the week.

Congregate Care Facility - a form of residence in which the residents are assisted by congregate meals, housekeeping, medical assistance, or personal care assistance. Any medical assistance provided is at a level less than that provided by a nursing home or hospital. The facility does not contain individual dwelling units.

Construction Area - any area to be graded, cleared or otherwise disturbed or in which trees are to be cut.

Construction Sign - a sign erected on the lot on which construction is taking place during the period which construction is occurring. A construction sign may indicate only the name of the project, the names, affiliation and location of those involved in the construction and information related to the sale or leasing of the project.

DBH - See 'Diameter Breast Height'.

Density Bonus - the number of units permitted by a special exception for affordable housing above the density limit.

Density Limit - the maximum number of dwelling units that could be built on a lot or the maximum number of lots that could be subdivided from a single lot in accordance with all applicable zoning regulations and inland wetland regulations. No variances, zone changes, or special exceptions affecting density would be required.

Development - any construction or grading activities to improved or unimproved lots.

Diameter Breast Height - the diameter of a tree measured 4.5 feet from the ground.

Disturbed Area - an area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.

Drip Line - the farthest distance where the tree branches reach out from the tree trunk.

Driveway - an accessway which has no parking along it and either connects a street with a parking area or connects two distinct parking areas.

Dwelling Unit - One or more rooms, designed, occupied or intended for occupancy as separate living quarters with facilities for food preparation, sleeping, and sanitary facilities. The rooms and facilities are provided for the exclusive use of a single household.

Elderly Retirement Housing and Assisted Living Facility - A facility consisting of independent living dwelling units and assisted living dwelling units. Each dwelling unit occupied by not more than two residents per dwelling unit, at least one of whom is 55 years of age or older, said facilities shall have available on-site passive and active recreational facilities, supervised and unsupervised activities, housekeeping assistance, and fulltime health and personal care personnel to provide assisted living and personal care services including but not limited to, bathing, grooming, dressing, monitoring of medications, and other personal care assistance which may be needed. (Eff. 10/18/08)

Erosion - the detachment and movement of soil or rock fragments by water, wind, ice or gravity.

Excavation - the removal or recovery by any means whatsoever of rock, minerals, topsoil, gravel, sand, or other earthen product from a lot.

Family Care Facility - a residential facility which provides services to less than seven unrelated individuals who are handicapped, aged, disabled, or in need of adult supervision. A residential facility licensed by the state for six or fewer mentally retarded persons and necessary staff persons which is not located within 1000 feet of another such residence, shall not be treated in a manner differently than a single family, detached use. A residential facility for mentally ill adults shall be a permitted use in any zone which allows two family uses. (Rev. 6/24/00)

Family Day Care Home - a residence which provides care to less than seven children, including the day care provider's own children, on a regular basis for a part of the twenty-four hours in one or more days in the week. The residence is occupied by the day care provider.

Farm - a lot with a minimum area of 3 acres that is used for the raising of plants or farm animals.

Farm Animal - any animal that is customarily kept in a barn, stable, coop, or pen. Farm animals include, but are not limited to, horses, cattle, sheep, geese, chickens, ducks, pigs, and llamas.

Farm Directional Sign - An off premise sign to direct drivers to a farm.

Farm Stand - a structure used to sell on a retail basis the products of a farm. At least 75 per cent of the products sold at the farm stand must be produced on the farm on which the farm stand is located.

Flag - a sign made of fabric or similar material containing distinctive colors, patterns or symbols used as a symbol of a government, political subdivision or other entity.

Flag Lot - a lot which has less than the minimum required lot width on a City accepted street and which is accessed by an accessway.

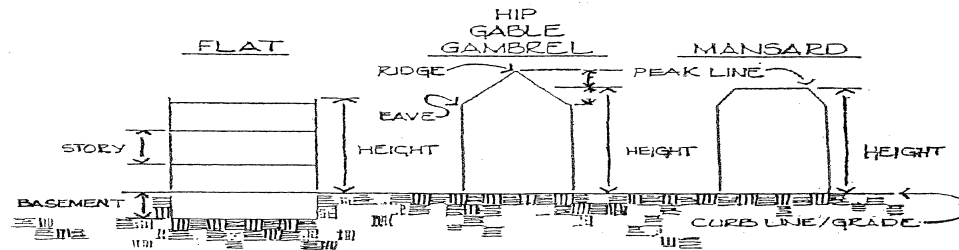
Free Standing Sign - any sign that is not attached to a building and is meant to be permanent.

