

Definitions

The following terms shall have the corresponding definitions in context to these Development Regulations or if used in the submittal material relative to these Development Regulations. If any term, is also defined in the Firestone Town Code or the Firestone Design Criteria and Construction Specifications those definitions shall apply in all cases.

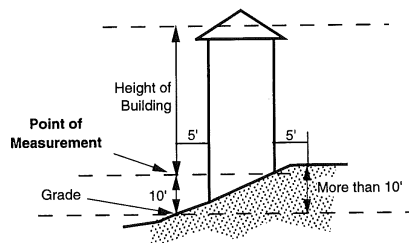
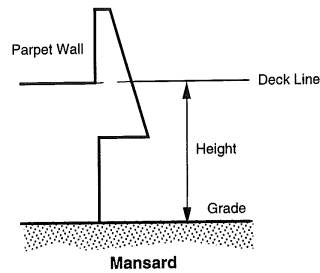
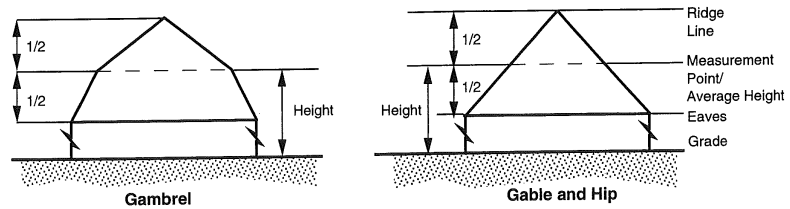
Access drive	A street or right-of-way providing ingress and egress to properties adjacent to a regional thoroughfare, arterial street, or major collector street.
Accessory building	See Firestone Town Code Title 17.
Accessory equipment	Any equipment that is integral to the production and operation of an oil or gas well, including but not limited to, tanks, treaters, separators and production pits.
Accessory structure	Structures which are incidental to and located on the same lot as, a principle building(s) including but not limited to, trash enclosures, sign structures, fences, walls, and similar structures.
Accessory uses	Those uses defined in this Firestone Town Code.
Acreage, gross	All land within the external property boundary.
Acreage, net	As described herein.
Act	The Oil and Gas Conservation Act of the State of Colorado, as from time to time Amended.
Adjacent ground level	The main level of the surface of the ground between a point touching the exterior wall of a building and a point three feet distance from the wall measured perpendicularly there from.
Adult business	An adult arcade, adult bookstore, adult entertainment, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, or sexual encounter center, as those terms are defined herein or in the Firestone Town Code.

Advertise	The act, by any form of communications, of directing attention to a person, place, or thing or any combination of these.
Agricultural district	The Agricultural district established herein.
Agricultural uses	Those uses defined herein or in the Firestone Town Code.
Alley	See 17.08.040
Amusement enterprise	Any indoor or outdoor place which is maintained or operated for the amusement, patronage or recreation of the public to include any coin-controlled amusement device of any description, commonly known as baseball, football, pinball amusements, miniature golf course or driving range.
Animated sign	A sign having an intermittent or continuing variation in the illumination or physical position of any part of the device, except such variations necessary for displaying time-of-day information or temperature information.
Antiques and collectibles	Any item valued principally because of its early date of manufacture, design, historical interest, or as a collector's item, except vehicles.
Applicant	The owner of land, or the owner of subsurface oil and gas or leasehold interest therein, or the applicant's authorized representative, or the Town or other quasi-governmental entity that is proposing an action requiring review and approval by one or more of the sections in this Document. An applicant may subsequently become the developer once approval is granted, and in this case the terms shall be interchangeable.
Appurtenances	Accessory equipment which may be carried above the roof including but not limited to ventilators, microwave dishes, elevator houses, mechanical equipment and other similar items.
Architectural appendage	Appendages such as fireplaces, roof overhangs, cornice or bay windows that are attached to principal or accessory structures.
Architectural sculpture	A design or object of orderly arrangement by style and method of construction that is unique in nature and having more than two planes or faces in a three dimensional art form and contains no written information.

Arterial Street	See 16.04.020 (D)(6)
Atrium	A glass enclosure, which is attached to a building on at least one of its sides. It often serves as an entry or central corridor for a building.
Automobile impoundment yard	Any lot, plot, parcel of land or contiguous parcels of land used for the purpose of storing damaged, wrecked, inoperable, operable, or impounded automobiles. This use shall not include scrap metals, processing yards, automobile dismantling yards, junkyards, or sale or storage of any vehicle parts.
Awning sign	A sign painted or printed on and attached flat against the surface of an awning.
Banner	Any sign intended to be hung either with or without frames, possessing characters, letters, illustrations or ornamentations applied to paper, plastic, vinyl or fabric of any kind.
Basement	Any level of a building where more than one half of the vertical distance between floor and ceiling is below the grade of the site.
Bed and breakfast establishments	An owner occupied single-family residence where up to a maximum of five rooms may be rented for overnight lodging. The five lodging rooms may be in addition to bedrooms used by the family.
Berm	An earthen barrier of compacted soils preventing the passage of liquid materials, or providing screening from adjacent uses, as may be specified in an applicable development standard.
Billboard	A sign advertising products not made, sold, used, or served on the premise displaying the sign. See off-premise signs.
Blasting agent	Any material or mixture consisting of a fuel and oxidizer, intended for blasting, not otherwise classified as an explosive, in which none of the ingredients are classified as explosives, provided that the finished product, as mixed or packaged for use or shipment, cannot be detonated by means of a No. 8 test blasting cap when unconfined. Materials or mixtures classified as nitrocarbonitrates by the Department of Transportation regulations shall be included in this definition.

Block	A group of lots existing within well defined and fixed boundaries within a subdivision and usually being an area surrounded by streets or other features such as parks, railroad rights-of-way or municipal boundary lines.
Block face	All the lots on one side of a block.
Board	The Town of Firestone Board of Trustees.
Board of Adjustment	See 2.40.010
Boarding, lodging, or rooming house	See Firestone Town Code.
Borrowing	The excavating of earth or material from a property and transporting the excavated material to another property. Borrowing shall not include the excavation and hauling of a commercial mineral deposit. Borrowing is not grading.
Brush	All cuttings from trees, bushes and shrubbery growth.
Buffering	Methods such as landscaping, fencing or berming to separate properties or uses that have potential negative impacts upon one another.
Buffet apartment	An efficiency apartment having only one room, excluding the kitchen and the bathroom.
Building area	The total area, measured on a horizontal plane, of the main grade level of the principal building and all accessory buildings, excluding: uncovered porches, terraces, steps, parking areas and other paved areas.
Building	See 17.08.060
Building coverage	The percentage of the building area in relation to the total lot area.
Building elevation	A projection of a building plane, including the roof, wall, and all architectural appendages.

- Building face** The total area of a building elevation, excluding the area of the roof.
- Building footprint** The total area, measured on a horizontal plane, of the main grade level of the principal building.
- Building frontage** The lineal distance of a building which fronts on either a street or a parking area.
- Building height** See Diagram 1 and Firestone Town Code Title 17.



