

## CHAPTER 1

### CITATION, PURPOSE, NATURE AND APPLICATION OF ZONING ORDINANCE

#### SECTION 1. CITATION

This Ordinance, in pursuance of the authority granted by the Legislature of the State of Oklahoma Title 11, O.S. Sections 43-101 through 43-109; 44-101, 44-102 and 44-104 through 44-110; 45-101 to 45-105 and any updates as authorized by the Oklahoma State Legislature after the date of this adoption shall be known as the "Zoning Ordinance of the City of Grove, Oklahoma" and may be cited as such.

#### SECTION 2. PURPOSE

The regulations contained herein are necessary to:

- A. Encourage the most appropriate uses of land;
- B. Maintain and stabilize the value of property;
- C. Reduce fire hazards and improve public safety and safeguard the public health;
- D. Decrease traffic congestion and its accompanying hazards;
- E. Prevent undue concentration of population;
- F. Create a comprehensive and stable patter of land uses upon which to plan for transportation, water supply, sewerage, schools, parks, public utilities and other facilities, and
- G. For the promotion of public health, safety, comfort, convenience and general welfare.

#### SECTION 3. NATURE AND APPLICATION

This Ordinance classifies and regulates the use of land, buildings and structures within the corporate limits of the City of Grove, State of Oklahoma. These regulations contained herein shall apply to all the areas within the city limits as indicated by the city limits and zoning map.

The regulations contained herein are necessary to promote the health, safety, convenience and general welfare of the inhabitants of the City of Grove by dividing the city into zones and regulating the:

- A. Use of the land;
- B. Use of buildings;
- C. Location of buildings;
- D. Height and number of stories allowed in buildings;
- E. Coverage of land allowed by buildings;
- F. Size of yards and open spaces; and
- G. Density of population.
- H. Regulating the coverage of the land by buildings;

Except as hereinafter otherwise provided, no land shall be used and no building, structure or improvements shall be made, erected, constructed, moved, altered, enlarged, or rebuilt which is designed, arranged, or intended to be used or maintained for any purpose or in any manner except in conformity with the regulations contained herein.

#### SECTION 4. MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. There may be other requirements, regulations, ordinances, deed restrictions or covenants that may apply.

SECTION 5. ZONING DISTRICTS

The City of Grove is hereby divided into zones as shown on the most current Zoning Map as approved by the City Council and filed with the City Clerk. The most current map shall be made a part of this Ordinance.

Zoning Districts shall be designated as follows:

AGRICULTURE DISTRICTS

A-1 Agriculture District

RESIDENTIAL DISTRICTS

RE-1 Residential District

R-1 Single Family Residential District

R-1S Single Family Residential District, Small

R-2 Two Family Residential District

R-3 Multiple Family Residential District

RMH Residential Manufactured Home Park District

LAKE FRONT RESORT DISTRICTS

LFR Lake Front Resort District

COMMERCIAL DISTRICTS

C-1 Convenience Commercial District

C-2 General Commercial District, Downtown

C-3 Highway Commercial and Commercial Recreational District

C-4 Limited Commercial District

INDUSTRIAL DISTRICTS

I-1 Light Industrial District

I-2 Heavy Industrial District

Specific district regulations are set forth in Chapters 3 and 4.

SECTION 6. INTERPRETATION OF WORDS AND TERMS

Unless otherwise stipulated or required, the following definitions shall be used in the interpretation and construction of the ordinance, and words used in the present tense include the future; shall include the plural, and the plural the singular; the word "building" shall mean as well the word "structure"; the word "used" shall include "arranged", "designed", "constructed", "altered", "converted", "rented", "leased", or "intended to be used", and the word "shall" is mandatory and not directory.

ABUTTING Directly adjacent or contiguous. Property separated by a street or alley is not abutting.

ACCESSORY USE A use, building or structure located on the same lot as the principal use building or structure that:

- a. Is subordinate in area, extent or purpose to, and serves a principal structure and use.
- b. Is customarily found as an incident to such principal structure of use.

- c. Contributes to the comfort, convenience or necessity of those occupying, working at or being serviced by such principal structure or use.
- d. Is, except as otherwise expressly authorized by the provisions of this Ordinance, located on the same zoning lot as such principal structure or use.
- e. Is under the same ownership or control as the principal structure or use.

ADULT DAY CARE Facilities that offer structured programs with stimulating social activities and health-related and rehabilitation services for the elderly who are physically or emotionally disabled and need a protective environment. The participant is usually brought to the care facility in the morning and leaves in the evening. The facility shall conform to the Assisted Living Federation of America (ALFA), United States Housing and Urban Development (HUD), Oklahoma Department of Human Services, and the Oklahoma State Department of Health regulations, as amended, and in accordance with such standards as may be promulgated.

AGRICULTURE The use of land for agricultural purposes including farming, pasturage, horticulture, and husbandry. Shall not include packing, treating or storing of products and shall not include the commercial feeding of garbage to swine or other animals.

AIRPORT OR LANDING FIELD A place where aircraft can land and take off that is usually equipped with hangars, facilities for aircraft refueling and repair, and various accommodations for passengers.

ALLEY A minor roadway right-of-way, dedicated to public use, not more than thirty (30) feet wide affording a secondary means of access to abutting property and not intended for general traffic circulation.

AMBULANCE SERVICE Provision of private (not operated by the City of Grove) emergency transportation which may include mobile medical care, and which may include storage and maintenance of vehicles.

AMUSEMENT, PARK (INDOOR) An amusement enterprise that is wholly enclosed within a building which is treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property line, and that provides activities, services and/or instruction for the entertainment of customers or members. Uses may include, but are not limited to, the following: bowling alley, ice skating rink, martial arts club, racquetball/handball club, indoor tennis courts/club, indoor swimming pool or scuba diving facility, and other similar types of uses.

