

structures and necessary mechanical appurtenances covering not more than 25 percent of the roof area of the structure, may exceed the maximum permitted height in the district in which the site is located. In no case may the exclusions exceed 150 percent of the height of the principal building without a height exception granted by the board of adjustment.

#### **Sec. 21-11145. Distance or Spacing**

When a regulation requires a proposed use or activity to be located a specified distance from an existing use, zoning district boundary, or activity, such distance or spacing requirement shall be calculated by direct, straight-line measurement from the nearest property line of the property upon which an existing use, zoning boundary, or activity is located to the nearest property line of the property whereon the proposed use or activity is to be located. This measurement shall apply regardless of whether the use is located, or proposed to be located, within a structure housing a single use or multiple uses, except that the distance between automotive or truck wash facilities shall be measured along street frontage and not by a straight line distance between the two properties.

#### **Sec. 21-11150. Variation of Residential Dwelling Facades**

When the city requires that the facades of single-family homes be varied, the first and last units within that specified number may be the same. For example, a requirement to vary home facades every fourth unit shall require that the first, second, and third home facades be different, but shall permit the first and fourth home facades to be the same.

### **DIVISION 2: DEFINITIONS**

#### **Sec. 21-11200. Definitions**

When used in this land development code, the following terms shall have the meanings ascribed to them herein, except where the context clearly indicates that a different meaning is intended or where the code contains a specific provision to the contrary:

- (1) **Access Easement** shall mean an interest in land which allows one or more persons to travel across another person's land.
- (2) **Accessory Building or Structure** shall mean a subordinate structure located on the same lot with the principal building, occupied by or devoted to an accessory use. Where a structure is attached to the principal building in a substantial manner, as by a wall or roof, such structure shall be considered as part of the main building. Accessory structures include, but are not limited to, storage sheds, detached garages, flagpoles, large satellite dishes, and telecommunication antennas.