Point Of Measurement For Height
 Building or structure height shall be determined from a point not more than ten feet in height above the grade elevation within a five foot horizontal distance along the exterior wall of the building or structure.

Determination of Building Height and Point of Measurement (In Feet)

Diagram 1
Building Height

Building separation	The distance from one building to another on the same or adjacent building sites or lots, excluding architectural appendages.
Building setback	The distance from the property boundary to a building wall excluding architectural appendages.
Bunker	A self-contained, four-sided, opaque divisional structure or concrete vault.
Business	Any lawful commercial endeavor to engage in the manufacturing, purchase, sale, lease or exchange of goods and/or the provision of services.
Canopy	An ornamental or functional roof-like structure which is supported from the façade of a building. It may or may not be supported by columns.
Cantilever	An architectural element which projects from a structure and is supported at only one end.
Center	A group of two or more professional, commercial, industrial or a combination of establishments thereof, that are planned, developed, owned, used or managed as unit.
Center line	A line running midway between the bounding right-of-way lines of a street, alley or similar right-of-way. Where the bounding lines are irregular, the center line shall be determined by the Town Engineer.
Certificate of occupancy	The certificate of occupancy required by the Uniform Building Code as adopted by the Town.
Certificate of occupancy	A certificate issued by the Town after final inspection and upon a finding that the building, structure, and/or development complies with all provisions of applicable Town codes, permits, requirements and approved plans.
Chain link fence	A fence composed of wire mesh, typically forming “woven squares” approximately two inches in width.

Change in use	A change in the purpose or activity for which a particular piece of land or its buildings is designed, arranged or intended or for which it is occupied or maintained as provided in the zoning regulations for the district in which the land is located.
Changeable copy signs	Any sign capable of conveying messages to the public by means of changing the individual letters or numbers.
Character	The sum of composition of a building's or group of buildings' attributes which serve to distinguish its appearance and establish its visual image. Attributes that contribute to character include but are not limited to its size, shape, height, material, architectural style, functional type and overall form qualities.
Child care facility	A commercial establishment for the daily care or instruction of children, except that a "child care facility" shall not include a "family child care home" as defined in this Exhibit C.
Club or lodge, private	An association of persons for the promotion of some non-profit common object, such as literature, science, politics or good fellowship, meeting periodically, limited to members with not more than one third of the 'gross floor area' used for residential occupancy.
COGCC	The Oil and Gas Conservation Commission of the State of Colorado.
Collector street	See 16.04.020 (D)(3)
Combustible fibers	Readily-ignitable and free-burning fibers, such as cotton, sisal, henequen, ixtle, jute, hemp, tow, cocoa fiber, oakum, baled waste, baled wastepaper, kapok, hay, straw, excelsior, Spanish moss and other readily ignitable materials.
Combustible liquid	Any liquid having a flash point at or above 1400°F, and below 2000°F, and shall be known as Class III liquids.
Commercial	Synonym for business or retail

Commercial power equipment	Any power equipment rated more than 6 horse power and included, but is not limited to chain saws, pavement breakers, riding tractors, and powered hand tools, except that equipment used for construction activities for which a permit has been issued.
Commercial recreation	Any use or development, either public or private, providing amusement, pleasure, or sport, which is operated or carried on primarily for financial gain.
Commission	The Firestone Town Planning Commission.
Common area	An area of land and buildings within a townhouse development, condominium project, manufactured home park or apartment complex which is developed for the use and enjoyment of all residents of the project, as distinguished from land designated for their individual, private use.
Common open space	A parcel of land, an area of water, or a combination of land and water within the site designed for a planned unit development designed and intended primarily for the use and enjoyment of the residents, occupants, and owners of the planned unit development.
Community Park	Community parks are larger in size and serve several adjoining neighborhoods or several square miles of residential development, as well as preserve unique landscapes and open spaces. They should allow for group activities and offer other recreation opportunities not feasible or desirable at the neighborhood level. As with neighborhood parks, they should be developed for both active and passive recreation activities. Surrounding uses should be predominately single or multi-family residential and most areas of the park should be readily visible from adjoining streets in order to provide a secure environment. Parkland with frontage on public streets is desirable.
Comprehensive Plan	The Town of Firestone Comprehensive Plan and/or any component plans dealing with the growth and development of the Town, its public facilities or its public services, as adopted and amended by the Board.
Concealed illumination	An artificial light source either internal to a sign structure or shielded from public view and from the surrounding properties used to illuminate only the face of a sign and not any area beyond the face.

Construction office	A mobile trailer, home or any temporary structure used by a construction contractor of a subdivision or structure such as an office during construction of the subdivision or structure.
Construction plan	Maps or drawings showing the specific location and design of improvements to be installed for the subdivision or development project in accordance with all applicable requirements and land uses.
Continuous noise	A steady, fluctuating or impulsive noise which exists essentially without interruption for a period of 10 minutes or longer.
Convenience store	A general retail store of less than 5,000 square feet GFA (excluding any gasoline canopies), which sells goods and services which may include ready-to-eat food products, gasoline, groceries and sundries, and 3.2. beer, such as a Circle K, 7-11, P00 or other similar establishment, Any establishment, that receives more than 75 percent of its revenue from gasoline and automotive related sales and services, is not a convenience store.
Corner lot	A lot abutting upon two or more streets at their intersection or upon two parts of the same street and where in either case the interior angle formed by the intersection of the street lines does not exceed 1360.
Cornice	The horizontal architectural element at the top of a wall just below the start of the roof.
Coverage	The percentage of lot area covered by a roof, floor or other structure, except that roof eaves up to 24 inches and other ordinary building projections up to 12 inches are excluded.
Cul-de-sac	See 16.04.020 (D)(4)
Curb cut	A street curb depression intended to provide ingress and egress to a property.
Day nursery school	A school designed to provide daytime care or instruction for seven or more children from two to five years of age, operated on a regular basis and is licensed by the State of Colorado.

Dead-end street	A street having no exit or turn-around within a right of way.
Dead or dying condition	A condition in which a plant is without living tissue or which is so weakened that it will not grow with reasonable vigor when given reasonable care.
Density, gross	The number of residential dwelling units per gross acre.
Density, net	The number of dwelling units per net acre.
Designated agent	The designated representative of any producer, operator, transporter, refiner, gasoline or other extraction plant operator or owner.
Detention	An area which is designed to capture specific quantities of storm water and to gradually release the same at a sufficiently slow rate to avert flooding.
Developed property	Property or lot upon which significant site improvements, such as utility installations, paving and in many instances, the construction of one (1) or more structures, has occurred. For the purposes of sign regulation it shall additionally mean all private property within two hundred feet of an existing building.
Developer	That person which is improving a parcel of land within the Town~ and who may or may not be the owner of said property.
Development agreement	An agreement by a developer with the Town which clearly establishes the developers' responsibility regarding project phasing, the provision of public and private facilities and improvements and any other mutually agreed to terms and requirements.
Development parcel	One or more lots, tracts, or parcels that are contiguous to each other and are planned, developed, owned or managed as a unit.
Directional informational sign	An on-premise sign which gives direction, instructions, or facility information and does not contain the name or logo of an establishment or contain any advertising copy, e.g., parking, exit or entrance signs.

