

ARTICLE II DEFINITIONS

A. Interpretation

For the purpose of this Ordinance certain terms and words shall be interpreted to have the following meanings: words used in the present tense shall include the future, the plural includes the singular; the word "plot" includes the word "lot"; the word "building" includes the word "structure"; the word "occupied" includes the words "designed", "intended", or "arranged for occupancy"; and the word "person" may include more than one, an association, a partnership or a corporation. Terms not defined in this Ordinance shall be interpreted to carry the conventional definition attributed to it in every day association.

B. Definitions

For the purpose of this Ordinance, certain terms and words are herewith defined below.

1. Accessory Building: A detached subordinate building, the use of which is customarily incidental to that of a principal building and located on the same lot with such principal building.
2. Accessory Use: A use, occupancy, or tenancy customarily incidental and subordinate to the principal use and located on the same lot with such principal use.
3. Adult Businesses: Any one of several adult business uses which may include an adult cabaret/nightclub, adult motion picture theater, massage parlor, adult video/bookstore, or a business where body painting and/or tattooing or body piercing is conducted.
4. Agribusiness: A commercial facility selling products and services normally associated with agriculture including, but not limited to, farm equipment and its repair, agriculture production supplies for agricultural use.
5. Agricultural Activities - All activities directly related to the growing or raising of crops or livestock, including horticultural and fruit operations.
6. Agricultural Land: Land used for the production or raising of crops, animals, or animal products, the selling of such products grown on premises and any other commonly accepted agricultural pursuits.
7. Agricultural Pursuit (Use): Cultivation of land, or raising or harvesting of

any agricultural or horticultural commodity including the raising, shearing, feeding, caring for, training of and management of animals, including the construction, alteration or maintenance of fences, agricultural roads, agricultural drainage systems, and farm ponds on such lands.

8. Agricultural Use Structure: Any barn, stable, shed, silo, fruit and vegetable stand or other building or structure directly and customarily associated with agricultural use.
9. Airport: A place where aircraft can land and take off, usually having hangers, refueling facilities, and accommodations for passengers and cargo.
10. All Weather, Dustless Material: Any material or treatment that serves to reduce or eliminate dust generation on road surfaces and parking areas. Such material or treatment need not contain any bituminous materials, but must provide a type of surface which will remain durable through all types of climatic conditions. Crushed rock shall be considered an all weather, dustless material.
11. Alterations: As applied to a building or structure, a change or re-arrangement in the structural parts or in the exit facilities, or an enlargement, whether by extending on a side or by increasing height, or the moving from one location or position to another. The repair of existing structural parts is not considered an alteration.
12. Animals (Agriculture): Traditional farm animals and livestock which include cows, horses, sheep, llamas, goats, pigs, chickens, ducks, and geese.
13. Antique Shop: A commercial facility or a home occupation selling items constructed and/or manufactured in an earlier time. There shall be no outdoor display of goods or outdoor storage of equipment or materials associated with such shop when a home occupation.
14. Applicant: A person submitting an application for review.
15. Area and Bulk Regulations: The combination of controls which establish the minimum size of a lot and the maximum size of a building and its location on such lot.
16. Art Gallery: A place where original works of art, prints, and reproductions are displayed and offered for sale.
17. Automobile Junkyard: Any place of storage or deposit, whether in

connection with another business or not, where two or more unregistered or second hand motor vehicles, no longer intended or in condition for legal use on the public highways or for agricultural or construction-related activities, are held, whether for the purpose of resale of used parts therefrom, for the purpose of reclaiming for use of some or all of the materials therein, whether metal, glass, fabric or otherwise, for the purpose of disposing of the same or for any other purpose. Such term shall include any place of storage or deposit for any such purposes of used parts or waste materials from motor vehicles which, taken together, equal in bulk two or more such vehicles provided, however, the term junkyard shall not be construed to mean an establishment having facilities for processing iron, steel or nonferrous scrap and whose principal produce is scrap iron, steel or nonferrous scrap for sale for re-melting purposes only. For the purpose of this definition, "motor vehicle" shall mean all vehicles propelled or drawn by power other than muscular power originally intended for use on public highways or in agricultural activities.