AMUSEMENT, PARK (OUTDOOR) An amusement enterprise offering entertainment and/or games of skill to the general public for a fee including, but not limited to, a golf driving range, archery range, miniature golf course, batting cages, go-cart tracks, ice skating rink, and other similar types of uses.

ANIMAL BOARDING FACILITY An establishment where meals and/or lodging are provided on a temporary basis for domesticated animals.

ANIMAL CLINIC/HOSPITAL An establishment where animals and pets are admitted for examination and medical treatment.

ANIMAL GROOMING FACILITY An establishment which provides the service of grooming (cleaning and/or maintain the appearance of) domesticated animals.

ANTIQUÉ SHOP A retail establishment engaged in the selling of works of art, furniture and/or other artifacts of an earlier period, with all sales and storage occurring inside a building.

APPLIANCE SALES AND SERVICES A retail store that sells and makes repairs to appliances that are customarily used in the home including, but not limited to, washing and drying machines, refrigerators, dishwashers, trash compactors, ovens and ranges, countertop kitchen appliances, vacuum cleaners, etc., but not including appliances/equipment which have internal combustion engines.

ART GALLERY/STUDIO An institution for the collection, display and/or distribution of objects of art or science, and which is typically sponsored by a public or quasi-public agency and generally open to the public.

ART SUPPLIES AND HOBBY SHOP A retail store that sells supplies for the creation of arts and crafts.

ASSISTED LIVING FACILITY A facility that offers a special combination of housing, personalized supportive services and health care designed to meet the needs -- both scheduled and unscheduled - - of those who need help with activities of daily living. Services provided in Assisted Living residences usually include:

- a. Three meals a day served in a common dining area
- b. Housekeeping services
- c. Transportation
- d. Assistance with eating, bathing, dressing, toileting and walking
- e. Access to health and medical services
- f. 24-hour security and staff availability
- g. Emergency call systems for each resident's unit
- h. Health promotion and exercise programs
- i. Medication management
- j. Personal laundry services
- k. Social and recreational activities

The facility shall conform to the Assisted Living Federation of America (ALFA), United States Housing and Urban Development (HUD), Oklahoma Department of Human Services, and the Oklahoma State Department of Health regulations, as amended, and in accordance with such standards as may be promulgated.

AUTOMOBILE A self-propelled mechanical vehicle designed for use on streets and highways for the conveyance of goods and people including but not limited to the following: passenger cars, light duty trucks and sport utility vehicles, vans and mini-vans, motor scooters and motorcycles.

AUTOMOBILE BODY WORK/PAINT Providing body work and repairs including painting to damaged automobiles and light trucks.

AUTOMOBILE PARTS SALES AND SERVICES The use of any building or other premises for the primary inside display and sale of new or used parts/accessories for automobiles, panel trucks or vans, trailers, or recreation vehicles. The installation of parts and accessories may be part of the service provided.

AUTOMOBILE RENTAL Renting automobiles and light trucks.

AUTOMOBILE REPAIR SERVICES A building or premises used for the retail dispensing or sales of gasoline and/or fuel, lubricants, oil, grease, batteries, tires and automobile accessories, in addition, major or minor automobile repair services except heavy load vehicles and shall not include painting.

AUTOMOBILE SALES Retail sales of new or used automobiles or light load vehicles, including, as a minor part of the business, the service or repairs of new or used vehicles.

AUTOMOBILE SALVAGE A place where inoperable vehicles, waste, discarded or salvage materials are bought, sold, exchanged, bailed, packed, disassembled or handled, including all wrecking yards, house wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed building, and not including pawn shops and establishments for the sale, purchase, or storage of used furniture and household equipment, used cars in operable condition, or salvage material incidental to manufacturing operations.

AUTO STORAGE/AUCTION The storage or impoundment of operable automobiles for the purpose of holding such vehicles for auction, distribution and/or storage. This definition shall not include the storage of wrecked or inoperable vehicles.

AUTOMOBILE WASH, ATTENDED The owner of the vehicle does not actually wash the vehicle. Instead, he either leaves the vehicle and comes back to retrieve it later, or he waits in a designated area while employees of the car wash facility vacuum, wash, dry, wax and/or detail the vehicle for a fee.

AUTOMOBILE WASH, UNATTENDED The owner of the vehicle causes the vehicle to become washed. One type of unattended car wash facility utilizes automated self-service (drive-through/rollover) wash bays and apparatus in which the vehicle owner inserts money or tokens into a machine, drives the vehicle into the wash bay, and waits in the vehicle while it is being washed. The other type of unattended facility is comprised of wand-type self-service (open) wash bays in which the vehicle owner drives the vehicle into the wash bay, gets out of the vehicle, and hand washes the vehicle with a wand-type apparatus by depositing coins or tokens into a machine.

AWNING/CANOPY Any structure providing overhead cover along any side of a building which: a) has a cover made of cloth or metal; b) has metal frames supporting the cover that attach to a building at one end and has vertical supports attached to the ground at the other end; c) and extends over a private or public sidewalk area, which may or may not be capable of being raised to a position flat against the building when not in use.

BAIT/TACKLE SHOP A retail business that sells fishing equipment and supplies including but not limited to hooks, lines, rods, reels, bait, nets, hunting gear, camping equipment, sporting goods and other similar products.

BAKERY, RETAIL A facility for the production and/or sale of baked goods to retail customers.

BAKERY, WHOLESALE A manufacturing facility for the production and distribution of baked goods and confectioneries to retail outlets.