Director	The Town Planner for the Town of Firestone.
District	An area or area within the limits of the Town for which the regulations and requirements governing use, lot and bulk of building and premises are uniform.
Divisional structure	A fence, wall, hedge, berm or retaining wall.
Document	These Development Regulations.
Domestic power equipment	Any power equipment rated at 5 horse power or less and used for home or building repair or grounds maintenance, including but not limited to lawn mowers, garden tools, snow removal equipment, chain saws, hand power tools, or any other similar equipment.
Down cast-lighting	On-site illumination which is constructed, located and aligned in such a manner as to restrict a cone of illumination to ground surface areas within the boundaries of the site and to prevent such illumination sources from being visible from abutting properties and public roadways.
Dormer	A window set vertically in a structure which projects through a sloping roof and is itself covered by a small roof structure.
Drive-in establishment	An establishment which is designed to provide, either wholly or in part, service to customers while they remain in their automobiles parked upon the premises.
Driveway	A private access to a single building site or lot.
Dwelling	See Firestone Town Code.
Dwelling unit	
Dwelling unit density	The ratio of dwelling units to gross land area.
Easement	A recorded interest in the land of another which entitles the holder thereof to some use, privilege or benefit on said land.

Eaves	The lowest border of a roof, including any overhangs.
Electric transmission lines	An electric power line used for the movement or transfer of electric energy in bulk between points of supply and points of delivery. Typically, these lines are rated 44 1w and above.
Electric substation	An or group of equipment containing switches, circuit breakers, buses, and transformers for switching power circuits and to transform power from one voltage to another or from one system to another.
Engineer	The Firestone Town Engineer~
Emergency work	Work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from imminent exposure to danger or potential danger.
Establishment	A place of business, industry or professional office with its furnishings and staff.
Events center	A publicly or privately owned building devoted to assembly of people for social, professional or recreational activities such as meetings, weddings, or conferences. Events centers shall be limited in size to facilities serving not more than 1,000 people at any onetime within the building or the group of buildings that comprise the events center. Event centers shall not provide for overnight lodging other than lodging for building caretakers. Event centers shall not include or provide full scale restaurant facilities except for limited kitchen and dining facilities necessary to support catered events.
Existing building or improvement	A building or improvement that is existing or under construction at the time underlying property is zoned.
Existing manufactured home park or subdivision	A manufactured home park for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Expansion to existing manufactured home park or subdivision	The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads).
Explosives	<ul style="list-style-type: none"> A. Substances determined to be Class A and Class B explosives as classified by the U.S. Department of Transportation. B. Nitrocarbonitrate substances (blasting agent) as classified by the U.S. Department of Transportation. C. Any material designated as an explosive by the State Fire Marshall. D. Certain Class C explosives as designated by the U.S. Department of Transportation.
Exterior Wall	A wall, elements of a wall, parapet wall or any elements or groups of elements which define the exterior boundaries or courts of a building and which have a vertical slope of sixty degrees (60°) or greater with the horizontal plane.
Façade	The elevation or exterior face of a building.
Family	See Firestone Town Code.
Family child care home	A facility licensed by the State of Colorado that provides, on a regular basis in a place of residence, less than twenty-four-hour care for two or more children under the age of eighteen from different family households who are not related to the head of the household. A family child care home may include a regular family child care home, a three under two licensed home, an infant/toddler licensed home, a large child care home, or an experienced child care provider home all as defined by the State of Colorado Department of Human Services and all as amended from time to time. A family child care home shall be operated in compliance with all applicable Town ordinances and regulations, including but not limited to, all building, fire, and public safety codes adopted by the Town pursuant to Title 15 of the Code, and all applicable state statutes and regulations.

Fast food restaurant	An establishment whose principal business is the sale of pre-prepared or rapidly prepared food to the customer in a ready to consume state for consumption either within the restaurant building or for carry out with consumption off the premises, and whose design or principal method of operation includes two or more of the following characteristics: <ul style="list-style-type: none"> A. The elimination, in whole or in part, of table service, thus requiring customers to place orders at the counter where the orders are filled. B. The food is usually served in edible containers or in paper, plastic or other disposable containers. C. The facilities for on-premises consumption of food are insufficient for the volume of food sold by the establishment. D. The restaurant provides a drive-up facility for placing and receiving food orders.
FDP (Final Development Plan)	Final development plan as defined herein or in Title 17 of the Firestone Town Code.
Fence	Any structure that is comprised of posts, boards, wire, stakes, rails or any combination of similar elements that provides a physical barrier, enclosure or boundary.
Fence sign	A sign affixed in any way to or painted on any part of a fence.
Final acceptance	The acknowledgement by the Town that the guaranty period has expired and there are no outstanding items to be corrected under the provisions of the guaranty.
Final plat	A completed map of a subdivision selling forth fully and accurately all legal and engineering information, survey certification and any accompanying materials as required by this Document.
Flag	Any fabric containing distinctive colors, patterns or symbols used as symbol of a government, political subdivision or other entity.

Flammable liquid	<p>Any liquid having a flash point below 1400F, and having a vapor pressure not exceeding 40 pounds per square inch (absolute) at 1000F.</p> <p>Flammable liquids shall be divided into two classes of liquids as follows:</p> <p>Class I A: Flash points below 73W, and having a boiling point below 100W.</p> <p>Class I B: Flash points below 73W, and having a boiling point at or above 100W.</p> <p>Class I C: Flash points at or above 73W, and below 140W.</p> <p>Class II: Flash points at or above 1000F.</p> <p>When artificially heated to temperatures equal to or higher than their flash points. Class II and Class III liquids shall be subject to the applicable requirements for Class I and Class II liquids. The provisions in this Code shall also be applied to high flash point liquids which otherwise would be outside of its scope when they are so heated.</p>
Flammable material	Any material that will readily ignite from common sources of heat or material that will ignite at a temperature of 600W or less.
Flammable solid	A solid substance other than one classified as an explosive, which is liable to cause fires through friction, through absorption of moisture, through spontaneous chemical changes or as a result of retained heat from the manufacturing or processing.
Flood	See 15.52.020 (7)
Flood Insurance Rate Map (Firm)	See 15.52.020 (9)
Flood insurance study	See 15.52.020 (9)
Flood plain	The relatively flat or lowland area adjoining a river, stream, water course, lake or other body of standing water which has been or may be covered temporarily by flood waters. The flood plain as defined by the Federal Emergency Management Agency means any land area susceptible to be inundated by water from any source.
Flood plain administrator	See 15.52.140

Flood profile	A graph or a longitudinal profile showing the relationship of the water surface elevation of the flood event to location along a stream or river.
Floodproofing	A combination of structural provisions, changes or adjustments to properties and structures subject to flooding primarily for the reduction or elimination of flood damages to properties, water and sanitary facilities, structures and contents of buildings in a flood plain area.
Flood protection elevation	The elevation of one foot (2 foot for residential structures) above the base flood elevation for the Flood Regulatory District as shown on the flood profiles and tabulations in the Flood Insurance Study and on the Official Flood Plain Maps in the office of the Town Engineer.
Flood regulatory area	That portion of the flood plain subject to inundation by the base or 100-year flood. The 100-year floodplain limits are computed under existing channel and floodplain conditions. Its length or reach is determined by natural bounds such as a lake or by structures such as a dam or bridge or by political or legal bounds.
Flood regulatory district	That area represented by the Flood Regulatory Area which has been approved by the Colorado Water Conservation Board and shown as Flood Zones A, AE, AH, AO and A99 on the Flood Insurance Rate Map and the Official Flood Plain Maps in the office of the Town Engineer.
Flood stage	The height or elevation of a flood as referred to some datum. For other purposes, it is commonly used to refer to the elevation at which a stream will overtop its normal stage banks.
Flood zone district	That area represented by the Flood Zone Area which has been hydraulically defined and shown on the Official Flood Plain Maps in the office of the Town Engineer.
Floodway	The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one-half foot.