18. Basement: That space of a building that is partly below grade which has more than half its height, measured from floor to ceiling, above the average established curb level or finished grade of the ground adjoining the building.
19. Bed & Breakfast: A private dwelling in which at least one (1) and not more than five (5) rooms are offered for rent for transient occupancy, in which overnight lodging and breakfast are offered to such occupant and in which no public restaurant is maintained.
20. Bituminous Material: Any material or treatment containing a mineral pitch or asphalt base and which provides a durable road surface able to withstand all types of climatic conditions.
21. Boarding, Lodging or Rooming House: A private dwelling in which at least three (3) but no more than six (6) rooms, with or without meals, are offered for rent. This term shall be deemed to include Inns.
22. Building: A structure wholly or partially enclosed within exterior walls, or within exterior and party walls, and a roof, affording shelter to persons, animals, property or a business activity.
23. Building Area: The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on a lot.
24. Building Code: Ordinance establishing regulations for structures as adopted by the Town Board.

25. Building Coverage: The amount of land covered or permitted to be covered by building(s), walkways, driveways, parking lots and accessory uses, measured in terms of a percentage of total lot area. Such measurement shall exclude uncovered porches, terraces, and steps.
26. Building, Front Line of: The line of that face of the building nearest the front line of the lot. This face shall include bay windows, covered porches whether enclosed or unenclosed, or any projections thereof, which are over fifty (50) square feet in area.
27. Building, Height of: The vertical distance from the mean finished grade to the highest point of the roof measured at the front wall of the building. Said measurement shall exclude church spires, cupolas, water towers, and radio antennae.
28. Building, Principal: A building in which is conducted the main or principal use of the lot on which said building is located.
29. Cellar - That space of a building that is partly or entirely below grade, which has more than half of its height, measured from floor to ceiling, below the average established curb level or finished grade of the ground adjoining the building.
30. Central Private Utility: A sewage, water or other utility system which serves a development and is paid for without public or special district administration or funding.
31. Channel: A natural or artificial watercourse of perceptible extent, with a definite bed and banks to confine and conduct continuously or periodically flowing water.
32. Church: A building or structure, or group of buildings or structures, which by design and construction are primarily intended for use by groups or persons to conduct organized religious services and the accessory uses associated therewith.
33. Commercial Communications/Radio Towers: Any structure greater than 35 feet in height, which is capable of receiving and/or transmitting signals for radio or communication purposes.
34. Common Open Space: A parcel or parcels of land or an area of water, or a combination of land and water, designed and intended for the private or public use or enjoyment of the space. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the space.

35. Composting Facility: A solid waste management facility used to provide aerobic, thermospheric decomposition of solid organic constituents of solid waste to produce a stable, humus-like material. This definition shall not include manure storage on the site of a farm.
36. Comprehensive Land Use Plan: The long range plan intended to guide growth and development of the Town, expressing policy on the course of its housing, public utilities, community facilities, transportation and land use distribution and intensity.
37. Conservation Design Subdivision: A development pattern in which uses are grouped or "clustered" through a density transfer within a particular development, rather than spread evenly throughout as in conventional development. (See Article XI, Section R and the Town of Northumberland Subdivision Regulations).
38. Construction Trailer: A temporary mobile storage structure to be sited and utilized for the storage of materials and equipment only during the construction of a project.
39. Cultural Facility: An establishment of an historic, educational or cultural interest which is not operated commercially.
40. Day Care Center: A private establishment which provides, for profit, day care for four (4) or more children placed there by parents, guardians, or others responsible for their care. The name, description, or form of the entity that operates the facility shall not affect its status as a day care facility.
41. Detached Structure: A structure which has open space surrounding it.
42. Development: Any activity other than normal agriculture, conservation, or forest management activity which materially affects the existing conditions of land or improvements to the land.
43. Dwelling, Single-Family: A building containing one dwelling unit designed and used for occupancy by one family. This shall be interpreted to include modular homes and exclude mobile homes.
44. Dwelling, Duplex: A building containing two (2) dwelling units, designed and used for occupancy by two (2) families living independently of each other.
45. Dwelling Unit: A building or portion thereof providing complete housekeeping facilities for one (1) family.

