

Chapter 7: Glossary of General Terms

Abutting or Adjoining. Having one or more boundaries in common. For streets, abutting or adjoining shall mean a lot or parcel touching the street at any point.

Accessory Entry Monument. An architectural structure signifying and marking a major arrival point to a multiple-tenant commercial or employment project.

Accessory Structure. A detached permanent subordinate structure, the use of which is incidental to the use of the principal structure, and which is located on the same lot or parcel as the principal structure. Common accessory structures are garages, parking canopies, storage sheds and cabanas. Guest Quarters, Secondary Dwellings, signs, swimming pools, arbors, trellises, and fences are not accessory structures.

Acreage, Gross. The land area within the perimeter of a parcel or project, including one-half the right-of-way of all adjoining public streets, railroad rights-of-way and other land dedications.

Acreage, Net. The land area of a parcel or project excluding land to be dedicated or reserved for streets, schools, parks or other public facilities.

Adjacent. Abutting or adjoining.

Adverse Impact. A negative consequence to the natural, social, or economic environment resulting from an action or project.

Agriculture. The use of land for soil tillage for the production of crops, dairying, pasturage, horticulture, floriculture, viticulture and animal and poultry husbandry. Agriculture includes accessory uses for packing, treating and storing of produce if secondary to the primary agricultural use.

Alteration. Any enlargement, addition, relocation, repair, remodeling, change in number of living units, development of or change in an open area, development of or change in a sign, demolition or removal, or other change in a facility for which a building permit is required, excluding ordinary maintenance.

Alternative Wireless Communication Facility Building Element. A building element designed to conceal and/or camouflage wireless communications facilities, including but not limited to a wall mount, clock tower, cupola, or church steeple.

Alternative Wireless Communication Facility Light Pole. A new or existing light pole, used for area illumination, which also includes Wireless Communication Facility antenna facilities that are secondary to the illumination purpose.

Alternative Wireless Communication Facility Structure. A structure designed to conceal and/or camouflage wireless communications facilities. Structures may include but are not limited to a free-standing structure such as an artificial tree. Alternative structures do not include a flagpole, monopole with an attached flag, or a monopole with a minimal design feature.

Antenna. Any system of poles, panels, rods, dishes, wires or similar devices used for the transmission or reception of wireless signals.

Antenna Support Structure. A freestanding support, other than a building or building element, to which one or more antennas are mounted.

Apartment Building. A multi-family residential structure under single ownership containing 3 or more dwelling units for lease.

Arbor: An architectural structure forming a passageway of vertical posts or pillars that usually support cross-beams and a sturdy open lattice that may or may not support vegetation. An arbor may also be known as a pergola.

Awning. A roof-like cover entirely supported by and extending from a building for the purpose of protecting openings from the elements, providing shade or architectural embellishment.

Balcony. A platform that projects from, and is solely supported by, the wall of a building, typically above the first level, and is surrounded by a rail, balustrade, or parapet.

Basement. (See Batavia Municipal Code, Title 9, Building Codes) That portion of a building that is partly or completely below grade plane. A basement shall be considered as a story above grade plane where the finished surface of the floor above the basement is:

- A. More than 6 feet above grade plane; or
- B. More than 12 feet above the finished ground level at any point.

Berm. An earthen mound designed to provide visual interest, screen objects from view, reduce noise, or control drainage flows.

Block. The smallest area of land bounded by adjacent streets, drainage ways, bodies of water, shorelines, railroads, open space, corporate or subdivision boundaries.

Block Face. The portion of a block that abuts a street.

Building. Any structure for the shelter or support of any use or occupancy, or a structure as defined by a Building Code adopted by the City of Batavia.

Building, Detached. A building or structure separated from any other building or structure.

Building Envelope. The volume of space for building as defined by the minimum building setbacks and the maximum allowable building height.

Building Height. The vertical distance from grade plane to the highest level of the parapet or roof surface of flat or mansard roofs, or to the mean height between eaves and

ridges of gable, gambrel, or hip roofs. Chimneys, spires, uninhabitable architectural elements and similar projections are not included in the calculation of building height.

Building, Main or Principal. A building where the principal use of a lot is conducted.

Building Step-Back. A required setback for a portion of a building above the first floor.

Building Wall. The exterior of any side of a building.

Build-To Line. The maximum distance a building may be set back from a property line.

Canopy. A roof-like cover partially supported by poles or columns affixed to the ground and partially supported by a building.

Carport. A roofed structure not fully enclosed by walls for the purpose of providing shelter for one or more vehicles.

Child. Any person under 18 years of age. (Section 2.01 of the child Care Act of 1969 [225 ILCS 10/2.01]).

Co-Location. The use of a single support structure and/or site by more than one telecommunications provider.

Common Driveway. A driveway providing a shared access to 2 or more lots.

Contiguous Lot or Parcel. Lots or parcels that touch at one or more points.

Cornice. Any projecting horizontal molding that finishes or crowns the top of a building, wall, arch or similar architectural feature.

Day Care, Adult. The care and supervision of a person or persons over 12 years of age for periods of less than 24 hours per day, in a place other than the person's own home or homes.

Day Care, Child. The care, supervision, and guidance of a child or children through the age of 12 years, unaccompanied by parent, guardian or custodian, for periods of less than 24 hours per day, in a place other than the child's or the children's own home or homes.