Floodway district	The portion of the Flood Regulatory Area defined as the channel of a gulch or other watercourse and the adjacent land that must be reserved in order to discharge the 100-year flood without cumulatively increasing the base flood water surface elevation more than one foot at any one point.
Floor area	See 17.08.170
Flow line	The low point within a street section wherein water collects and flows, typically the gutters along each edge of the pavement.
Fluctuating noise	A noise where the sound pressure level varies more than 6 dB(A) during the period of observation when measured with the slow meter characteristic of a sound level meter.
Form	A volume of space characterized by its shape, size and the interrelationship of its boundaries.
Freestanding sign	Any sign supported by structures or supports that are placed on or anchored in the ground and are not attached to any building or structure.
Front yard	See 17.08.460
Frontage	All sides of a lot adjacent to a street shall be considered frontage.
Frontage street	A local or collector street parallel and adjacent to a regional thoroughfare or arterial street providing access to adjacent properties.
Gable	That portion of a roof which forms a triangle at the building end and extends from the ridge to the eaves.
Gas	All natural gases and all hydrocarbons, not defined in this Section as oil.

Geologic hazard	A geologic condition which is adverse to current or foreseeable future construction or land use associated therewith constituting a hazard to public health and safety or property. This includes but is not limited to landslide, rock fall, slope failure, mudflow or other unstable surface or subsurface conditions.
Golf course (excluding miniature golf)	A large unobstructed acreage, involving enough room over which to walk or ride, point-to-point, over a generally prescribed course and to strive to send a ball long distances with variable accuracy without unreasonably endangering other players or intruding upon them. Minimum acreage for a 9-hole golf course is 50 acres; and for an 18-hole golf course is 100 acres.
Grade	The lowest point or elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line, when the property line is more than five feet from the building, between the building and a line five feet from the building; or the average of the finished ground surface elevations measured at the highest and lowest exterior corners of a structure; or the slope of a road, street or other public way.
Group home	See Firestone Town Code.
Gross floor area (GFA)	The total area in square feet of all floors of a building measured from exterior walls.
Gross land area	The land area proposed to be subdivided or within a PUD, including land to be dedicated for streets and other public purposes.
Ground cover	Any of a wide variety of living plants which lie close to and cover the ground to form a dense mat preventing soil from being blown or washed away and preventing growth of unwanted plants. Ground cover typically does not exceed a height of twelve (12) inches at maturity.
Guaranty	Any form of security, including a surety bond or irrevocable letter of credit, in an appropriate amount and form satisfactory to the Town. "Guaranty" shall cover construction performance and term warranty provisions.

Hazardous substance for purposes of initial site assessment	Any flammable materials, explosive, hazardous or toxic substances or related materials as defined and hereafter amended in paragraph 14 of Title 42, U.S.C.S. Section 9601; and “chemical substances” as defined and hereafter amended in paragraph 2 of Title 155, U.S.G.S. Section 2602; and “hazardous waste” as defined and hereafter amended in paragraph S of Title 42, U.S.C.S. Section 6903; and “petroleum” as defined and hereafter amended in paragraph 8 of The 42, U.S.G.S. Section 6991; and “hazardous materials” as defined and hereafter amended in paragraph 4 of Title 49, U.S.G.S. Section 1802. The term “hazardous substance” as defined herein shall apply to any release or discharge of such substances regardless of whether such substances are located under the ground, on the ground, in water, in the air, in buildings or other enclosures or in any containers whatsoever.
Height	See 17.08.070
Heliport, private use	An area provided for the landing or taking off of a helicopter. A private use heliport is any heliport that restricts usage to the owner or persons authorized by the owner. Private use heliports may be owned by an individual, companies, or corporations. The private use classification also applies to a heliport used by a police department, fire district, or a hospital.
Home occupations	See Firestone Town Code
Homeowners’ association	An association of homeowners or property owners within a residential subdivision, condominium project, or townhouse development, often organized for the purpose of enforcement of private covenants and/or the carrying out the maintenance of common areas, landscaping, parks, building exteriors and streets.
Hospital	An institution providing health services, primarily for in patients and medical or surgical care of the sick or injured, including related facilities such as laboratories, out-patient facilities, training facilities, central service facilities and staff offices.

Housing for elderly persons	As intended for apartment buildings for elderly, a residential building or buildings, each building containing 20 or more dwelling units specially designed for the use and occupancy of any person, married or single, who is 60 years of age or over. Such buildings shall not contain equipment for surgical care or for the treatment of disease or injury, other than for emergency first-aid care. Said buildings are permitted at a higher density than other multiple dwellings due to a smaller required parking ratio.
Improved lot	A lot which has all the land improvements in place to support the future construction of buildings and other improvements related to the use of the land for a specific purpose.
Impulsive noise	A noise containing excursions usually less than one second in duration and varying more than 20 dB(A) during the period of observation when measured with the fast meter characteristic of a sound level meter.
Individual letter sign	A sign constructed as a series of letters and/or numbers which are unattached to each other to create a sign.
Industrial uses	Those uses defined in these Development Regulations.
Informational sign	A noncommercial sign the sole purpose of which is to convey information or directions with respect to the premises on which it is maintained. Examples include designating the entrance or exit from a parking area, prohibiting trespassing, indicating danger or giving similar information, caution or directions.
Injection well	Any hole drilled into the earth into which fluids are injected for the purposes of secondary recover, storage, or disposal, pursuant to authorizations granted by the COGCC.
Initial acceptance	An acknowledgement by the Town, that to the best of the Town's knowledge, all work has been completed in accordance with the plans and specifications.