46. Family: One (1) or more persons who live together as a single housekeeping unit and maintain a common household, as distinguished from a group occupying a boarding house, lodging house, club, fraternity, or hotel. May consist of a single person or of two (2) or more persons whether or not related by blood, marriage, or adoption. May also include domestic servants and gratuitous guests.
47. Farm Employee: An individual whose primary source of income is substantially derived from employment on a farm as documented through appropriate income records as determined by the town.
48. Farm Employee Dwelling Unit: A dwelling unit intended for occupation by a farm employee, and his or her family, which must be located on the farm property. Said unit may be a mobile home and shall not be made available to persons other than farm employees and their immediate families.
49. Farm: Any parcel of land in excess of ten (10) acres used for agricultural pursuits which annually gross \$10,000 in agricultural production or sales.
50. Fence: An artificial structure designed to or which, in fact, does divide, enclose or screen a parcel of land or portion thereof. This definition shall also apply to the term "wall".
51. Flood Hazard Area, One Hundred (100) Year: The maximum area of the flood plain that, on the average, is likely to be flooded once every one hundred (100) years as determined by the Federal Emergency Management Agency.
52. Forestry Use: Any management, including logging, of a forest, woodland or plantation and related research and educational activities, including the construction, alteration or maintenance of wood roads, skid ways, landings, fences and forest drainage systems, subject to Local Law #?? of 2005.
53. Forestry Use Structure: Any barn, shed, research, educational, or administrative building or cabin directly and customarily associated with forestry use.
54. Funeral Home: A building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.
55. Garage, Private: An enclosed space for the storage of one or more motor

vehicles and within which space no business activity or industry connected directly or indirectly with motor vehicles is conducted. This term shall be interpreted to include carports.

56. Garage, Public: Any garage other than a private garage, available to the public, operated for gain, and which is used for storage, repair, rental, greasing, washing, servicing, dispensing of fuel, adjustment or equipping of motor vehicles.
57. Garage Sale: A sale of used household items or clothing held at the home of the seller or at the home of one of several sellers.
58. Garden Shop: A commercial facility selling products and services normally associated with the care of lawns and gardens.
59. Gasoline Station: Any area of land, including structures thereon, that is used or designed to be used for the sale of gasoline, oil, or other motor vehicle fuel and which may include facilities for lubricating, washing, cleaning or otherwise servicing motor vehicles, but not including the painting or major repair thereof or the use of mechanical car washing equipment. The term "gasoline station" may also include a quick-stop retail food store as an integral part of the gasoline station.
60. Golf Course: A tract of land for playing golf, consisting of at least nine (9) holes, except miniature golf, within which the playing area is not artificially illuminated.
61. Grade-Mean Finished: The average grade level of the ground measured at the front wall of the building.
62. Gross Floor Area: The sum of the gross horizontal areas of several floors of a building measured from the exterior face of the exterior walls. All roofed areas except basements, enclosed off-street parking areas, and pedestrian walkways in an enclosed structure shall be included in the calculation of floor areas.
63. Health/Fitness Club: A building or site used for the physical conditioning of the body through the use of aerobic conditioning/exercising, weights, etc. Also included are changing facilities, showers, and incidental food service and tanning facilities.
64. Home Occupation: An occupation or profession customarily conducted entirely within a dwelling or an accessory building, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes, and does not change the character of the residence or the surrounding neighborhood.

65. Home Owners Association: A contract agreed to by owners of homes in an area that provides regulations for the operation and maintenance of commonly owned facilities and/or open space, and, may provide regulations for the appearance of structures.
66. Hotel or Motel: An establishment which provides overnight sleeping accommodations for transient guests, and is commonly known as a "hotel" or "motel"; it provides customary hotel services such as maid service, the furnishing and laundering of linens, telephone and secretarial or desk service and the use and upkeep of furniture. A "hotel" or "motel" may also include dining and laundromat facilities located on the premises. The term shall not be deemed to include an Inn, Bed and Breakfast, Boarding or Rooming House, or other such accommodations.
67. Indoor Commercial Recreation Facility: An indoor recreation facility which is operated as a business and open to the public for a fee. Examples include, but are not limited to, bowling alley, billiard hall, and tennis club.
68. Industry: The act of storing, preparing for treatment, manufacturing or assembling any article, substance or commodity not intended for retail sale on the same premises.
69. Inn: See "Boarding, Lodging or Rooming House."
70. Kenel: Any premises on which dogs are kept for the primary purpose of sale or for the purposes of boarding, training, care or breeding, and for which a fee is charged or paid.
71. Landscaping: The act of changing or enhancing the natural features of a plot of ground (usually around a building) so as to make it more attractive, as by adding lawns, trees, bushes, etc.
72. Land Use Activity: Any construction or other activity which materially changes the use or appearance of land or a structure or the intensity of use of land or a structure. Land use activity shall explicitly include, but not be limited to, the following: new structures, expansions of existing structures, new uses, material changes in or expansions of existing uses, removal of vegetation, roads, fences, driveways, mining for the purpose of extracting soils or mineral deposits, and demolitions.
73. Laundromat: A business premises equipped with individual clothes washing machines and dryers for the use of retail customers.
74. Library: A structure open to the general public whose principal use is a

repository for literary and artistic materials, such as books, records, prints, videotapes, etc.