Grading - any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth material or any combination thereof, including the land in its excavated or filled condition.

Group Care Facility - a residential facility which provides services to seven or more unrelated individuals who are handicapped, aged, disabled, in need of supervision, or undergoing rehabilitation. This includes, but is not limited to, facilities licensed by the Federal or State government such as group homes, halfway houses, and orphanages. It does not include a residential facility for mentally ill adults in any zone that allows two family uses. (Rev. 6/24/00)

Group Day Care Home - a residence or facility which provides a program of supplementary care to not less than seven nor more than twelve children on a regular basis for a part of the twenty-four hours in one or more days of the week.

Height - The vertical distance of a structure measured from the average finished grade ten feet out from the walls of a building to the highest part of the roof for flat roofs; to the decline of mansard roofs and; to not more than five feet above the average height between the eaves and the ridge for gable, hip and gambrel roofs. The provisions with respect to height shall not apply to roof top mechanical utility structures. (Rev. 8/2/99)



Home Occupation - any activity carried out for monetary gain by a resident as an accessory use in the resident's dwelling unit.

Home Site - a portion of either a mobile home park or recreational vehicle park that is used for a single mobile home or recreational vehicle.

Hospital - an institution, licensed by the State of Connecticut, providing lodging and primary health and medical or surgical care to persons, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions. A hospital provides its services primarily to inpatients. A hospital includes related facilities such as laboratories, outpatient facilities or training facilities.

Hotel/Motel - a facility offering transient lodging accommodations on a daily rate to the general public and providing additional services such as meeting rooms and recreational facilities.

Impervious Surface - areas which are generally not penetrable by moisture. This includes the building area, sidewalks, parking areas, driveways and aisles, loading areas, outside storage areas, dumpster pads, and utility fixtures. Impervious surface includes areas that are paved, unpaved, or graveled. Impervious surface does not include areas used for storm water management.

Impervious Surface Ratio - the area of a lot that is covered by an impervious surface divided by the total area of the lot.

Incidental Sign - an informational sign that is meant for the convenience and safety of those using the parcel. This includes signs such as "no parking", "loading zone", "entrance", "telephone", and "one way".

Infiltration - the process of percolating precipitation into the subsoil. (Rev. 2/1/06)

Interior Road - a road lying entirely within a mobile home park or recreational vehicle park.

Junk - any scrap, waste, reclaimable material, debris or other materials which are so worn, deteriorated or obsolete as to make them unusable, in their present form, for their original purpose. Junk includes vehicles, tires, vehicle parts, equipment, paper, rags, metal, glass, building materials, and household appliances.

Junk Yard - any parcel, used in whole or part, for the storage, processing, dismantling, disposal, sale or salvage of junk except junk used as a raw material in manufacturing processes on the same parcel.

Kennel - any structure(s), other than a residence, housing a total of five or more dogs, cats or other households pets.

Landscape Gardener - owner or operator of a commercial greenhouse, nursery, or landscaping business.

Lot - a contiguous piece of land described by plat, subdivision, or deed in the land records of the City Clerk's Office. The lot can be used, developed, sold, or rented as a single piece. The term "parcel" is synonymous with lot.

Lot, Corner - a lot either at the intersection of two or more streets or upon two parts of the same street which form an interior angle of less than 135 degrees.

Lot, Interior - a lot other than a corner lot.

Lot Line - a line of record which describes the boundaries of a lot.

Lot Line, Front - the lot line separating the lot from a street.

Lot Line, Rear - the lot line opposite and most distant from the front lot line.

Lot Line, Side - any lot line which is not a front or rear lot line.

Lot, Through - an interior lot bordering two or more streets which do not intersect at the boundaries of the lot.

Lot Width - the horizontal distance between side lot lines measured both at the minimum required front yard setback line and at the front lot line.