Decision-Making Body. Any individual, officer, board, or commission representing the City authorized to approve, approve with modifications and/or conditions, or deny an application.

Deck. An unroofed exterior floor supported on at least one side by an adjoining structure, and /or posts, piers or other independent supports.

Dedication. The offer to convey land, an interest in land, or improvements to the City or other public agency for public use, and the acceptance of such offer by the City or public agency.

Density. The number of dwelling units per gross acre.

Development Plan. The site plan, landscape plan, building elevations, civil engineering plans, design guidelines, residential lot layout, open space plan, and other plans submitted as exhibits to an application for a Planned Development.

Development Plan Amendment. Any change to an approved Development Plan. A major change is one that significantly alters the approved plan elements of density, site configuration, building bulk or elevations. The Community Development Director may determine a Development Plan Amendment to be a minor change if it does not significantly alter one of the above elements.

Dining, Outdoor. An exterior area used as seating for a contiguous Eating and Drinking Establishment.

Disability. A physical or mental impairment that substantially limits one or more of the major life activities of an individual, a record of such an impairment; or being regarded as having such an impairment.

Drive-Through Facility. A facility for the provision of services to customers in motor vehicles. Drive-through facilities do not include Eating and Drinking Establishments that serve food to customers in parked vehicles.

Driveway, Major. The principal vehicular access drive from an arterial street serving a nonresidential or multi-family development where inbound left turn movements are permitted. Developments may have more than 1 major driveway.

Dwelling Unit. A single residential unit or portion thereof providing complete, independent living facilities for 1 family, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling Unit, Attached. A building containing 2 or more dwelling units, connected along and sharing 1 or more common walls, or stacked above each other.

Easement. A grant by a property owner to others for the use of land or airspace for a specific purpose or purposes.

Easement, Vehicular Non-Access. A recorded easement prohibiting access or crossing by vehicles.

Elevation, Architectural. A two-dimensional scaled drawing of a building or structure.

Equipment Cabinet or Building. A cabinet or building used to house equipment used by telecommunications providers to house equipment at a facility.

Existing Vertical Element. Any existing monopole, tower, flagpole or exhaust stack performing a non-WCF function. Existing vertical element does not include a building.

Facade. That portion of any exterior elevation of a building extending from grade to top of the parapet, wall, or eaves, and extending the entire width of the building elevation.

Family. An individual or two or more persons occupying a dwelling and living together

as a single nonprofit housekeeping unit.

Fence. A barrier made of wire, wood, metal, masonry, PVC or other similar material. Vegetative material, tennis and basketball court enclosures are not considered to be fences.

Fence, Solid. A fence that provides total opacity.

Floor Area, Gross. The total area in square feet of all floors designed for tenant occupancy and common use, including attached and detached garages, basement area that is more than 50% above grade plane, mezzanines, stairwells, and storage areas, measured from the centerline of interior partitions and from outside wall faces. Non heated or air conditioned courtyards and accessory structures 120 square feet or less shall not be considered in gross floor area calculations.

Floor Area Ratio (FAR). The gross floor area of a building or buildings on a lot divided by the net lot or parcel area.

Front Plane. The portion of a building, including a covered porch that extends across a minimum of 40% of the width of the building, but excluding that part of a porch that is uncovered, that is located closest to the front property line. Allowed encroachments, other than a covered porch, do not constitute the front plane of a building.

Frontage, Building. The length of the side of a building abutting or generally parallel to the front lot line.

Frontage, Lot. That part of a lot or parcel abutting a street.

Frontage, Street. The total length of all lot lines abutting streets.

Garage, Detached. An enclosed structure designed for the storage of vehicles that is separated from a dwelling unit.

Garage, Side-Entry. An enclosed structure for the storage of vehicles oriented such that the entrance is a minimum angle of at least 45 degrees from the front setback line.

Grade, Existing. The level of the ground or pavement at a specific location as it exists prior to disturbance in preparation for development.

Grade, Finished. The final elevation of the ground surface after man-made alterations.

Grade Plane. A reference plane representing the average of finished ground level adjoining the building at the exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.

Grade, Street. The top of the curb, or where no curb exists, the top of the edge of pavement.

Grand Opening. A promotional activity that introduces, promotes or announces a new business establishment or an existing business establishment upon completion of a

building addition or renovation. A Grand Opening does not mean an annual or occasional promotion by a business.

Handicapped. A person who has a physical or mental impairment which substantially limits one or more major life activities. Handicapped shall not include current illegal use of or addiction to a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 United States Code 802]).

Hearing Officer. An attorney appointed by the City Council to hear and decide administrative matters pursuant to the Batavia Municipal Code.

Height, Antenna. When referring to a tower or other structure, the distance measured from the finished grade of the parcel to the highest point on the tower or other structure, including the base pad and any antenna.

Height, Building. (See Building Height)

Height, Story. The vertical distance from top to top of two successive finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

High Turnover Use. A land use that is characterized by high vehicle trip generation per square foot of building area, in excess of 100 vehicle trips per 1,000 square feet per day, as identified in the Trip Generation Manual by the Institute of Traffic Engineers.

Homeowners or Property Owners Association. A nonprofit corporation or unincorporated association of owners created pursuant to a declaration of restrictions to own and operate portions of a development and which has the power under the declaration to assess association members to pay the costs and expenses incurred in the performance of the association's obligations under the declaration.