BANKS/FINANCIAL INSTITUTIONS A building, property or activity, the principal use or purpose of which is the provision of financial services including, but not limited to, banks, facilities for automated teller machines ("ATMs"), credit unions, savings and loan institutions, and mortgage companies.

BARAny indoor area, open to the public, devoted to the sale and service of alcoholic beverages for on-premises consumption, and where the service of food is only incidental to the consumption of such beverages.

BARBER/BEAUTY SHOP An establishment where services such as hairdressing, facials, and manicures are provided; may include retail sales of beauty products.

BARN A structure intended for the purpose of storing farming and ranching related equipment and/or housing livestock.

BASE FLOOD The flood which has a one percent change of being equal to or exceeded in any given year (100-year flood).

BASEMENT OR CELLAR A story wholly or partly underground whose finished floor elevation is below mean lot elevation. For purposes of height measurement, a basement shall be counted as a story when more than one half (1/2) of its height is above the average level of the adjoining ground or when subdivided and used for commercial or dwelling purposes by other than a janitor employed on the premises.

BED AND BREAKFAST ESTABLISHMENT A commercial establishment with five (5) or less units for rent that provides a combination of overnight lodging, off-street parking, and breakfast for a fee. Any such establishment that has more than five (5) units for rent to guest shall be considered to be either a motel or hotel. Site plans to be provided of the proposed parking with no more than five parking spaces for guests in addition to other required parking spaces.

BILLARD/POOL HALL An establishment where people gather to play cue sports, such as pool, snooker or carom billiards, also darts, foosball and other games.

BLACKSMITH/WELDING SHOP An establishment creating objects from iron or steel by forging the metal by using tools to hammer, blend, cut and otherwise shape the metal in its non-liquid form. The metal is heated until it glows red or orange as part of the forging process. Items produced include wrought iron gates, grills, railings, light fixtures, furniture, sculpture, tools, agricultural implements, decorative items, etc.

BLOCK In describing the boundaries of a district the word "block" refers to the legal description. In all other cases the word "block" refers to the property abutting on one side of the street between two (2) intersection streets or a street and a railroad right-of-way or watercourse.

BOARD OF ADJUSTMENT A board which is appointed by the City Council, and which is authorized to make special exceptions to the Zoning Ordinance (i.e., variances), and to hear and decide any appeals

that allege error in an order, requirement, decision or determination made by an administrative official in the enforcement of the Zoning Ordinance. Also referred to as the "BOA."

BOARDING HOUSE Where meals or lodging are provided for persons other than the family or their relation excluding facilities for transient persons such as hotels, motels, inns and other such facilities.

BOOKSTORE A retail business that sells books and related items.

BOWLING ALLEY A building or enclosed area containing several lanes or alleys for the game of bowling. May include food, beverages, and other amusement type games.

BUILDING Any structure intended for shelter, occupancy, housing or enclosure for persons, animals or chattel. When separated by dividing walls without openings, each portion of such structure so separated shall be deemed a separate building.

BUILDING, ACCESSORY A subordinate building, enclosed by four walls and a roof, located on the same lot with the main building, occupied by, or devoted to, an accessory use. When an accessory building is attached to the main building in a substantial manner, as by a wall or roof, such accessory building shall be considered part of the main building. An accessory building shall not be erected unless a main building as defined herein already exists on the lot.

BUILDING, HEIGHT The vertical measurement of any building or structure on any parcel of land measured from the average elevation of the lot or parcel to the uppermost point of the structure or building.

BUILDING, INSTITUTIONAL Any building organized, established, used or intended to be used for the promotion of a public, religious, education, charitable, cultural, social, philanthropic activities normally operated on a non-profit basis.

BUILDING LINE A line established beyond which no part of a building shall project, except as otherwise provided by this ordinance.

BUILDING, MAIN OR PRIMARY A building in which the principal use of the lot on which it is situated is conducted. In a residential district any dwelling shall be deemed to be the main building on the lot on which it is situated.

BUILDING MATERIALSALES Retail sales of materials, tools, and/or hardware customarily used in the construction of buildings and other structures, including facilities for inside and outdoor storage of materials for retail sales.

BUILDING, NON-RESIDENTIAL Any building that is not designed for or used exclusively for residential purposes by one or more persons. Cabins, boarding rooms/homes, motel, hotel, or facilities providing in-patient health services to individuals such as hospitals, convalescent, rest or nursing homes are considered non-residential buildings.

BUILDING, PUBLIC Any building which is owned, leased, primarily used and/or occupied by any subdivision or agency of the following: the State of Oklahoma, the United States, local government or other public utility.

BUILDING SITE - See "Lot" definition.

BULLETIN BOARD Any board or sign erected for announcement purposes.

BULK FUEL SALES Wholesale sales of gasoline, diesel and other similar products in individual transactions which exceed the size of a truckload, normally more than 200L which is stored in bulk fuel tank, either above or underground.

BUS STATION OR TERMINAL - Any premises for the transient housing and/or parking of motor-driven buses and the loading and unloading of passengers.

CABIN: A small stick-built structure located in a Resort and designed to provide Temporary Lodging to guests for an established rate or fee. The structure shall be built in compliance with city code.

CARPORT A structure that is open on a minimum of two sides and designed or used to shelter vehicles. Also called "covered parking area."

CATERING ESTABLISHMENTA commercial business preparing and providing food and beverage for off-premise consumption for organizational meetings, private and public social affairs and events.

CEMETERY, HUMANLand used or intended to be used for the burial of deceased humans and dedicated for cemetery purposes, including columbarium, crematories, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

CEMETERY, ANIMAL Same as cemetery except only for the burial of deceased animals.

CERTIFICATE OF OCCUPANCY An official certificate issued by the City which indicates conformance with the zoning regulations and building codes and which authorizes legal use of the premises for which it is issued.