75. Living Area: That area comprised of the enclosed occupied living accommodations within a residence, exclusive of cellars, garages, and open porches.
76. Loading Space: An off-street space, area or berth, with an appropriate means of access to a street or way, intended for the temporary parking of a vehicle while loading or unloading merchandise or materials.
77. Lot: A defined parcel of land considered as a unit, occupied or capable of being occupied by a building or buildings and for accessory buildings, and/or uses, including such open spaces as are required by this Ordinance.
78. Lot Line: The established division line between different parcels of property.
79. Lot, Corner: A lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.
80. Lot, Coverage: See Building Coverage.
81. Lot, Depth: The mean horizontal distance between the front and rear lot lines.
82. Lot, Frontage: The width of the lot measured at the front property line along a public road.
83. Lot, Through: A lot with rear and front lot lines abutting existing or proposed streets and/or shoreline.
84. Lumberyard: Any building(s), site or place used for the commercial selling of lumber and related building supplies etc.
85. Marina: Any waterfront facility which provides accommodation services for vessels by engaging in any of the following:
 - a. The sale of marine products or services;
 - b. The sale, lease, rental or charter of vessels of any type; or
 - c. The sale, lease, rental or any other provision of storage, wharf space, or mooring for vessels not registered to the owner of said facility, a member of the owner's immediate family, the owner or lessee of the immediately adjoining upland property, members of their immediate families, or an overnight guest on said property.

93. Mobile Home Park: Any lot, parcel or tract of land or portion thereof, together with the open space and facilities required by this Ordinance, used, designed or maintained, and having mobile home spaces as defined herein, available for lease to accommodate mobile homes as defined herein, or any premises on which two (2) or more mobile homes are located and occupied, regardless of whether or not any compensation is provided. Mobile homes being used as farm employee dwelling units shall not be considered a mobile home park.
94. Mobile Home Stand: A mobile home stand is a durable surface located on a mobile home lot which is to be used for placement and capable of supporting a mobile home.
95. Modular Home: A prefabricated dwelling unit which is constructed off site in two or more segments or sections, designed and constructed without a permanent chassis or undercarriage, which is permanently assembled upon a foundation and meets all applicable standards of the New York State Uniform Fire Prevention and Building Code.
96. Nonconforming Building: A building or structure existing at the time of enactment of this Ordinance or as a result of amendments thereto, which does not conform to the area regulations of the district or zone in which it is situated.
97. Nonconforming Use: A use of land existing at the time of enactment of this Ordinance or as a result of amendments thereto, which does not conform to the use regulations of the district or zone in which it is situated. The filing or approval of a map or a plan including a subdivision map or plan prior to the effective date of this Ordinance shall not constitute a "use of land" within the meaning of this definition.
98. Nursing Home: An extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.
99. Office Building: A building that is divided into offices, either singles or suites, for the transaction of business other than for mercantile or manufacturing purposes where merchandise is on display and offered for sale. Offices used for a professional business or for public or semi-public activities in whole or part are included in this definition.
100. Open Space: Land not covered by buildings, parking lots, open storage, mining operations, or any other use that visually obscures the natural or improved landscape.

101. Open Space Recreation: Any recreational activity, particularly oriented to and utilizing the outdoor character of an area; including but not limited to, cross-country skiing; hiking; back packing; bicycling; riding; playing on playground equipment; picnicking, snowmobiling, trail biking, jeep riding or use of all-terrain vehicles.
102. Park: A tract of land, designated and used by the public, for active and passive recreation.
103. Parking Lot: Any space for the storage of more than three (3) vehicles on a continuing basis, such space either being for hire or accessory to an existing building or use of land.
104. Parking Space, Off-Street: An off-street area or berth which is at least nine (9) feet in width and eighteen (18) feet in length, with an appropriate means of vehicular access to a street, intended for the temporary storage of vehicles.
105. Person: Any individual, corporation, partnership, association, trustee, or other legal non-governmental entity.
106. Personal Service Establishment: A commercial operation, office, store or other place of business catering to the personal needs of a customer, such as normally conducted by a beautician, tailor or dressmaker.
107. Pharmacy: A retail business where medicines are compounded and dispensed.
108. Plan: The design of a development, including a plat or subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, private streets, ways and parking facilities.
109. Planned Unit Development: A tract of land which is planned and developed as a unit with a grouping(s) of residential, commercial or industrial buildings together with their accessory buildings, and all appurtenant roadways, parking areas, loading areas, open spaces, and service buildings and facilities.
110. Professional Offices: The office of a doctor, lawyer, engineer, architect, dentist, accountant, insurance agent, real estate broker, income tax preparer, or other similar professionals.
111. Public Utility Use: A building, structure, or location with other appurtenances used for or in connection with the transmission, distribution