Illegal Use. An activity that is not allowed.

Improvement, Off-Site. Any physical improvements, above or below ground, required by the City for streets, utilities, landscaping, trails or other public purposes, adjacent to or in the vicinity of a project.

Improvement Plan. A plan submitted by a registered professional engineer showing the location and construction details of streets, drainage facilities, utilities, landscaping, and lighting required for a subdivision or other project.

Incidental Use. (See Use, Incidental)

Infill Lot. Any lot which was a lot of record prior to April 19, 1971, and is bounded on one or more sides by lots with existing buildings.

Interior Building Separation. The distance between exterior walls of buildings on a site.

Landscape Wall. An exterior decorative linear masonry or timber structure less than 3 feet in height, not enclosing a yard.

Landscaping, Interior. A landscaped area or areas within the shortest circumferential line defining the perimeter or exterior boundary of the parking or loading area, or similar paved area, excluding driveways or walkways providing access to the facility (as applied to parking and loading facilities or to similar paved areas).

Lighting Related Terms

Cutoff, Full. Fixtures constructed so that light rays emitted, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane extending from the lowest point on the fixture where light is emitted.

Cutoff, Semi-. Fixtures constructed so that the bottom edge of the lens extends below the bottom plane of the fixture, and that allow some light to extend above a horizontal plane extending from the lowest point on the fixture where light is emitted.

Foot-candle. A measure of light intensity representing the amount of light received by 1 square foot of a surface located 1 foot from a point source of light equivalent to one candle in brightness or illumination.

Outdoor Light Fixture. Artificial outdoor lamps and other devices, permanent or portable, used for illumination or advertisement. Such devices include, but are not limited to: search, spot or flood lights; security lights; parking lot lighting; landscape and trail lighting; street lights; signage lighting; exterior building illumination, and similar light sources. Traffic lights and signals are not outdoor light fixtures.

Limited Access Highway. A street to which the owners of abutting property have no legal right of access, except at such locations and in such manner as may be determined by the public agency having jurisdiction over the street.

Livestock. Horses, ponies, mules, cattle, sheep, goats, fowl, poultry or swine.

Lot. A unit of land shown on a recorded subdivision plat, record of survey map, parcel map, or recorded as a metes and bounds description.

Lot Area. The area bounded by the lot lines, exclusive of rivers, streets and areas in future streets as established by easement, dedication, or ordinance.

Lot of Record. A lot which is part of a subdivision, the plat of which has been recorded in the office of the recorder of deeds of Kane County; or a parcel of land, the deed to which was recorded in the office of said recorder of deeds prior to April 19, 1971.

Lot, Zoning. A single tract of land used or occupied for any principal use or structure and its accessory use(s) or structure(s), whether permitted, conditional, or nonconforming. A zoning lot may consist of one or more lots or portions of lots in a recorded subdivision, one or more lots or portions of lots of record, or a tract of land described by metes and bounds.

Lot Coverage. That percentage of a lot covered by or allowed to be covered by buildings and structures.

Lot Depth or Length. The depth or length of a lot shall be:

1. If the front and rear lines are parallel, the shortest distance between such lines.
2. If the front and rear lines are not parallel, the shortest distance between the midpoint of the front lot line and the midpoint of the rear lot line.
3. If the lot has more than 4 sides, the shortest distance between:
 - a. A straight front lot line, or a line tangent to a curved front lot line; and
 - b. A 30 foot long assumed rear lot line lying parallel to the front lot line in a. above, lying within the lot.

Lot Line. Any property line bounding a lot.

Corner. A lot line abutting a street that is not a front or rear lot line.

Front. The front lot line shall be determined as follows:

Corner Lot. The front lot line of a corner lot is the shortest lot line abutting a street from which access may be taken. The Planning and Zoning Officer may establish the front lot line as the longer street frontage if fewer existing non-conforming lot development conditions would result. If the street lot lines are the same length, the front lot line shall be the line that creates the fewest number of existing non-conforming lot development conditions.

Double-Frontage (Through) Lot. Each frontage from which access is permitted shall be deemed a front lot line. The front lot line for lots having vehicular access only via an alley shall be the lot line adjacent to the local or collector street.

Flag Lot. The front lot line of a flag lot shall be determined at the time of a Final Subdivision Plat. If no Final Subdivision Plat is required, the front lot line shall be established at the time a building permit is issued.

Interior Lot. The front property line of an interior lot shall be the line abutting a street.

Other. For lots other than the types listed above, front lot lines shall be established at the time of Final Subdivision Plat. If no Final Subdivision Plat is required, the front lot lines shall be established by the City Council during approval of a Conditional Use, or Variance, or by the Planning and Zoning Officer at the time a building permit is issued.

Interior. A lot line not abutting a street.

Rear. That lot line opposite the front property line. Where the side property lines of a lot meet in a point, the rear property line shall be assumed to be a lot line not less than 30 feet in length, lying within the lot and parallel to a line tangent to a curved front lot line, or parallel to a straight front line.

Side. Any lot line that is not a front lot line or a rear lot line.

Lot Types

Corner. A lot located at the intersection of 2 or more streets.

Double-Frontage. A lot having frontage on 2 or more non-intersecting streets. Double-frontage lots are also known as through lots.

Flag. A flag-shaped lot with its widest dimension set back from the street and having a narrow strip of land connecting to the street. Flag lots are also known as panhandle or pipe stem lots.