CHILD CARE FACILITY, COMMERCIALAny non-residential facility licensed by the State of Oklahoma which receives five or more children under the age of sixteen (16) years, for care apart from their natural parents, legal guardians or custodians, and received for regular periods of time for compensation; provided, however this definition shall not include public and private schools, organized, operated or approved under the laws of this state, custody of children fixed by a court, children related by blood or marriage within the third degree to the custodial person, or to churches or other religious or public institutions caring for children within their institutional buildings while their parents or legal guardians are attending services or meetings or classes and other church activities. A facility that conforms to the State of Oklahoma Department of Human Services regulations as amended, and in accordance with such standards as may be promulgated by the Oklahoma Department of Health.



CHILD CARE FACILITY, RESIDENTIAL A residential facility where children live together with, or are supervised by, adults other than their parents or relatives. A facility that conforms to the State of Oklahoma Department of Human Services regulations as amended, and in accordance with such standards as may be promulgated by the Oklahoma Department of Health.

CHILD CARE HOME, FAMILY A family home which provides care and protection for seven or fewer children for part of the 24-hour day. The total number of children in a Family Child Care Home includes children under five years of age who live in the home and are present in the home while children are in care, foster children twelve years of age and younger who live in the home and are present in the home while children are in care and the children of any substitute or assistant caregiver. A facility that conforms to the State of Oklahoma Department of Human Services regulations as amended, and in accordance with such standards as may be promulgated by the Oklahoma Department of Health.

CHILD CARE HOME, LARGE A residential family home that provides care for and supervision for eight to twelve children for part of a 24-hour day. The total number of children in a Large Family Child Care Home includes children under five years of age who live in the home and are present in the home while children are in care, foster children twelve years of age and younger who live in the home and are present in the home while children are in care; and the children of any substitute or assistant caregiver. This facility shall conform to the Human Resources Code of the State of Oklahoma, as amended, and in accordance with such standards as may be promulgated by the Oklahoma Department of Human Services.

CHILDREN'S SHELTER Means a public or private residential program that provides care and supervision for children usually not exceeding 30 days. A facility that conforms to the State of Oklahoma Department of Human Services regulations as amended, and in accordance with such standards as may be promulgated by the Oklahoma Department of Health.

CHURCH, PLACE OF WORSHIP A building for regular assembly for religious worship which is used primarily and designed for such purpose and those accessory activities which are customarily associated therewith, and the place of residence for ministers, priests, nuns or rabbis on the premises (tax exempt as defined by State law). For the purposes of this ordinance, Bible study and other similar activities, which occur in a person's primary residence, shall not apply to this definition.

CITY BUILDING INSPECTORThe inspector or administrative official charged with responsibility for issuing permits and enforcing the Building Codes of the City of Grove.

CITY CODE ENFORCEMENT OFFICER The official charged with responsibility of enforcing Zoning and City Code Ordinances of the City of Grove.

CITY ENGINEER The city engineers or engineering firm designated by the City of Grove, Oklahoma.

CITY OF GROVE The City of Grove, Oklahoma; sometimes referred to as the "City".

CIVIC CENTER A building or complex of buildings that house municipal offices and services, and which may include cultural, recreational, athletic, food service, convention and/or entertainment facilities owned and/or operated by a municipality.

CIVIC ORGANIZATION FACILITY An office and/or meeting facility for an organization that operates on a not-for-profit membership basis, which promotes the city and area where it is located. The organization may provide cultural, recreational, tourism and convention services including accessory uses, such as recreational facilities and banquet facilities.

CLOTHING/ APPAREL STORE A retail business that sells clothes and accessories directly to customers.

CLUB A nonprofit association of persons who are bona fide members, paying regular dues, and organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

COMMUNICATION TOWER Any exterior structure, whether freestanding or mounted to a building or structure, that facilitates the broadcast transmission or reception of commercial radio, telephone, wireless communications or television communication signals. A communications tower shall not include facilities used solely by "ham" radio operators.

COMMUNITY CENTER A building or complex of buildings that house municipal offices and services, and which may include cultural, recreational, athletic, food service and/or entertainment facilities owned and/or operated by a municipality.

COMPREHENSIVE PLAN Document adopted by the City that consists of graphic and textual policies which govern the future development of the City, and which consists of various components governing specific geographic areas and functions and services of the City.

CONCRETE OR ASPHALT PLANT (PERMANENT) A permanent manufacturing facility to produce concrete or asphalt.

CONCRETE OR ASPHALT PLANT (TEMPORARY) A temporary manufacturing facility to produce concrete or asphalt during construction of a project, and to be removed when the project is completed.

CONVENIENCE STORE Retail establishment selling food for off-premises consumption and a limited selection of groceries and sundries (and possibly gasoline, if pumps are provided). Does not include or offer any automobile repair services.

COPY/PRINTING SHOP An establishment, which reproduces in printed form, individual orders from a business, profession, service, industry or government organization and occupies less than 4,000 square feet. Does not include binding and printing plants.

COUNCIL The City Council of Grove, Oklahoma, includes the use of the words council, city commission, and board of commissioners.

COUNTRY CLUB (PRIVATE) A land area and buildings, which may include a golf course, clubhouse, dining room, swimming pool, tennis courts and similar recreational or service uses available only to members and their guests.

COUNTRY CLUB (PUBLIC) A land area and buildings, which may include a golf course, clubhouse, dining room, swimming pool, tennis courts and similar recreation or service uses available to the public.

COVERAGE The lot area covered by all buildings located thereon, including the area covered by all overhanging roofs.

DENSITY The total number of residential buildings allowed upon a given tract of land usually expressed in total number of units per gross acres or net acre.