Initial site assessment (ISA)	An evaluation of a specific parcel of land to be dedicated to the Town to determine that the land is free from any hazardous substance. The ISA shall include a review of existing information relating to historical and current ownership and use of the property along with an on-site inspection in order to determine the likelihood that there exists on the property any hazardous substances; concluding in a written report of the findings of the ISA, and recommending any corrective actions if a hazardous substance exists. The Town may promulgate regulations detailing with specificity the sources of information which shall be presented as a part of an ISA. Also known as a Phase I Environmental Audit.
Irrigation system	An automatically controlled underground sprinkler system that supplies water to support landscaping.
Joint-use	The sharing of a building and/or sign by more than one permitted use.
Kennel	Any premises, except where accessory to an agricultural use, where domestic animals, such as dogs and cats, are boarded, trained or bred.
Limited use	A main use that has additional provisions that restrict its use in certain districts.
Land improvements	Physical changes made to land and/or structures placed on or under the land surface in order to change the natural or preexisting conditions of the land in preparation for the construction of buildings and other improvements related to the use of the land for a specific purpose. Typically land improvements would include grading, street pavement, curbs and gutters, sidewalks, drainage facilities, storm and sanitary sewers and utility facilities.
Landscape architect	An individual who possesses the theoretical and practical knowledge of the professional occupation of the practice of landscape architecture, including but not limited to the planning, design and construction of features upon the natural landscape involving such aspects as site analysis, site planning, topographic grading, surface hydrology, surfacial geology, planting design and plant material selection, irrigation system design and installation, construction drawings and specification preparation and construction inspection to ensure the quality of materials and workmanship related to landscape specifications.

Landscape buffer	An area of landscape materials, including but not limited to living plant materials and manmade elements of varying height, width and length, that shall provide for the distinct physical separation of space between various natural and man-made elements in the natural environment.
Landscape setback	That portion of the front, side and rear yards which are required to be landscaped.
Landscaping	Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers or grass; natural features, such as rock, stone, bark chips or shavings; and structural features, including but not limited to fountains, reflecting pools, screening walls, fences and benches.
Legal building site	A lot that can be developed within the provisions of this document and within other rules, ordinances and regulations adopted by the Town.
Levee	A man-made structure, usually an earthen embankment designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.
Local government designee	The Director who receives, on behalf of the Town, copies of all documents required or requested to be filed with the local government designee pursuant to the QGCC regulations and these rules.
Local street	See 16.04.020 (D)(5)
Lot	See Firestone Town Code.
Lot area	See Firestone Town Code.
Lot coverage	The percentage of the lot area that is occupied by all covered structures.
Lot depth	The mean horizontal distance-between the front lot line and the rear lot line measured within the lot boundaries.
Lot, Interior	A lot other than a corner lot.

Lot width	The average horizontal distance between the side lot lines.
Low impact housing	Housing types that have minimal impacts on the community infrastructure as measured by lower trip generation rates than typical multi-family developments as defined by the [FE Trip Generation Manual, smaller number of school age children in the development, smaller unit sizes than normal multi-family units, fewer off-street parking spaces, or smaller household size. Examples of potentially low impact housing are housing for the elderly or housing for the handicapped.
Low profile sign	A low profile sign is a freestanding sign not exceeding 10 feet in height and not exceeding 32 square feet in area.
Main building	A building on a lot intended for occupancy by the main use.
Massing	The distribution of the volume of a structure or landscaping and the visual weight relationships of the various forms of a structure or landscaping to one another and to the structure or landscaping as a whole.
Manufactured home	See Firestone Town Code.
Marquee or canopy	A rooflike structure which projects from the wall of a building and overhangs the public way.
Median	An area in the approximate center of a Town street or state highway which is used to separate the directional flow of traffic, may contain left-turn lanes, and is demarcated by curb and gutter, having painted or thermally applied stripes or other means of distinguishing it from the portion of the roadway utilized for through traffic.
Medical Marijuana Dispensary	See Section 17.08.275 of the Firestone Municipal Code.
Mineral Estate Owner	The owner or lessee of a mineral estate underneath a surface estate that is subject to an application for development.

Mining	The development or extraction of a mineral from its natural occurrences on affected land. The term includes, but is not limited to; open mining and surface operation and the disposal of refuse from underground and in situ mining. The term includes the following operations on affected lands: transportation concentrating; milling; evaporation; and other processing. The term does not include: the exploration and extraction of natural petroleum in a liquid or gaseous state by means of wells or pipe or the extraction of geothermal resources.
Mini-structure	Portable type movable structures (220 square feet or less) such as storage sheds, prefabricated greenhouses, elevated and non-elevated play enclosures. These types of buildings or structures are exempt from side and rear yard requirements. However the structures may not be placed in a manner that interferes with any easement or right of way.
Model home	An unoccupied dwelling unit built initially for display purposes which typifies the types of units that will be constructed in the subdivision.
Motel and hotel	See 17.08.300
Museum	A non-profit, non-commercial establishment operated as a repository for a collection of nature, scientific or literary curiosities or objects of interest or works of art, not including the regular sale or distribution of the objects collected.
NFPA	National Fire Protection Association.
Neighborhood Park	Neighborhood parks are the basic unit of the park system and should be within walking distance of the neighborhood homes. Serving as the recreational focus of the neighborhood, the park should achieve a balance between informal active and passive park uses. In general, about half of the park's area should be planned for passive activities and comprised of natural features. Neighborhood parks have limited program activities and are not intended to attract users from outside the neighborhood. Surrounding uses should be mostly single or multi-family residential and all areas of the park should be readily visible from adjoining streets in order to provide a secure environment. Parkland without frontage on public streets is not acceptable.
Net acre	An acre of land that does not include public rights-of-way.

Net land area	The land area within a subdivision which excluded areas dedicated to the public, including parks and open spaces and public rights-of-way.
New manufactured home park or subdivision	Means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date, of the Town's floodplain management regulations.
Nonbusiness purpose	For the purposes of noise regulations, the use, operation, or maintenance of any sound amplifying equipment for other than a business purpose. It shall include but not be limited to philanthropic, political, patriotic and charitable purposes.
Non-combustible	<p>A building construction material which, in the form in which it is used, is either one of the following:</p> <p>A. Material of which no part will ignite and burn when subjected to fire. Any material conforming to Uniform Building Code Standard No. 4-1, shall be considered non-combustible.</p> <p>B. Material having a structural base of non-combustible material as defined in Paragraph A above, with a surfacing material not over one-eighth inch thick, which has a flame-spread rating of 60 or less.</p> <p>'Non-combustible' does not apply to surface finish materials. Material required to be non-combustible for reduced clearances to flues, heating appliances or other sources of high temperature shall refer to material conforming to Paragraph A above. No material shall be classed as non-combustible which is subject to increase in combustibility or flame-spread rating beyond the limits herein established, through the effects of age, moisture or other atmospheric conditions.</p>
Non-commercial sign	A sign that does not commercially advertise and which references any noncommercial activity or event.
Non-conforming building	See Firestone Town Code.
Non-conforming sign	A sign which does not conform to the regulations, but was lawfully erected under the regulations in force at the time it was erected.