Interior. A lot having only one side abutting a street.

Reversed Corner. A corner lot, the street side lot line of which is substantially a continuation of the front lot line of the first lot to its rear.

Lot Width. The minimum distance between the side lot lines measured at the Front Setback.

Marquee. A permanent structure attached to, supported by, and projecting from a building for the purpose of protecting openings from the elements, providing shade or architectural embellishment. A Marquee does not include an Awning or Canopy.

Maintenance. Ordinary upkeep, replacement, or repair of minor components of a building, structure, sign or landscaping. Maintenance includes repainting of buildings or structures to match existing colors.

Median. A designated area in the approximate center of a street that is used to separate the directional flow of traffic. A median may be raised or painted.

Monopole. A single WCF pole attached to a permanent foundation.

Mural. An artistic rendering on a building or fence which does not promote a particular business, service or product, and that does not contain any brand name, product name, letters of the alphabet spelling or abbreviating the name of any product, company, profession, or business, or any logo, trademark, trade name, or other commercial message.

Noise Related Terms

Ambient Noise Level. The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding any alleged offensive noise. In this context, the ambient noise level constitutes the normal or existing background level of environmental noise at a given location.

A-Weighted Sound Level. The total sound level in decibels of all sound as measured with a sound level meter with a reference pressure of 20 micropascals using the A-weighted network scale at slow response. The unit of measurement shall be defined as dBA or dBa.

Day/Night Level (DNL or Ldn). The 24-hour average sound level in A-weighted decibels, obtained after the addition of ten decibels to sound levels for the periods between 10 p.m. and 7 a.m. as averaged over a span of one year.

Decibel (dB). A unit for measuring the amplitude of sounds, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals.

Decibel, A-Weighted (dBA). A unit for describing the amplitude of sound as measured on a sound level meter that approximates the frequency response of the human ear using the A-weighted network.

Equivalent Sound Level (Leq). The equivalent, steady-state A-weighted sound level that in a stated period of time contains the same acoustic energy as the time-varying sound level during the same period.

Equivalent Sound Level, Hourly (Leq_(h)). The hourly value of Leq.

Nonconforming Lot or Parcel. A lawfully established lot or parcel that conformed to the dimensional requirements for the district in which it was located at the time of recordation.

Nonconforming Sign. A sign that was lawfully established prior to the effective date of the Zoning Code or of amendments thereto, or that was lawfully established but does not conform to the regulations for signs for the district in which it is now located.

Nonconforming Structure. A structure that was lawfully constructed under the provisions of the Zoning Regulations for the district in which it was located.

Nonconforming Use. A use of land that was lawfully conducted on the effective date of these Zoning Code or amendment thereto, but which does not conform to the current use regulations for the district in which the property is now located.

Nondomesticated Animals. Any species that is of the class of *ferae naturae*. (See Batavia Municipal Code, Chapter 4, Article B. Animals, Section 5-4B-2: Nondomesticated Animals)

Nonresidential Use. All uses other than single family and multi-family residential uses.

Open Space. Any area of land or water permanently dedicated or designated for use for active or passive recreation areas, landscape buffers, flood control, storm water retention, or natural resource management.

Parapet. That portion of an exterior wall that extends above the roofline.

Parcel. (See Lot)

Parking Field. An open, hard surface area devoted to vehicle parking.

Parking, Tandem. Two parking spaces arranged end-to-end.

Patio, Covered (also Deck, Covered). An attached roofed structure, open on one or more sides, whose use is for indoor-outdoor living and recreation.

Pedestrian, Sidewalk and Landscape Tract. A parcel of land designated on the final plat for the exclusive use by the public for pedestrian amenities and activities, including sidewalks and landscaping.

Plat, Final. A record map of all or part of a subdivision essentially conforming to an approved preliminary plat.

Plat, Preliminary. A map showing a proposed subdivision, including supporting data.

Plat, Recorded. A final plat bearing all executed certificates of approval and recorded with the office of the Kane County Recorder.

Plat of Dedication. A record map identifying land or easements to be conveyed to others for street, utility, open space, sidewalk, trail, drainage, stormwater management or similar purposes.

Play Equipment. Freestanding apparatus designed to engage a person in recreational activity. Examples of such facilities typically include one or more slides, swings, climbing bars, jungle gyms, sandboxes, seesaw, climbing apparatus or similar items.

Porch. An attached, covered platform with stairs to grade and open on at least 2 sides located at the front and/or side of a dwelling unit.

Principal Structure. The main building or structure, designed for occupancy, on a lot or parcel.

Project. Any proposal for new or changed use of land or buildings, or for new construction, alteration, or enlargement of any structure.

Property, Business. Personal property owned, leased, or under the control of a business. Business property may include inventory, equipment, materials, supplies, and vehicles, including vehicles and equipment owned by others but used in conjunction with a business.

Property Line. (See Lot Line)

Property Owner. The owner of real property, or the authorized representative of the owner.

Property, Public. A lot or parcel owned or controlled by the City or other governmental entity, whether or not the City or governmental entity owns the property in fee.

Pull-Through Parking Space. A parking space than can be accessed from both ends.

Residential Housing Types

Accessory Dwelling Unit. A dwelling unit on a nonresidential zoning lot, subordinate to the principal use on the parcel, such as a security guard residence or an on-site manager's residence in a mini-storage facility.