or regulation of water, gas, electric, telephone, or other public utility service.

112. Public & Semi-Public Use: Land use or buildings under the auspices of a governmental unit, public agency or those involving public benefit or advantage; hospitals, cemeteries, passenger stations, fire stations, government offices or facilities (i.e. Town garage, landfill operation, water or waste material treatment or pumping facilities, etc.) community centers and like uses are included in this definition.
113. Quick-Stop Retail Food Store: A commercial facility selling basic foods and household items. The intent of such a facility is to address transient or last minute needs, not supply a full complement of groceries and household supplies.
114. Recreation Areas: Land or structures designed for conventional recreation pursuits.
115. Recyclables Handling and Recovery Facility: A solid waste management facility, other than collection and transfer vehicles, at which recyclables are separated from the solid waste stream, or at which previously separated recyclables are collected.
116. Research and Development Center: An establishment or other facility for carrying on investigation on the natural, physical or social sciences, or engineering and development as an extension of investigation with the objective of creating end products.
117. Restaurant: An establishment where food and drink is prepared, served and consumed primarily within the principal building, but may include catering.
118. Retail Business: Any building or structure in which one or more articles of merchandise are sold at retail, including department and grocery stores. Retail outlets in which minor manufacturing or processing are incidental to the sale of goods or services on the same premises (i.e. bakery, jeweler, cleaner, photographer, tailor, potter, etc.) are included in this definition.
119. Satellite (Dish) Antenna: Any parabolic dish and/or other device(s) or equipment of whatever nature or kind, whose purpose is to receive television, radio, microwave, or other such signals, or communications, from orbiting satellites.
120. Sawmill: Any building, site or place used for the sale, storing, cutting or milling of raw timber into dimensional lumber.

or regulation of water, gas, electric, telephone, or other public utility service.

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121. School: An educational institution housing a curriculum, a physical plant consisting of adequate facilities, and a qualified staff to carry out the institution's objectives.
122. Screening: Fences, berms, bushes, or trees or other natural and/or artificial material which obscures the visual character of any given building or use of land.
123. Setback: The minimum horizontal distance from the property line to any structure, roadway, parking area, accessory building or such other improvement on a lot, except necessary driveways.
124. Sewerage, Private: An on-site method of sewage treatment (usually a septic tank and a drainage field or fields) designed, installed, operated and maintained by the owner of the premises in accordance with the requirements and standards outlined in the New York State Department of Health's Waste Treatment Handbook, Individual Household Systems.
125. Sewerage, Community: A system whereby water-borne wastes from toilets, wash laundry, and/or other facilities in dwellings, accessory buildings, business or industrial establishments or any combination thereof on two (2) or more lots are treated and are discharged into the ground or through an outfall sewer into an acceptable stream or other permanent body of water which is acceptable to applicable standards of the New York State Department of Health and the New York State Department of Environmental Conservation.
126. Soil Disturbing Activity - Any activity which directly or indirectly changes the natural topography or vegetative cover of more than one (1) acre of land by any kind of soil disturbance (including but not limited to, excavation, grading and filling), or by the cutting of trees or clearing of any type of vegetation.
127. Sign: Any object, device, display or structure, or part thereof, situated outdoors or indoors, which 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 words, letters, figures, design, demonstrations, symbols, fixtures, colors, illumination or projected image.
128. Sign Area: Means the total area of all faces or surfaces of a sign anywhere upon which writing or any illustrative, emblematic or other artistic or expressive matter appears; in cases where such writing or other expressive matter is not set against any face or surface, the total area within a single continuous rectangular perimeter enclosing the extreme limits of such matter shall constitute the sign area. If the sign area is composed of two

(2) surfaces back-to-back, the area of the larger side shall constitute the total sign area.