Non-conforming use	Any building on land lawfully occupied by a use at the effective date of this ordinance or amendment thereto which does not conform after the passage of the Town's zoning regulations or amendment thereto with the use requirements of the district or sub-district in which it is situated.
Non-motorized vehicle	Vehicles which are powered by means other than internal combustion engines or electric motors.
Non-permeable coverage	An area that has a surface material that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes surfaces such as compacted and treated soils, as well as conventionally surfaced streets, sidewalks, parking lots, roofs, and other similar structures.
Noxious weed	Any of the following at any stage of growth: <ul style="list-style-type: none"> A. Leafy spurge (<i>Euphorbia esula</i>); B. Canada thistle (<i>Cirsium arvense</i>); C. Russian knapweed (<i>Centaurea repens</i>); D. Diffuse knapweed (<i>Centaurea diffusa</i>); E. Spotted knapweed (<i>Centaurea maculosa</i>) F. Bindweed (<i>Convolvulus arvensis</i>); G. Whitetop (<i>Cardania draba</i>); H. Johnson grass (<i>Sorghum halepense</i>); and I. Any other especially troublesome and detrimental plant of little or no use within the jurisdiction of the Town which may cause damage or loss to a considerable portion of the land or the livestock of the region.
Nursery	Any land used to raise trees, shrubs, flowers and other plants for sale or for transplanting.
Nursing home	A home for the aged, chronically or incurably ill persons in which five or more persons not of the immediate family are received, kept or provided with food and shelter or care for compensation, but not including hospitals, clinics of similar institutions devoted primarily to the diagnosis and treatment of the sick or injured, and is licensed by the State of Colorado.

Occupancy	The purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.
ODP (Outline Development Plan)	Outline development plan as defined herein.
Off-site	Any improvement on property wholly or partly located outside the area of the property being subdivided, whether or not in the same ownership of the person doing the subdivision.
Off-site sign/off-premise signs	A sign advertising or directing attention to a business, commodity, service, product, or property not located, sold, or conducted on the same property as that on which the sign is located.
Off-street loading and unloading space.	A parking stall required for loading or unloading.
OGCC	The Oil and Gas Conservation Commission of the State of Colorado.
Oil	Crude petroleum oil and any other hydrocarbons, regardless of gravities, which are produced at the well in liquid form by ordinary production methods, and which are not the result of condensation of gas before or after it leaves the reservoir.
Oil and gas	Oil or gas or both oil and gas.
Oil and gas well	A hole drilled into the Earth for the purpose of exploring for or extracting oil, gas, or other hydrocarbon substances.
Omitted wall line	<p>A line on the ground determined by a vertical plane from:</p> <ul style="list-style-type: none"> A. the overhang or outermost projection of a structure; or B. the outer edge of the roof of a structure without walls; or C. two feet inside of the eaves line of a structure with roof eaves. One hundred year flood <p>The flood that has a statistical frequency of occurrence of once every 100 years determined for an analysis of floods on a particular water course and other water courses in the same general region. It has about a one percent chance of occurring in any given year.</p>

On-site sign	A sign advertising or directing attention to a business, commodity, service, product, or property located, sold, or conducted on the same property as that on which the sign is located.
Open space (in conjunction with multi-family uses)	That space which is suitable primarily for the private or semi-private use of the residents, including space available for recreation, gardens or household service areas such as clothes drying. Such space must be at least 75% open to the sky, free of automobile traffic, parking and undue hazard, and must be readily accessible by all those for whom it is required.
Open storage	See "Outdoor Storage".
Operating plan	A general description of an oil or gas well facility identifying purpose, use, typical staffing pattern, seasonal or periodic considerations, routine hours of operation, source of services/infrastructure, and any other information related to regular function of that facility.
Operation of law	An action resulting from bankruptcy, intestate or testate succession, foreclosure, tax forfeiture and sale or other legally prescribed devolution of property.
Ordinary high-water mark	The highest point on the bank of a normal stage channel at which the level has been for a sufficient period of time to leave a definite mark.
Original sealed container	The container the product was originally shipped in from the manufacturer, with a capacity of not more than 55 gallons.
Outdoor storage	Storage of all materials, merchandise, stock, supplies, machines, vehicles, equipment, wrecked or inoperable vehicles, manufacturing materials, or chattels of any nature which are not kept in a structure having at least four walls and a roof, regardless of how long such materials are kept on the premises. This definition shall not apply to items for sale to the general public such as new and used cars, recreational vehicles, boats, landscape and building materials, where such items are permitted for sale in the zoning district in which they are located.
Overlay	The process in conjunction with PUD's in which an outline development plan or preliminary development plan is imposed on the existing zoning district. This does not result in a zoning change.

Owner, oil and gas	Any person with a working interest ownership in the oil and gas or leasehold interest therein.
Owner of Interest	The owner of the surface estate interest in a piece of property, any person with rights under a recorded contract to purchase all or a portion of such property, the holder of an easement affecting such property, and any other person, other than a Mineral Estate Owner or a Surrounding Property Owner, having any legal or equitable interest in such property.
Pad site	A plot of ground within a manufactured home park designed for the accommodation of one (1) manufactured home, together with its accessory structures, including carports or other off-street parking areas, storage sheds, patios, patio covers, awnings and other appurtenances.
Parapet wail	That part of any exterior wail which is located entirely above the roof line.
Parking	The standing of a vehicle, whether occupied or not. Parking does not include the temporary standing of a vehicle when commodities or passengers are being loaded or unloaded.
Parking area	An area, other than a street or alley, designed or used primarily for secondary access and the temporary parking of vehicles.
Parking bay width	The width of one or two rows of parking stalls and their associated access aisles.
Parking stall	A surfaced area, enclosed in the main building or in an accessory building or unenclosed.
Parkway	That portion of the public right-of-way between the curb-line and the adjoining property line, in which is placed landscaping and, in some instances, utility line, sidewalks, bike paths or other public or private improvements.
Party wall	A wall built on an interior lot line used as a common wall for buildings on both lots.

Pennants	A flag tapering to a point and usually made of lightweight plastic, fabric or other material, whether or not containing a message and strung together by line or rope, usually in a series and designed to move in the wind.
Perimeter street	Any existing or proposed street which abuts or will abut the parcel of land to be subdivided.
Permitted use	Land uses permitted in accordance with the standards in this ordinance.
Person	Any individual, firm, partnership, corporation, association or political subdivision.
Plainly audible	That the information content of sound is unambiguously transferred to the listener, such as, but not limited to, understanding spoken speech, comprehension of raised or normal voices, or comprehension of musical rhythms.
Planned unit development	An area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational or industrial uses, or any combination of the foregoing, the plan for which is developed pursuant to Chapter 17.22 of the Town Code. Also referred to as a PUD.
Planning Commission	The Town of Firestone Planning Commission.
Planning Director	The person appointed by the Town Board as the director of the Planning Department.
Plat	A map or plan of property.
Plat application	The application form and all accompanying documents required for review of a subdivision plat.
Preliminary plat	A proposed subdivision map and any accompanying materials as required by Title 16 of the Firestone Town Code. Which provides sufficiently detailed information so that the applicant and the Town may reach preliminary agreement as to the form and content of the plat within the objectives of this Document.