Attached Single Family Dwelling. A dwelling unit on an individual lot that has at least 1 wall in common with 1 or more other dwelling units on separate lots.

Condominium. 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 the separate portions.

Duplex or Two-Family. A building on 1 lot used and designed as residences for 2 families living independently of each other with individual cooking and sanitary facilities in each dwelling unit.

Multi-Family Dwelling. A building on 1 lot used and designed as a residence for 3 or more families living independently of each other with individual cooking and sanitary facilities in each dwelling unit. Multi-family dwellings may include apartment buildings and residential condominiums. Multi-family housing may be in a mixed-use building with ground floor commercial space.

Secondary Dwelling Unit. A second, subordinate dwelling unit located on the same lot as the principal dwelling unit.

Single Family Dwelling Unit. 1 building on 1 lot or parcel designed for occupancy by 1 family for living and sleeping purposes, and having cooking and sanitary facilities.

Studio Dwelling Unit. A unit containing only a single habitable room for living and sleeping purposes, and having cooking and sanitary facilities.

Retail Sales. The sale, rental, or lease of goods, products, or material directly to the consumer.

Retail Sales Tax Producing Businesses. Businesses that generate 75% or more of their revenue from transactions that require payment of General Merchandise, Food and Drug, Motor Fuel, or Vehicle sales tax.

Retaining Wall. An engineered masonry or timber structure greater than 3 feet in height used to retain soil.

Right-of-Way. A strip of land owned in fee or less than fee by a public entity, railroad or utility, occupied by or planned for a street, utilities, railroad, sidewalks, trails, and similar facilities.

Setback. The minimum distance by which any building or structure is required to be separated from a property line or right-of-way.

Setback, Corner Side. A line extending from the front setback line to the rear setback line roughly parallel to the corner lot line, the depth of which is the horizontal distance set forth in the base zoning district regulations. The corner side setback extends from the front setback line, or the front property line of a lot or parcel where

no front setback is required, to the rear setback line, or the rear property line of the site where no rear setback is required.

Setback, Front. A line within the lot or parcel parallel to a straight front property line. Where the front property line is not straight, the front setback line is a line within the lot or parcel separated from the front property line at all points by a distance equal to the front setback set forth in the base zoning district regulations.

Setback, Rear. A line opposite the front property line extending across the full width of a lot or parcel, the depth of which is the shortest horizontal distance between the rear property line or, if none exists, the assumed rear property line and a line parallel thereto.

Setback, Side. A line extending from the front setback line to the rear setback line, the depth of which is the horizontal distance set forth in the base zoning district regulations. The side setback extends from the front setback line, or the front property line of a lot or parcel where no front setback is required, to the rear setback line, or the rear property line of the site where no rear setback is required.

Setback Area. The area of a lot or parcel outside of the building envelope.

Setback Area, Corner Side. The area bounded by a corner lot line, a corner side setback line, and the front and rear setback lines.

Setback Area, Front. The area bounded by the front property line or lines, the side property lines, and the front setback line.

Setback Area, Rear. The area bounded by the rear property line or lines, the side property lines and the rear setback line.

Setback Area, Side. The area bounded by a side property line, a side setback line, and the front and rear setback lines.

Sign. A communication device, attention getting device, structure, painted graphic or fixture that incorporates graphics, symbols, written copy, and/or lighting intended to promote the sale of a product, commodity, or service, to provide direction or identification for a business or a facility, or to convey a message or viewpoint. Signs do not include any flag, badge, or insignia of any governmental unit, mural, or any item of merchandise normally displayed in a business window.

Trademarked buildings forms, statuary and architectural features such as decorative canopies or awnings shall not be considered signage. Corporate color banding is considered signage.

Sign Related Terms

Abandoned. A sign located on a lot or parcel which no longer identifies or advertises a business, lessor, service, owner, product, or activity on the premises where the sign is displayed.

Animation

1. The movement of any illumination or the flashing or varying of light intensity of any light used in conjunction with a sign, such as blinking, traveling, flashing or changing degree of intensity of any light movement other than burning continuously; or
2. The movement or the optical illusion of movement of any part of the sign structure, design or pictorial segment, the automatic changing of all or any part of the facing of a sign; or
3. The movement of a sign set in motion by the atmosphere. Banners and flags are not considered animated signs.

Architectural Detail, Feature, or Element. Prominent or significant parts or elements of a building or structure including but not limited to; cornices, belt courses, lintels, sills, pediments, columns or pilasters, rustications, or base courses.

Balloon. Any lighter than air, cold air, or gas filled inflatable object attached by a tether to a fixed place or mounted on the ground or a building.

Commercial Center. A group or cluster of retail shops, offices, or employment buildings which share common parking, landscaping, and/or frontage, and may have a property owners association and have a name which is generally understood by the public to refer to the group or cluster.

Commercial Building, Multiple Tenant. A commercial building with 2 or more separate tenants having individual entrances and shared parking.

Comprehensive Sign Program. A set of sign design standards established for a multi-tenant building, residential or non-residential complexes with multiple buildings, or large-scale mixed-use developments.

Height, Sign. The vertical distance measured from the adjacent ground level, or upper surface of the nearest sidewalk, whichever is greater, to the highest point of the sign face, excluding nonstructural or decorative trim.

Indirect Illumination. An external source of illumination that is not part of or attached to a sign.