DETACHED Having no physical connection with any other building or structure.

DILAPIDATED STRUCTURE A structure as defined by the Oklahoma State Statutes, 11 O.S. (Supp. 2008) §22-112 C. 1., and, without limitation of the foregoing, shall be construed to include within its meaning a structure that through neglect or injury lacks necessary repairs or otherwise is in a state of decay or partial ruin to such an extent that the structure is a hazard to the health, safety, or welfare of the general public, as determined by the City of Grove Code Enforcement Officer or Building Inspector.

DISTRICT Any section of the city for which regulations governing the use of buildings and premises or the height and area of buildings are uniform.

DISTRIBUTION CENTER Building or facility used for the storage and distribution of wholesale items/products.

DWELLING A building, or portion thereof, which is designed and intended for habitation by one (1) family. "Dwelling" shall exclude hotels, motels, bed and breakfast establishments, boardinghouses and lodging-houses.

DWELLING, APARTMENT A building with multiple dwelling units that share a common entrance and are connected by an interior corridor. Each unit is intended to be a permanent residence for one family. Apartment dwellings typically don't have yard space but may include common areas like a courtyard.

DWELLING, DOWNTOWN Residential dwelling units located in the C-2 General Commercial District designed to be occupied by single family and multiple families living independently of one another, includes traditional apartments. "Downtown Dwelling" shall exclude hotels, motels, bed and breakfast establishments, boardinghouses and lodging-houses.

DWELLING, DUPLEX, TWO-FAMILY A dwelling designed to be occupied by two (2) families living independently of each other.

DWELLING, MANUFACTURED HOME A residential dwelling in one or more sections built in accordance with the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C., Section 5401 et seq. and rules promulgated pursuant thereto.

DWELLING, MOBILE HOME A residential dwelling fabricated in an off-site manufacturing facility, designed to be a permanent residence, but which is still transportable, that was built prior to the enacting of the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C., Section 5401 et seq.

DWELLING, MODULAR HOME A residential dwelling that is divided into multiple modules or sections, which are manufactured in a remote facility and delivered to the intended site of use. A Modular Home lacks axles and an automotive-type frame; they are transported on flatbed trucks or towed behind a semi-trailer on a frame similar to that of a trailer. The axles, tongue of the frame, and the frame used for towing purposes shall be removed and the house shall be set on a concrete foundation. The modules are assembled into a single residential building using either a crane or trucks. A Modular Home shall be built to local building codes and must meet local zoning regulations that pertain to traditional site constructed (“stick built”) homes.

DWELLING, MULTI-FAMILY Three or more dwelling units on a single lot designed to be occupied by three or more families living independently of one another, exclusive of hotels or motels. Includes three-family units (triplex) and four-family units (quadruplex), as well as traditional apartments.

DWELLING, SINGLE FAMILY A dwelling designed to be occupied by one (1) family. Travel trailers, housing mounted on self-propelled or drawn vehicles, tents, or other forms of temporary housing or portable housing are not included in this definition.

DWELLING, SINGLE FAMILY GARAGE APARTMENT A dwelling for one (1) family attached to or over a garage but not attached to the main residential structure.

DWELLING, TINY HOMES BUILT ON SITE A small dwelling 400 square feet or less in floor area excluding lofts, shall be built on site on a permanent foundation in accordance to the Tiny House Building Codes set-forth in the latest edition of Appendix Q Tiny Houses of the International Residential Code and any future amendments made thereto.

DWELLING, TINY HOMES ON WHEELS (THOW) means a dwelling that is constructed on a trailer and has been built to Recreational Vehicle (RV) standards. The dwelling is 400 sq. ft. or less in floor area excluding lofts and shall be considered an RV and registered as required by the State of Oklahoma. A manufactured home or mobile home shall not be considered a THOW.

DWELLING, SF TOWNHOUSE A dwelling which is joined to another dwelling at one or more sides by a party (i.e., shared) wall, which is designed for occupancy by one family, and which is located on a separate lot delineated by front, side and rear lot lines.

DWELLING, SF ZERO-LOT LINE PATIO A single-family dwelling on a separately platted lot which is designed such that one side yard is reduced to zero feet in order to maximize the width and usability of the other side yard, and which permits the construction of a detached single-family dwelling with one side (i.e., wall) of such dwelling placed on the side property line.

EASEMENT A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

EXCEPTION A variance from the requirements of this ordinance properly authorized by the Board of Adjustments.

EXHIBITION AREA An area or space either outside or within a building for the display of topic-specific goods or information.

EVENT CENTER A building or complex of buildings that provides events such as cultural, recreational, athletic, food service, social, convention and/or entertainment services including accessory uses, such as banquet facilities.

FAMILY A person living alone or two or more persons living together, related by blood or marriage, as a single housekeeping unit using a single facility for culinary purposes in a dwelling unit, as distinguished from a group occupying a boarding house, lodging house, motel, hotel, fraternity house, or sorority house.

FARMERS MARKET: A group of three or more farmers, growers or producers from the Craig, Delaware, Mayes or Ottawa County area that gather at one designated fixed site on a regularly scheduled basis to sell non-potentially hazardous farm food products and whole-shell eggs to the public.

FEED AND GRAIN STORE An establishment for the selling of corn, grain and other food stuffs for animals and livestock, and including implements and goods related to agricultural processes, but not including farm machinery.

FENCE A barrier or structure that encloses an area to provide privacy or security, to prevent escape or intrusion, and/or used to mark a boundary.

FENCE, TEMPORARY A portable barrier designed for temporary use that can be easily installed, moved or removed.

FLAMMABLE LIQUID Any liquid that has a flash point below 100 degrees F., and has a vapor pressure not exceeding 40 psi at 100 degrees F.