129. Stable/Riding Academy: An establishment primarily engaged in providing horseback riding instruction, and/or the boarding of horses, including customary accessory buildings and uses.
130. State Environmental Quality Review Act (SEQR): As codified in Article VIII of the Environmental Conservation Law and the implementing regulations codified in Title 6 of the New York Code of Rules and Regulations Part 617.
131. Storage Shed: Any structure used to store equipment, supplies, tools, etc., which is subordinate to or supports the activities of the principal use or structure. In no case shall a storage shed exceed 240 sq. ft.
132. Stormwater Management: The environmentally sound management of water runoff from any construction or building site which includes a physical disturbance of one (1) acre or more and is subject to the requirements of NYSDEC's Phase 2 Stormwater Management Permit program for construction-related activities.
133. Street: A public or private way which affords the principal means of access to abutting properties. The term "street" includes the terms "avenue", "place", "way", "drive", "lane", "boulevard", "highway", "road" and any other thoroughfare.
134. Street, Centerline: The line determined by connecting the mid-points of the surfaced portion of any street, road or highway.
135. Streetline: For the purpose of this Ordinance, streetline shall be the highway right-of-way line.
136. Structure: Anything constructed or erected, the use of which requires location on or in the ground or attachment to something having location on or in the ground.
137. Subdivision: The division of a single parcel into two or more lots, plots sites or other divisions of land for immediate or future sale or for building development whether or not the subdividing creates a street. The term "subdivision" is used to denote the act of subdividing or the property which is subdivided. (*See Town of Northumberland Subdivision Regulations*).

138. Swimming Pool: Any body of water or receptacle for water having a depth at any point greater than two (2) feet, used or intended to be used for swimming, and constructed, installed or maintained in or above the ground. A swimming pool shall be deemed a structure for all purposes under the provisions of this Ordinance.
139. Tavern: An establishment used primarily for the serving of liquor by the drink to the general public and where food or packaged liquors may be served or sold only as accessory to the primary use.
140. Theater: A place of assembly for the showing of movies and the production of plays and special events.
141. Travel Trailer: Any portable vehicle, including a tent camper, truck camper or motor home, which is designed and intended to be used for temporary living quarters for travel, recreational or vacation purposes, and which may or may not include all of the accommodations and facilities customarily included in a mobile home.
142. Truck Terminal: An area and building where cargo is stored and where trucks are stored, repaired, and cargo is loaded or unloaded on a regular basis.
143. Veterinarian Clinic/Hospital: A place where animals or pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.
144. Utility Facility Structures: Facilities, such as but not limited to, electric lines and poles, gas mains, water mains, sewer and communication lines. This also includes any subsidiary utility substations such as but not limited to electric, gas, water, sewer and communication.
145. Warehouse: A building designed or used as a wholesale storage and/or distribution center.
146. Water Supply, Private: A supply of potable water from a reliable source adequate to meet the daily needs of a dwelling and its permitted accessory building or a business or an industry.
147. Water Supply and Distribution System, Community: A supply of water from a reliable source adequate to meet the daily needs of dwellings and their permitted accessory buildings or business or industrial establishments or any combination thereof on two (2) or more lots or parcels of land and having a system of intake conduits or pipes, pumps, purification and storage equipment and facilities, hydrants and other ancillary equipment,

and a system of distribution mains and pipes whereby the potable water is conducted to the dwellings, accessory buildings, business or industrial establishments or any combination thereof located on the lots served by the system. Such system shall be approved for potability, adequacy and reliability by the New York State Department of Health and the New York State Department of Environmental Conservation.

148. Wholesale Storage and Trade: Establishments or places of business primarily engaged in the storing of merchandise and selling of same to retailers; industrial, commercial, institutional, or professional business users, or to other wholesalers.
149. Yard: An open space on the same lot with a building, unoccupied and unobstructed from the ground upward except as otherwise provided herein.
150. Yard, Front Setback: An open unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the street line and the front line of the building projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the building and the highway right-of-way. Covered porches, whether enclosed or unenclosed, shall be considered as part of the principal building and shall not project into a required front yard.
151. Yard, Rear Setback: An open space extended across the entire width of the lot between the rear wall of the principal building and the rear line of the lot.
152. Yard, Side Setback: The space extending from the front yard to the rear yard and from the side lot line to the part of the principal building which is nearest to such side lot line.
153. Zoning Administrator: Individuals appointed by the Town Board for the purpose of administering and enforcing the New York State Building and Fire Code and the Town's Zoning Ordinance.