Low Impact Development (LID) - a site design strategy intended to maintain or replicate predevelopment hydrology through the use of small-scale controls integrated throughout the site to manage runoff as close to its source as possible (Rev. 2/1/06)

Marquee - any permanent roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building. It is designed and constructed to provide protection from precipitation.

Mobile Home - a structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length. It is built on a permanent chassis and designed to be used as a permanent dwelling unit, with or without a permanent foundation, when connected to the required utilities.

Mobile Home Park - a parcel with two or more mobile homes.

Motel - see Hotel

Motor Vehicle Dealer - any person, firm or corporation engaged in the sale of motor vehicles.

Motor Vehicle Repairer - any person, firm or corporation engaged, on a profit or non-profit basis, in repairing, overhauling, adjusting, assembling, disassembling, or servicing motor vehicles.

Multi-Family Dwelling Unit - a individual dwelling unit located on a lot that has four or more dwelling units.

Multi-Family Residence - any lot with four or more dwelling units.

Non-Conforming Structure - a structure whose size, dimensions, or location was lawful prior to the adoption or amendment of the zoning regulations but which fails, because of such adoption or amendment, to conform to the present requirements of the zoning regulations.

Non-Conforming Use - a use or activity which was lawful prior to the adoption or amendment of the zoning regulations but which fails, because of such adoption or amendment, to conform to the present requirements of the zoning regulations.

Nonpoint Source Pollution - pollution caused by diffuse sources that are not regulated as point sources and are normally associated with precipitation and runoff from the land (rev. 2/1/06)

Nursing Home - a facility, licensed by the State of Connecticut, to provide lodging, skilled nursing care and medical supervision to persons who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

Off-Premises Sign - a sign which directs attention to a business, commodity, service or other activity conducted, sold, offered or held at a location other than the lot on which the sign is located. A "billboard" is an off-premise sign.

Package Store - a building where packaged alcoholic liquors are sold at retail for consumption off premises under a valid package store permit issued by the State of Connecticut.

Parcel - same as "Lot"

Pawnbroker - A business that loans money on the deposit or pledge of wearing apparel, jewelry, ornaments, household goods or other personal property or purchases such property on condition of selling the same back again at a stipulated price or purchases such property from a person who is not a wholesaler. (Added 4/28/07)

Pennant - any lightweight plastic, fabric or similar material suspended from a rope, wire, string or similar support designed to move in the wind. A pennant may or may not contain a message of any kind.

Permeable Paving - materials that are alternatives to conventional pavement surfaces and that are designed to increase infiltration and reduce stormwater runoff and pollutant loads (rev. 2/1/06)

Pet, Household - small animals that are customarily kept for personal use or enjoyment within the home and that are not raised for retail sale. Household pets include, but are not limited to, dogs, cats, rabbits, rodents, reptiles, and birds.

Place of Worship - a building or lot primarily used for organized religious services. This includes, but is not limited to, churches, temples, synagogues, and mosques.

Portable Sign - any sign not permanently attached to the ground, building or other permanent structure. This includes such signs as signs on wheels, sandwich board signs, and balloons.

Principal Dwelling Unit - a dwelling unit which is in the same building as an accessory apartment.

Projecting Sign - any sign attached to a building that projects more than ten inches in a horizontal direction from the building.

Protected Tree Area - the area within:

- a. the required front, side and rear yard setback areas and
- b. the required buffer areas.

Rain Gardens/Biofiltration - a practice to manage and treat stormwater runoff by using a specially designed planting soil bed and planting materials to filter runoff stored in a shallow depression (rev. 2/1/06)

Recreational Vehicle - a vehicular type portable structure without permanent foundation which can be towed, hauled or driven. It is designed as temporary living accommodations for recreational, camping or travel use. It includes, but is not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

Recreational Vehicle Park - a parcel with two or more recreational vehicles that provides temporary - less than 180 days - accommodation for recreational vehicles.

Residential Development Sign - a sign identifying the entrance to a residential subdivision or multi-family development.

Residential District - an R-6, R-10, R-10s, R-15, R-15s, R-25, R-40, R-60, R-WP or RRC zoning district.

Residential Sign - a sign located on a property used for one, two, or three family residences.

Roof Sign - any sign attached, in part or entirely, to the roof of a building.