Individual Letters. A cutout or etched letter or logo, which is individually placed on a wall or freestanding sign.

Internal Illumination. A light source entirely within a sign where the source of the illumination is not directly visible.

Internal Indirect Lighting (Halo Lighting). A source of illumination, not directly visible, lighting only the background upon which the individual letter is mounted.

Logo. A graphic symbol representing an activity, use, or business. Logos are registered trademarks or symbols commonly used by a business and may include

lettering in addition to graphic designs.

Pan-Channel Letter. An individual three-dimensional letter constructed by means of a three-sided metal channel.

Raceway, Exposed. A structure used for wall-mounted signage with individual letters or characters, located upon the exterior wall surface between the wall and the letters or sign characters. Raceways can contain wiring, conduit, transformers, and other electrical components.

Sign Area. The area of the smallest rectangle, or combination of rectangles, which comprises the sign face or encompasses the sign copy. The area of a sign is the entire face of the sign and includes any art work and insignia within a single continuous perimeter, including any spacing between letters, figures, designs, and structure of the sign other than the sign base, together with any frame or other material, color, or condition which forms an integral part of the display and is used to differentiate such sign from the wall or background against which it is placed. For a freestanding sign, sign area does not include perimeter architectural embellishments, base structure, and details such as decorative columns and caps. When the sign only consists of letters, designs, or figures engraved, painted, projected, or fixed on a building or perimeter wall, the total area of the sign shall be the area of the smallest rectangle, or combination of rectangles, within which the entire fixed lettering and/or artwork is inscribed. All sides of a sign visible from any 1 location shall be measured in determining the area of the sign, except that only 1 side of a sign shall be measured if the 2 sides are back-to-back or separated by an interior angle of 45 degrees or less. If the two 2 sides are not of equal size, the larger side shall be measured. A back-to-back sign has parallel faces separated by not more than 2 feet.

Sign Area, Pennant. The sum of the area of the rectangles surrounding each piece of material strung on a pennant.

Sign Area, Total. The aggregate area of all signs for any individual use or property.

Sign Face. The surface upon, against or through which the sign copy and/or graphic is displayed or illustrated, not including: structural supports; monument base; architectural features of a building or monument sign structure; nonstructural or decorative trim. When a sign only consists of letters, designs, or figures engraved, painted, projected, or fixed on a building or perimeter wall or other structure, and does not include a background contrasting with the material or color of the building or perimeter wall or other structure, the sign face shall consist of the entire fixed lettering and/or artwork, together with the spacing between the letters, figures or designs.

Sign Plan. A drawing required to be submitted with an application for a sign permit. The plan may show 1 or more signs.

Sign Structure. The supports, uprights, braces and framework of a sign.

Sign Types

Address Sign. A sign that specifies the assigned alpha numerical address for a structure or unit.

A-Frame Sign. A portable, stand alone sign comprised of two separate panels or faces joined at the top and spread apart at the bottom to form a base upon which the sign stands.

Awning or Canopy Sign. A sign painted, installed, attached or otherwise applied to or located directly on an awning or canopy.

Banner. A temporary sign of fabric, plastic, paper or other light pliable material not enclosed in a rigid frame. Feather signs are a type of banner sign.

Billboard. A sign or structure, other than a temporary sign, portraying information or directing attention to a business, activity, commodity service, entertainment, or communication which is not conducted, sold or offered at the parcel on which the sign or structure is located or which does not pertain to the parcel upon which the sign or structure is located.

Builder/Real Estate Sign. A sign that provides information about the builder, name of the development, and marketing information for the project on which the sign is located.

Building Identification Sign. A sign identifying the name of the multi-tenant building to which the sign is attached.

Cabinet (Can) Sign. A three-dimensional enclosed structure which includes all text, logos, and symbols with a single or double sign face(s).

Changeable Message Sign. A sign designed to permit change of copy manually, mechanically or electronically, including such signs where the change of copy is by remote or automatic means.

Community Sign. A sign on property owned or leased by a public agency or jurisdiction on property occupied by the agency or jurisdiction that is used to convey non-commercial messages.

Construction Sign. A temporary sign erected on a parcel on which construction is taking place, identifying the architects, engineers, landscape architects, contractors, subcontractors, and the owners, lenders, sponsors, and similar individuals or firms involved in the project.

Directional Sign. A sign directing traffic to an activity or use.

Directory Sign. A sign showing the locations of tenants in a multi-tenant commercial, office, or employment complex, or tenants in a multi-family residential project.

Drive-Through Restaurant Menu Sign. A sign listing items for sale at a drive-through restaurant window, with or without ordering capability.

Flag. A fabric sheet of square, rectangular, triangular or curvilinear shape that is mounted on a pole, cable or rope at 1 end.

Freestanding Sign. A permanent ground-mounted sign not affixed to a building, wall or fence.

Fueling Facility Product and Price Sign. A sign or portion of a sign displaying names of types of fuel products and their current prices that are offered for sale on the premises.

Garage Sale Sign. A temporary sign advertising the occasional sale of goods from a residential use.

Grand Opening Sign. A temporary sign announcing the opening of a new business or the reopening of a business after a building addition or renovation in conjunction with a Grand Opening event.

Identification Sign. A permanent sign identifying name, type of business, and/or hours of operation, attached to or painted on a window, door, or a building area next to the main entrance.