FLEA MARKET A building or outside area devoted to sales of new and used merchandise by independent vendors with individual stalls, tables or other spaces.

FLOOD PLAIN An area of land subject to inundation by a 100-year frequency flood as determined using standard engineering practices and generally as shown on the FIRM Flood Insurance Rate Map of the City of Grove.

FLOODWAY The channel of a river, stream, lake or other watercourse and adjacent land areas that must be kept free of encroachment and reserved in order to discharge the base flood without cumulatively increasing the water surfaces elevation more than one (1) foot.

FLOOR AREA, GROSS The sum of the gross horizontal areas of all of the floors of a building or buildings, measured from the exterior faces of exterior walls or from the centerline of walls separating two buildings, and including, but not limited to, the following spaces:

- a. Basements.
- b. Elevator shafts and stairwells at each floor.
- c. Floor space for mechanical equipment with structural headroom of seven feet.
- d. Penthouses.
- e. Attic space providing headroom of seven feet or more.
- f. Interior balconies, mezzanines and enclosed covered porches and enclosed steps.

- g. Accessory uses in enclosed covered space, but not including space used for off-street parking.

Excluding carports, residential garages, and breezeways.

FLOOR AREA, NET the total floor area within a building devoted to or intended to be devoted to a particular use, with structural headroom of seven feet or more, whether above or below the finished lot grade, excluding the following:

- a. Elevators, stairwells, hallways, walls and partitions.
- b. Floor space permanently devoted to a parking space, mechanical equipment, closet, washroom, or other item permanently preventing the floor space from being occupied by persons while engaged in the use.

FLOOR AREA RATIO The numerical value obtained by dividing the gross floor area of a building or buildings by the lot area on which such building or buildings are located.

FLORIST SHOP An establishment for the display and retail sale of flowers, small plants and accessories.

FLOWAGE EASEMENT Property that is owned by the Army Corp of Engineers and is the area located around Grand Lake that is normally between the 750' and 757' elevation; flowage easement may vary from location to location around the lake.

FOOD PROCESSING A manufacturing or light industrial use that primarily deals with the processing and packaging of food (such as dairy or grain) products that are intended for human consumption, but which are not typically sold in volume to end users on the premises. Incidental retail sales of food products (e.g., bread and baked goods, dairy products such as cheese, etc.) created and packaged on the premises may be allowed as accessory use.

FRATERNAL ORGANIZATION, LODGE, CIVIC CLUB, OR UNION An organized group having a restricted membership and specific purpose related to the welfare of the members such as Elks, Masons, Knights of Columbus, or a labor union.

FRONTAGE the distance for which property abuts one side of a street, road, highway or other public way measured along the dividing line between the public way and private property.

FUNERAL HOME A building used for the preparation of the deceased for burial and display of the deceased and rituals connected therewith before burial or cremation.

FURNITURE/APPLIANCE STORES This group includes retail stores selling new and/or used goods for furnishing the home including, but not limited to furniture, floor coverings, draperies, glass and chinaware, domestic stoves, refrigerators, and other household electrical and gas appliances.

FURNITURE REPAIR AND UPHOLSTERY SHOP A retail business that repairs, restores and reupholsters furniture.

FUTURE LAND USE PLAN The Future Land Use Plan of the City of Grove, County of Delaware, State of Oklahoma, as set-forth in the City of Grove Comprehensive Plan.

GARAGE, PRIVATE A detached accessory building, or a portion of the principal building used or intended for use by the occupants of the premises for storage of passenger vehicles, trucks or trailers.

GARDEN CENTER A facility, which is engaged in the selling of flowers, ornamental plants, shrubs, trees, seeds, garden and lawn supplies, and other materials used in planting and landscaping.

GENERAL RETAIL A retail store that sells several lines of primarily new merchandise including but not limited to dry goods, apparel and accessories, furniture and home furnishings, small wares, small appliances, hardware, and food. The stores included in this group are known as department stores, variety stores, general merchandise stores, general stores, etc. Retail stores not listed will fall under this category.

GOLF CART A battery or gas powered non-licensed three- or four-wheel vehicle used for transporting one or more people and their equipment around a golf course.

GOLF CART SALES AND SERVICES Retail sales of new or used golf carts and/or the service of new or used golf carts.

GOLF COURSE An area of twenty (20) acres or more improved with trees, greens, fairways, hazards, driving range, and which may include clubhouses.

GOLF COURSE, DRIVING RANGE A tract of land equipped with distance markers, clubs, balls and tees for practicing long golf shots, especially drives.

GOLF COURSE, MINATURE A novelty golf course game played with a putter on a miniature course usually having tunnels, bridges, sharp corners and other similar obstacles.

GROCERY STORE A retail business establishment that displays and sells foods and household supplies. GroceryStore may include candy, nut or confection stores, freezer/meat lockers, dairy product stores, bakeries and delicatessens.

GUEST Any person hiring or occupying a hotel room, motel room, bed and breakfast room, or similar room, for purposes of temporary sleeping or habitation purposes.

HABITABLE FLOOR any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor used for storage purposes only is not a habitable floor.

HARDWARE STORE A retail establishment where articles for the house and garden such as tools, nails and building supplies are sold.

HEALTH/FITNESS CLUB Includes, but is not limited to, an establishment which provides facilities and equipment (e.g., gymnasiums, weight rooms, swimming pools/spas, exercise apparatus, instruction/classes, etc.) which are intended to promote health, fitness, weight reduction and/or similar health-related activities. Such facilities may include such accessory uses as food service, sales of sundries and apparel, and childcare services, provided that such accessory uses are clearly

incidental to the primary use and are for the use of studio patrons only (i.e., not the general public). No outside signage may be used to advertise accessory uses.