Sediment - solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

Setback Line - the line that is the minimum required distance from a lot line. Setback lines establish the area within which structures, parking, signs and other uses can be erected, placed or occur.

Shopping Center - fifteen or more retail stores, restaurants or professional offices located on the same lot and having a total building area of 60,000 square feet or more.

Sign - any device, fixture, placard, or structure that uses any color, form, illumination, symbol or writing to convey information of any kind to the public.

Significant Trees - trees which measure at least 12 inches DBH but less than 30 inches DBH.

Single Family Residence - one dwelling unit on a lot.

Social and Fraternal Clubs - a structure used by a group of people formally organized on a not for profit basis for a common interest usually cultural, religious, or entertainment.

Soil - any mineral or organic material of any origin.

Soil Erosion and Sediment Control Plan - a scheme that minimize soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.

Specimen Trees - trees which measure 30 inches DBH or greater.

Stable, Commercial - a structure in which horses or other farm animals are boarded or kept for hire or sale.

Stable, Private - any structure with a floor area greater than 100 square feet, accessory to a residence, in which horses or other farm animals are kept for the exclusive use of the owners or renters of the entire parcel. The horses or other farm animals are not boarded or kept for hire or sale.

Stacking Space - an area used by vehicles awaiting service at a drive in window, car wash or similar facility where the vehicle's occupants receive service while remaining in the vehicle. (Rev. 12/19/98)

Stormwater Management Plan - plan describing the potential water quality and quantity impacts associated with a development project both during and after construction. It also identifies selected source controls and treatment practices to address those potential impacts, the engineering design of the treatment practices, and maintenance requirements for proper performance of the selected practices (rev. 2/1/06)

Stormwater Runoff - above ground water flow resulting from precipitation or snowmelt. (Rev. 2/1/06)

Stormwater Treatment Practice - devices constructed for primary treatment, pretreatment or supplemental treatment of stormwater. (Rev. 2/1/06)

Street - any vehicular thoroughfare which is:

- a. accepted by the City or State; or
- b. shown on a subdivision plan approved by the Planning and Zoning Commission as a private thoroughfare.

Structure - anything constructed or erected on the ground or which is attached to something located on the ground. Structures include, but are not limited to, buildings, communication towers, sheds, permanent signs, mobile homes, swimming pools with a depth greater than 4 feet, and tents.

Temporary Sign - any sign not permanently affixed to the ground, building or other permanent structure and meant to be used for a period of time not to exceed 90 days.

Tent site - a home site used exclusively for tents.

Three Family Residence - three dwelling units in the same building on one lot.

Two Family Residence - two dwelling units in the same building on one lot.

Wall Sign - any sign attached parallel to the wall of a building or structure. The sign is supported by the building or structure and, at its closest point, is within 10 inches of the supporting building or structure.

Water Quality Swales - vegetated open channels designed to treat and attenuate the water quality volume and convey excess stormwater runoff (rev. 2/1/06)

Water Quality Volume - the volume of runoff generated by one inch of rainfall on a site. (Rev. 2/1/06)

Window Sign - any non-illuminated sign painted or attached to the inside of a window. The sign is visible from the exterior of the building.

Yard - the open space that lies between the principal or accessory structure or structures and the nearest lot line.

Yard, Front - a space extending the full width of the lot between any building, or part of a building - e.g. canopy, building overhang, marquee, etc. - and the front lot line. The front yard is measured perpendicular to the building at the closest point to the front lot line. Such front yard is unoccupied and unobstructed from the ground upward except as specifically provided for by these regulations. (Rev. 4/23/05)

Yard, Rear - a space extending across the full width of the lot between any building, or part of a building - e.g. canopy, building overhang, marquee and the rear lot line. The rear yard is measured perpendicular to the building to the closest point of the rear lot line. Such rear yard is unoccupied and unobstructed from the ground upward except as specifically provided for by these regulations. (Rev. 4/23/05)

Yard, Side - a space extending from the front yard to the rear yard between any building, or part of a building - e.g. canopy, building overhang, marquee and the side lot line. The side yard is measured perpendicular to the building to the closest point of the side lot line. Such side yard is unoccupied and unobstructed from the ground upward except as specifically provided for by these regulations. (Rev. 4/23/05)

END OF SECTION 2