Ideological Sign. A sign communicating a message or ideas for non-commercial purposes that is not a construction sign, directional sign, political sign, garage sale sign, or a sign owned or required by a governmental agency.

Informational Sign. A sign containing only a message, copy, announcement, or instruction. Such signs include but are not limited to identifying restrooms, public telephones, walkways and delivery entrances.

Marquee Sign. A sign painted, installed, attached or otherwise applied to or located directly on a Marquee.

Menu Sign. A sign used to inform the public of items available in a restaurant, not located in a drive-through restaurant window lane.

Moving Sign. A sign having any portion that is not stationary, or is designed to move intermittently or continuously by any means.

Off-Site Signage. Any sign which advertises a use, product, service, or activity occurring on a lot or parcel other than where the sign is located.

On-Site Signage. Any sign which advertises a use, product, service, or activity occurring on a lot or parcel where the sign is located.

Open House Sign. A sign that identifies a residential property for sale or lease which is open and available for inspection.

Painted Wall Sign. A sign painted directly onto the exterior wall of a building.

Pennant. Any pieces of lightweight plastic, fabric or other material, whether or not

containing a message of any kind, suspended from a rope, wire, or string, displayed in series and capable of movement in the wind.

Permanent Sign. A sign constructed of durable materials, attached to the ground or a building in a manner provided by the building code.

Pole Sign. A permanent freestanding sign supported by a single column, upright, pole, or post.

Political Sign. A temporary sign which supports candidates for office or urges action on any other matter on the ballot of primary, general and special elections relating to any national, state or local government election.

Portable Sign. A temporary sign that is not permanently affixed to a building, structure, or the ground, including such commercial signs carried by people or otherwise set in motion and visible from the right-of-way.

Projecting Roof Sign. A sign mounted to and projecting from the wall of a building or structure whose depth is greater than its width; and exceeding the height of a roofline or parapet of the building or structure to which it is attached. *Projecting Roof Sign* does not include a *Marquee Sign*.

Projecting Sign. A sign attached to and projecting from a building face or wall by more than fifteen inches (15"). Projecting signs include signs that are totally or partially in the right of way or are totally on public property.

Pump-Topper Sign or Spanner. A sign affixed to the top or side of an operable fuel dispensing pump.

Real Estate Sign. A temporary sign advertising the development, sale, transfer, lease, or exchange of the real property upon which the sign is located.

Residential Entry Sign. A sign placed at the entrance to a residential development identifying the name of the development.

Roof Sign. A sign erected on a roof, or projecting above the highest point of the roof line, parapet, or fascia of a building.

Special Event Sign. A temporary sign pertaining to any special event as set forth in the Batavia Municipal Code.

Subdivision Directional Sign. A temporary off-site sign directing motorists to a developing subdivision.

Suspended Sign. A sign suspended from a roof overhang of a covered porch or walkway, which identifies the tenant of the adjoining space.

Temporary Sign. A sign not permanently attached to the ground, a wall or a building, and not designed or intended for permanent display.

Time and Temperature Display. A sign or portion of a sign displaying the time and

temperature.

Vehicle Sign. A sign mounted, painted or otherwise placed on a trailer or motor vehicle parked, placed, or driven so that the sign thereon is visible from a public street or right-of-way primarily for the purpose of displaying advertising signage.

V-Shaped Sign. Signs erected upon common or separate structures which present a v-shape appearance and having an exterior angle between faces of not more than 45 degrees with distance between faces of such signs at their closest point not exceeding 2 feet.

Wall Sign. A sign permanently fastened to or painted on the wall or parapet of a building or structure in such a manner that the wall or vertical surface of the structure is the supporting structure.

Window Sign. A sign applied or attached to a window, or displayed within 10 feet of the interior of a window area so as to attract attention of persons outside the building. Window signs do not include merchandise in a window display.

Site. One or more contiguous lots or parcels under single ownership or unified control.

Site Plan. A plan prepared to scale showing the boundaries of a site and the proposed location of all buildings and structures, circulation, landscaping, improvements and open space areas.

Sport Court (Game Court). A fenced or unfenced hard surface open area used for one or more recreational activities, including, but not limited to badminton, basketball, tennis, volleyball and other games. A Sport Court includes temporary or seasonal installation including but not limited to ice rinks.

Stacking Space. The area occupied by a vehicle while waiting to be served at the initial order point, fuel pump island, or service bay. A stacking space does not include the space of the vehicle at the initial order point, pump island or interior service bay.

Storage, Outdoor. Storage of materials, goods, vehicles, or equipment outside of a building that is not associated with an active building permit or an allowed temporary use.

Story. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

Street. A public or private thoroughfare for vehicular use providing access to public or private property and other streets, including dedicated roadway easements. A public street includes the associated right-of-way. A private street includes any associated roadway or access easement.

Street Types

Alley. A public or private way providing vehicular access to the rear or side of abutting properties whose principal frontage is on a street.

Arterial, Major. A street designated in the Comprehensive Plan to carry the highest

volumes of traffic across the City and providing access to major commercial and employment areas.

Arterial, Minor. A street designated in the Comprehensive Plan to carry traffic across a portion of the City from residential neighborhoods to commercial and employment areas.

Collector Street. A street that serves as a connection between local and arterial streets. Collector streets carry moderate amounts of traffic.