Preschool	A day care and education center for seven or more children aged five years and under, licensed by the State of Colorado.
Primary manufacturing	Establishments engaged in the initial processing or treatment of raw material or manufacturing of products which require additional processing, fabrication or assembly for the ultimate use by the consumer.
Principal building	The primary structure located on a lot and designed for a use or occupancy which is the permitted primary use in the applicable land use districts or sub-district.
Principal use	The primary purpose or function that a parcel serves or is intended to serve.
Private drive	A private access to more than one lot, building or unit which will not be maintained by the Town or a quasi-public entity.
Private improvement	Any improvement required by this Document or as a part of the conditional approval of a subdivision which is provided by the developer and not maintained by the own or a quasi-public entity.
Production pits	Those pits used for initial settling, temporary storage, or disposal of produced water by permeation or evaporation after drilling and initial completion of the well.
Production site	That surface area immediately surrounding proposed or existing production pits or other accessory equipment necessary for oil and gas production activities, exclusive of transmission and gathering pipelines.
Professional office	The office of a person or persons engaged in any occupation, vocation, or calling, not purely commercial, mechanical, or agricultural in which a professed knowledge or skill in some department of science or learning is used by its practical application to the affairs of others. Either advising or guiding them in serving their interest or welfare through the practice of an act founded thereon.

Projecting sign	A sign affixed perpendicularly to a wall of a building or structure and extending horizontally twelve inches or more beyond the surface of the wall.
Proper notice	Notice given to the applicant or other interested party in accordance with applicable Town ordinances of this document.
Property line	The legally described boundary line that indicates the limits of a parcel, tract, lot or block for the purpose of delineating ownership and setback requirements.
Proportion	A visually balanced relationship between the parts of a building and the building as a whole.
Public building	Any building held, used or controlled exclusively for public purposes by any department or branch of government: state, county, municipality or special district, without reference to the ownership of the building or of the realty upon which it is situated.
Public hearing	A hearing held after public notice to allow interested persons to present their views before the Firestone Town Board or Firestone Planning Commission.
Public improvement	Any improvement required in connection with a subdivision, PUD or other development of land by the ordinances, rules and regulations of the Town for which the Town or a quasi-public agency, conditionally agrees to assume responsibility for maintenance and operation, or which may affect an improvement for which the Town, or a quasi-public agency, is already responsible. Such facilities include but are not limited to streets, parks, trails, drainage facilities, water and sewer facilities, gas electricity, telephone, cable television and other utility facilities.
Reach	A hydraulic engineering term to describe longitudinal segments of a stream or river. A reach will generally include the segment of the flood plain where flood heights are primarily controlled by man made or natural flood plain obstructions or restrictions. In an urban area, the segment of a stream or river between two consecutive bridge crossings would most likely be a reach.
Rear yard	See Firestone Town Code.

Recreation uses	Those uses defined in the Town Code.
Recreational vehicle	Means a vehicle which is (1) built on a single chassis; (2) 400 square feet or less when measured at the largest horizontal projections; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.
Regional Park	Regional parks serve a broader purpose than community parks and should be used to supplement community and neighborhood parks when the smaller parks are not adequate to serve the needs of the community. Focus is on meeting community based needs, as well as preserving unique landscapes and open spaces. Parkland with frontage on public streets is desirable.
Regional shopping center	A retail shopping area in excess of 30 acres (divided by no interior public streets) containing at least one major retail store of over 100,000 square feet of gross leasable area and additional retail area.
Registered engineer	An engineer currently licensed and registered in the State of Colorado.
Registered land surveyor	A land surveyor currently licensed and registered in the State of Colorado.
Relief	The visual and tactile roughness, differentiation and dept of a surface which results from various textures or materials or from contrast or blending of several elements, materials or colors.
Research, development, tenting (R&D)	Includes research, development and testing laboratories that do not involve the mass manufacture, fabrication, processing or sale of products. Such uses shall not violate any odor, dust, smoke, gas, noise, radiation, vibration or similar pollution standard as specified herein.
Reservoirs, raw water	Any water retention structure which requires a permit by the Colorado State Engineers office.
Restaurant	An establishment designed to cater to or accommodate the consumption of food which does not provide curbside or automobile food service.

Right-of-way	A strip of land for public purpose such as: utilities, roads, streets, pedestrian walkways, bicycle paths and alleys.
Roadway	See also street.
Roof pitch	The slope of the roof or the angle which is formed between the roof and the horizontal plane.
Roof sign	A sign erected above the highest point of the coping of a flat roof; or to the deck line of a mansard roof; or to the average height of a gable, pitched or hipped roof. Also any sign mounted on a pitched or sloping wall and extending higher than the lowest portion of the adjoining roof shall constitute a 'roof sign'.
Rural residential area	A platted and developed area existing of two or more single family dwellings with a density for the platted and developed area equal to or greater than one unit per five acres but not exceeding a density of two units per acre.
Sale or lease	Any immediate or future transfer of ownership or any possessory interest in real property whether by deed, contract, plat, map, other written instrument or by operation of law.
Sales and use tax	The tax paid by a consumer for using, storing, distributing or otherwise consuming tangible personal property or taxable services inside the Town.
Sanitarium	A health station, retreat, or an institution for the recuperation and treatment of persons suffering from physical or mental disorders.
Scale	The relationship of the apparent size or bulk of a building or parts of a building to the size of a human being.
Screening	A structure or landscaping that provides a visual barrier.
Secondary manufacturing	Establishments engaged in the manufacture of products for final utilization or consumption. This usually involves the secondary processing, fabrication, or assembly of semi-finished products from a primary manufacturing industry.

Setback	The horizontal distance from a property boundary, to the face of the building, excluding appendages, overhangs, and eaves.
Setback line	A line marking the minimum distance a building may be erected from a street, alley, or lot line.
Show or model homes	A completed housing unit located in a subdivision and used for the sole purpose of selling similar units within the same subdivision and used for this purpose only until all units within said area are sold.
Side yard	See Firestone Town Code.
Sign	Any advertisement, identification, announcements, direction or communication produced in whole or in part by the construction, erection, affixing or placing of a structure on any land or on any other structure or produced by painting on or posting or placing any printed, lettered, pictured, figured or colored material on any building, structure or surface.
Sign area	The sum total of all sign faces
Sign cabinet	The box frame in which a sign panel is placed.
Sign copy	The letters, numbers and/or graphics that convey information. Sign face means the area means the area of a sign on which information is placed.
Significant biological activity	Areas that are essential to the propagation or survival of a species including areas required for nesting, calving, breeding, raising of young or significant food or water sources for animals.
Slope	The inclination of a surface as determined by dividing the vertical change in distance by the horizontal change in distance.
Sound level meter	An instrument or apparatus capable of measuring sound pressure level when properly calibrated, and is of a Type 2 or better instrument as specified in the American National Standards Institute Publication S 1.4-1 97 1.

Sound pressure level	A measurement of sound that is calculated as, 20 times the logarithm to the base 10 of the ratio of the root mean square pressure of a sound to the reference pressure which is 20×10^{-6} Newtons per meter squared.
Special events sign	A temporary sign directing attention to an activity of limited duration. Examples include grand openings, special sales, community events or similar activities.
Special exception	A permitted use in specific districts with approval of the Board of Adjustment.
Stable (private)	A building for housing domestic animals when not conducted as a business.
Stable (public)	Building housing domestic use animals which are kept for remuneration, hire or sale,
Stacking space	Stacking space means an area for motor vehicles to line up in while waiting to go through a drive- through facility or designated passenger drop-off and/or pick-up area.
Storage capacity of a flood plain	The volume of space above an area of flood plain land that can be occupied by flood water of a given stage at a given time, regardless of whether the water is moving, storage capacity tends to reduce downstream flood peaks.