HEATING/PLUMBING SALES AND SERVICES A retail establishment selling products and services for heating, air conditioning, ventilation and plumbing systems.

HEAVY/FARM EQUIPMENT Earth movers, backhoes, cranes, track hoes, road pavers, asphalt makers, steam rollers, tractors, combines, plows and other similar types of equipment and related materials.

HEAVY MACHINE SALES, RENTAL AND SERVICES A retail establishment used for the display, sale, rental or services of heavy machinery, tractors or similar machines, or a group of machines which function together as a unit.

HEIGHT The vertical measurement of any building or structure on any parcel of land measured from the average elevation of the lot or parcel to the uppermost point of the structure or building.

HEIGHT LIMIT The limit of height as imposed in this ordinance for any structure or building or permitted use within the zoning district it is located.

HIGHWAY CORRIDOR Commercially zoned lot or parcel of land located within the corporate limits of the City of Grove, which has frontage on any U.S. or State Highway.

HOME OCCUPATION Any occupation or profession which is carried on solely by the inhabitants residing at the dwelling which is clearly incidental and secondary to the primary use of the dwelling for dwelling purposes, which does not change the character of the dwelling in any manner; and is conducted entirely within the main dwelling.

HOSPITAL See Medical Facilities.

HOTEL/MOTEL A facility offering temporary lodging accommodation or guest rooms on a daily rate to the general public and providing additional services, such as restaurants, meeting rooms, housekeeping service and recreational facilities. A guest room shall be defined as a room designed for the overnight lodging of hotel guests for an established rate or fee, but not including trailer court or camp, hospital, asylum, orphanage, or building where persons are housed under a restraint.

INDUSTRIAL ASSEMBLY USE An industrial use engaged in the fabrication of finished, or partially finished, products from pre-made component parts produced off-site. Assembly use shall not engage in metal stamping, food processing, chemical processing or painting.

INDUSTRY Storage, repair, manufacture, preparation of treatment or any article, substance or any commodity for commercial sale.

INTERIOR DECORATING/DESIGN STORE A retail establishment providing the art of decorating a residential home or commercial business according to a clients personal preferences and styles.



KENNELS (INDOOR PENS) An establishment with indoor pens in which four (4) or more dogs or domesticated animals more than eight (8) weeks old or older are housed, groomed, bred, boarded, trained and/or sold for commercial purposes.

KENNELS (OUTDOOR PENS) An establishment with outdoor pens in which four (4) or more dogs or domesticated animals more than eight (8) weeks old or older are housed, groomed, bred, boarded, trained and/or sold for commercial purposes.

KIOSK A small, free-standing, one-story accessory structure having a maximum floor area of one hundred (100) square feet and used for retail purposes, such as automatic teller machines or the posting of temporary information and/or posters, notices and announcements. If a kiosk is to be occupied, it shall have a minimum floor area of 50 square feet.

KIOSK, RECYCLING A small-uninhabited structure (120 square feet maximum) or temporary container (e.g., "igloo" or dumpster-type container), which provides a self-service location for the depositing of recyclable materials such as aluminum cans (e.g., "can banks"), glass bottles, magazines/newspapers, metal or plastic containers, etc. Recyclables are picked up periodically from the site. This definition does not include large trailers or manned collection centers.

LABORATORY EQUIPMENT MANUFACTURING A facility that makes or produces equipment or products used for research or testing.

LABORATORY, SCIENTIFIC OR RESEARCH An establishment that engages in research, testing or evaluation of materials or products, but not medical-related.

LANDSCAPING Material such including but not limited to grass, ground covers, shrubs, vines, hedges, trees or palms, and non-living durable materials that are commonly used in landscaping such as, including but not limited to rocks, pebbles, sand, walls or fences, but excluding paving.

LAUNDROMAT, FULL-SERVICE A facility where attendants provide customers with laundry service including but not limited to washing, drying and/or dry clean clothing and other fabrics.

LAUNDROMAT, SELF-SERVICE A facility where patrons wash, dry and/or dry clean clothing and other fabrics in machines that are operated by the patron.

LIQUOR/RETAIL PACKAGING STORE: A retail business that offers for sale only alcoholic beverages in retail containers in the original package for off-premises consumption. Permitted to sell any item that may be purchased at a grocery store or convenience store, except for motor fuel, so long as the sale of items other than alcoholic beverages do not comprise more than twenty percent (20%) of the stores monthly sales.

LOADING DOCK/SPACE An off-street space or berth on the same lot as the building it serves, which allows, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

LOFT A floor level located more than 30 inches above the main floor, open to the main floor on one or more sides with a ceiling height of less than 6 feet 8 inches and used as a living or sleeping space.

LOT A platted parcel of land that is occupied or intended to be occupied by one main building (or a group of main buildings) and any accessory building(s), which includes such parking, landscaping and open space as are required by this Ordinance or other laws and/or ordinances, and also which has its principal frontage upon a public street.

LOT AREA The total area, measured on a horizontal plane, included within lot lines.

LOT, CORNER A lot, which has at least two (2) adjacent sides abutting a street.

LOT DEPTH The mean horizontal distance between the front and rear lot lines.

LOT, DOUBLE FRONTAGE A lot having frontage upon two (2) non-intersecting streets, as distinguished from a corner lot.

LOT, FRONTAGE - That dimension of a lot or portion of a lot abutting onto a street, excluding the side dimension of a corner lot.

LOT, INTERIOR A lot other than a corner lot.

LOT, WEDGE SHAPED A lot situated so that the front is either wider or narrower than the rear of the lot.

LOT LINE A line defining the boundaries of a lot.