Cul-De-Sac. A street connecting to another street at one end and terminating in a vehicular turnaround.

Local Street. A minor street generally providing direct access to properties.

Structure. Anything constructed or erected and located on the ground, or attached to something located on the ground.

Subdivision Related Terms

Improvements. Streets, sidewalks, curbs, gutters, driveways, drainage and storm water retention facilities, parks, recreational amenities, trails, street lighting, medians, signage, water mains, sanitary sewers and facilities, public utilities, landscaping and fences installed by a subdivider, and any other improvements required by the Zoning Regulations and Subdivision Regulations.

Minor Land Division. (See ILCS 765 205/1.b)

1. The division of improved or unimproved land whose area is 2.5 acres or less into 2 or 3 lots or parcels for the purpose of sale or lease, where no new street is involved.
2. The division of improved or unimproved land for the purpose of financing, sale, or lease, whether immediate or future, into 2 parts, where the boundaries of such property have been fixed by a recorded plat.

Minor Subdivision, Non-Residential. The division of improved or unimproved land of any size for the purpose of sale or lease, into 10 or fewer lots or parcels, whether or not a new street is involved.

Minor Subdivision, Residential. The division of improved or unimproved land whose area is 2.5 acres or less, for the purpose of sale or lease, into 2 or 3 lots or parcels, where a new street is involved.

Subdivider. A person, firm, corporation, partnership, association, syndicate, trust or other legal entity that files application and initiates proceedings for the subdivision of land. An individual serving as agent for such legal entity is not a subdivider.

Subdivision. The division of improved or unimproved land or lands for the purpose

of financing, sale or lease, whether immediate or future, into 4 or more lots, tracts or parcels of land, or, if a new street is involved, any such property which is divided into 2 or more lots, tracts or parcels of land, or any such property, the boundaries of which have been fixed by a recorded plat, which is divided into more than 2 parts.

Subdivision also includes any condominium, cooperative, community apartment, townhouse or similar project containing 4 or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon, but plats of such projects need not show the buildings or the manner in which the buildings or airspace above the property shown on the plat are to be divided.

Support Structure, WCF. The structure to which Wireless Communications Facility antennas and other hardware are mounted.

Swimming Pool. A public or private, portable or permanent structure intended for swimming or full or partial immersion, but not including ornamental pools or fishponds.

Swimming Pool, Public. A pool owned or operated by a governmental agency; a privately owned pool open to the general public for a fee or by membership; or a pool operated in conjunction with Hotels and Commercial Lodging.

Temporary Use. A use established for a limited period of time.

Tower, Antenna. Any structure that is designed and constructed primarily for the purpose of supporting one or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. The term includes the structure and any support thereto.

Tower, Wind Energy. The vertical component of a wind energy conversion system that elevates the wind turbine generator and attached blades above the ground or roof.

Trail, Equestrian. A linear path designated for equestrian use.

Trail, Multi-Use. A linear path designated for use by pedestrians and bicycles.

Trellis: An architectural structure, usually made from an open framework or lattice of interwoven or intersecting pieces of wood, bamboo or metal that may or may not support vegetation.

Vacation. The termination of, or termination of interest in, an easement, right-of-way, or public dedication of land.

Variance. Relief from the strict application of the Zoning Regulations where strict application will deprive the property owner of rights enjoyed by similar properties.

Vehicle Related Terms

Abandoned Vehicle. An unregistered motor or recreational vehicle left unattended for a period of 72 hours on a street or private property. Vehicles stored within a fully

enclosed building, at a towing or impound facility, or at a business engaged in *Vehicle Services* or *Motor Vehicle Sales and Leasing* are not considered abandoned.

Commercial Vehicle. Any vehicle with a gross vehicle weight rating over 10,000 pounds.

Inoperable Vehicle A vehicle which cannot be driven upon the public streets for reason including but not limited to not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved under its own power.

Motor Vehicle. Any self-propelled device, excluding aircraft, by which any person or property may be transported, including but not limited to licensed or unlicensed vehicles, automobiles, trucks, motor boats, personal water craft, mini-bikes, go-carts, go-peds, motorized skateboards, and motorcycles.

Recreational Vehicle. A self-propelled or towed vehicle or camper shell designed for travel or recreational use, including motor homes, boats, personal watercraft, trailers, all-terrain vehicles, snowmobiles, motorcycles, dune buggies, and similar vehicles.

Utility Trailer. An enclosed or non-enclosed vehicle without its own motive power that is designed and constructed to transport another vehicle, or to transport tools or equipment, such as lawnmowers. A Utility Trailer is not a Recreational Vehicle except when it is containing or holding one or more Recreational Vehicles or recreational equipment.

Wall. (See Fence)

Waste Related

Hazardous Waste. Any chemical, compound, mixture, substance, product or other material which is classified as hazardous waste pursuant to Illinois law.

Medical Waste. Any solid waste that is generated in the diagnosis, treatment, or immunization of a human being or animal or in any research relating to that diagnosis, treatment or immunization, or in the production or testing of biological, but not including hazardous waste as defined in Illinois law.

Large Refuse Receptacle. A container used to store garbage and rubbish for disposal or recycling. This definition is intended to include containers over 96 gallons (commonly referred to as “dumpsters”) and to exclude containers suitable for City-contracted refuse disposal.

Wholesale Sales. The sales of goods, product, or material to other wholesale or retail businesses.