Street	<p>A public thoroughfare, avenue, road, boulevard, parkway, way, drive, lane, circle or private easement providing the primary means to access and egress from property abutting its length.</p> <p>Local street: See 15.04.020 (IJ)(5)</p> <p>Collector street: A street connecting a series of local streets to each other in such a manner that local traffic is collected and distributed to other collector or to arterial streets. Collector streets provide both land access service and local traffic movement within and between residential neighborhoods, commercial areas and industrial areas.</p> <p>Arterial street: A street designed to carry high volumes of traffic across and through the Town and which interconnects with and augments the regional thoroughfare system to provide service for trips of moderate length and to distribute travel topographic areas smaller than those of regional thoroughfares.</p> <p>Regional thoroughfares: Streets and highways primarily designed to serve major centers of activity within a metropolitan area, having high existing or projected traffic volumes and carrying a high proportion of the total urban travel within a minimum of mileage.</p>
Surrounding Property Owner	<p>The owner of the surface estate of any property adjoining or lying within 300 feet of the outer boundaries of a piece of property subject to an application under these Regulations, as such property is shown in the application.</p>
Streetscape	<p>The scene, taken as a whole, that may be observed along a street. It includes both natural and manmade elements.</p>
Structurally altered	<p>The making of a substantial change in the construction, identity and use of the present building.</p>
Structure	<p>Anything constructed or erected, the use of which requires a location on the ground, or attached to something having a location on the ground, excluding those specific structures defined as min-structures, or divisional structures.</p>
Sub-District	<p>A land use category within the RiD district.</p>
Substantial damage	<p>Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.</p>

Tank	Any container used in conjunction with the production or storage of petroleum and hydrocarbon substances, stored at or near atmospheric pressure.
Technical review committee	The committee established to review development proposals and subdivisions applications on behalf of the Town and comprised of representatives from various departments that have review responsibilities established by Town rules, regulations or ordinances.
Temporary directional sign	A freestanding sign giving direction to an open house, house for sale, garage sale, or a temporary business (as defined for the purposes of the sign regulations).
Temporary outdoor sale	Any sale made by a person, firm or corporation engaging in the temporary business of selling goods, wares or merchandise from a tent, truck, vending cart or other area outside of a permanent structure on property owned or leased by the person, firm or corporation. The temporary outdoor sales, except those conducted by charitable organizations must be secondary to or incidental to the principal permitted use or structure existing on the property, and not incompatible with the intent of the district. The outdoor sale of Christmas trees is exempt from this definition.
Tent	Any structure, enclosure, or shelter constructed of canvas or pliable material supported by any manner except by air or the contents it protects.
Throat of curb	That portion of the curb cut and measured across the narrowest section of the curb cut.
Town Code	The Town of Firestone Municipal Code.
Tract	A parcel platted in a subdivision which is set aside as a restricted tract unsuitable for development, or for a public or community-wide purpose may include a drainage area, storm water detention or retention areas, areas for signs, parks, open space, utilities, or land areas reserved for other public facilities. Except for restricted tracts, a tract is further defined as having been dedicated to the Town or a quasi-public agency, having an easement to the Town or a quasi-public agency, or as being owned by a homeowners' association for the subdivision in which the tract is coated.

Trail	A public pathway for the use of pedestrian, non-motorized bicycle, or equestrian uses officially designated on a subdivision plat of record, or the Town's, Comprehensive Plan.
Transient Merchant	See 5.40.020
Travel trailer	A vehicle standing on wheels which is used for recreational living or sleeping.
Treatment facilities	Any plant, equipment or other works used for the purpose of treating, separating or stabilizing any substance produced from a well.
TUP	"Temporary Use Permit"
Turnaround	The circular or T-shaped terminating end of a cul-de-sac which provides sufficient area for the turning of emergency vehicles, sanitation trucks, other service vehicles and automobiles.
Twinning	The drilling of a well adjacent to or near an existing well bore when the said existing well cannot be drilled to the objective depth and/or produced due to an engineering problem such as collapsed casing or formation damage.
Unreasonable noise	Any excessive or unusually loud sound or any sound which disturbs the peace and quiet of any neighborhood or which annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of any person or causes damage to property or business.
Urbanized area	An area determined by the Planning Commission to contain an average residential density equal to or greater than one dwelling unit per 2.5 acres or has an average of 60,000 square feet or greater of gross floor area devoted to non-residential structures.
Use	Any purpose for which a building or other structure or a tract of land may be designed, arranged, intended, maintained or occupied; or any activity, occupation, business or operation carried on or intended to be carried on in a building or other structure or in a tract of land.

Use by right	<p>A use which is permitted in any given zoning district or sub-district in the Town's zoning ordinance.</p> <p>Uses by right are not required to show need for their location.</p>
Use variance	<p>A variance authorizing the property to be used for a purpose prohibited by the ordinance, as distinguished from a variance in lot area, yard size, building height or other dimensional bulk requirements.</p>
Utility and public service uses	<p>Those uses defined herein.</p>
Vapor pressure	<p>The pressure measured in pounds per square inch, absolute, exerted by a volatile fluid as determined by the 'Standard Method of Test for Vapor or Pressure of Petroleum Products', Reid Method, ASTM D32355.</p>
Variance	<p>Deviations from the terms of the Town's zoning ordinance as will not be contrary to public interest and owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship.</p>
Vehicular sign	<p>A sign or business identification affixed to any vehicle, including but not limited to automobiles, trucks, tractors, trailers, wagons carts, manufactured homes and similar vehicles and their accessories.</p>
Vending carts	<p>Vending cart shall mean any box or container with wheels which is not propelled or moved by an engine. Trailers of any type are not vending carts.</p>
Wall sign	<p>Any sign attached parallel to but within 18 inches of a wall of a building. This definition includes individual letters, cabinet signs, signs attached to a mansard roof, or signs painted on the surface of a wall.</p>
Water surface elevation	<p>The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, where specified, of flood of various magnitudes and frequencies in the floodplains of coastal or riverine areas.</p>

Watercourse	A channel, natural depression, slough, artificial channel, gulch, arroyo, stream, creek, pond, reservoir or lake in which storm runoff and flood water flows either regularly or infrequently. This includes major drainage ways for carrying urban storm runoff.
Weed	<p>A. Any ground cover which is growing on a site and which is typically not installed for the purposes of landscaping; or</p> <p>B. which is not typically propagated by the horticultural or nursery trades; or</p> <p>C. which presents a particularly noxious visual, allergenic or growth characteristic.</p>
Weight sign	A freestanding sign which is designed to remain upright without having to penetrate, or e attached to, the ground.
Well	An oil and gas well or an injection well.
Well site	The surface area of a proposed or existing well or wells, and its pumping systems.
Window Signs	Any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, even, sale or service that is placed inside a window or upon the windowpanes or glass and is visible from the exterior of the window.
Yard	An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of the rear yard, the minimum horizontal distance between the lot line and the main building shall be used.