LOT LINE, CORNER SIDE A lot line abutting a street that is not the front lot line.

LOT LINE, FRONT The narrower side of the lot abutting a public or private street. On a corner lot, the front lot line shall be the lot line abutting a street with the shortest dimension when establishing minimum setback lines.

LOT LINE, REAR A lot line opposite the front lot line and connecting the side lot lines. For triangular lots, the point opposite the front lot line shall be considered the rear lot line.

LOT LINE, SIDE Any lot lines not the front or rear lot line, which connect the front lot line to the rear lot line.

LOTS OF RECORD A separate and distinct parcel on a legally recorded plat filed in the records of Delaware County, State of Oklahoma.

LOT WIDTH The horizontal distance measured between side lot lines parallel to the front lot line, and measured from the point on the building line, which is closest to the front lot line.

MACHINERY RENTAL SHOP - A building or a portion of a building used for the display and rental of tools, machinery and instruments.

MAIL ORDER HOUSE A retail business that conducts business by receiving orders and shipping it merchandise through the mail and or home delivery.

MANUFACTURED HOME INSTALLER Any person, natural or corporate who meets the county, state and federal regulations to transport and/or set up manufactured homes or mobile homes.

MANUFACTURED HOME LOT OR SPACE A parcel of land located within a Residential Manufactured Home Park, which is designed for the accommodation of one Mobile Home or one Manufactured Home.

MANUFACTURED HOME PARK A parcel of land, located within a Residential Manufactured Home Park (RMH) zoned district, which is designed, platted, improved, or intended to be used for short or long-term occupancy by Mobile Homes, Manufactured Homes or Recreational Vehicles including camping and travel trailers. Spaces, Mobile Homes, Manufactured Homes or Recreational Vehicles may be rented or purchased. Facility may include a residence for the owner/manager of the premises, utility hook-ups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities.

MANUFACTURED HOME PARK RESIDENTIAL, NON-CONFORMING: An area of land located within Category 1-Responsible Growth or Category-2 Responsible Growth Area – Wetlands Inventory of the Lake Front Resort District (LFR) District and which was designed, platted, improved or being used for short or long-term occupancy by Mobile Homes, Manufactured Homes or Recreational Vehicles including travel and camping trailers prior to February 4, 2014.

MANUFACTURED HOME SALES The offering for sale or display of new and/or used manufactured housing units on a parcel of land but excluding the use of such facilities as dwellings either on a temporary or permanent basis.

MANUFACTURING, HEAVY The assembly, cleaning, fabrication, processing or preserving food, goods and other materials using processes that ordinarily have greater than average impacts on the environment, or that ordinarily have significant impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards, or that otherwise do not constitute "light manufacturing," or any use where the area occupied by outdoor storage of goods and materials used in the assembly, fabrication, or processing exceeds twenty five percent (25%) of the floor area of all buildings on the property. Heavy manufacturing generally includes cutting, processing and fabrication of large or bulky products, products made from extracted or raw materials, or products involving flammable or explosive materials and processes which require extensive floor areas or land areas for the fabrication and/or incidental storage of the products.

MANUFACTURING, LIGHT The assembly, fabrication, processing or preserving food, goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication or processing takes place. "Light Manufacturing" generally includes processing and fabrication of finished products predominantly from previously prepared materials and includes processes that do not require extensive floor area or land area.

MARINA: A dock or basin providing secure moorings for boats and other watercraft, often offering supplies, and other facilities.

MASONRY CONSTRUCTION A form of construction composed of brick, stone, decorative concrete block or tile, or other similar building units or materials (or combination of these materials) laid up unit by unit and set in mortar and shall exclude wall area devoted to doors and windows. As applicable to meeting the minimum requirements for the exterior construction of buildings within each zoning district, this term shall include the following materials:

- a. Hard fired brick kiln fired clay or slate material; severe weather grade; minimum thickness of three inches; may include concrete brick if it conforms to the same ASTM standards.
- b. Stone includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior building construction; may also include cast- or manufactured-stone product, provided that such product yields a highly textured, stone-like appearance.
- c. Decorative concrete block Highly textured finish, such as split face, indented, hammered, fluted, ribbed or similar architectural finish; coloration shall be integral to the masonry material and shall not be painted on.
- d. Concrete pre-cast or tilt-wall panels are only allowed if a highly textured, architectural finish; can be brick-like or stone-like in appearance; coloration shall be integral to the masonry material and shall not be painted on.
- e. Glass (windows) or Glass blocks or tiles of the type customarily used in exterior building construction; shall not be highly reflective or have a mirror-like finish.

MASSAGE ESTABLISHMENT Any place of business in which massage therapy is practiced by a massage therapist, as defined and licensed by State law. "Massage therapy", as a health care service, means the manipulation of soft tissue for therapeutic purposes. The term includes, but is not limited to, effleurage (stroking), petrissage (kneading), tapotement (percussion), compression, vibration, friction, nerve strokes, and Swedish gymnastics, either by hand or with mechanical or electrical apparatus for the purpose of body massage. Massage therapy may include the use of oil, salt glows, heat lamps, hot and cold packs, tub, shower or cabinet baths. Equivalent terms for "massage therapy" are massage, therapeutic massage. Massage and "therapeutic" do not include diagnosis, the treatment of illness or disease, or any service or procedure for which a license to practice medicine, chiropractic, physical therapy, or podiatry is required by law.

MAXIMUM COVERAGE THE maximum amount of land that may be covered by buildings on any lot.

MEAN LOT ELEVATION The average elevation of a lot.

MEAT MARKET A retail establishment where meat is sold, often by a butcher, also known as butcher's shops or meat stores. Does not include killing or processing of animals for meat.

MEDICAL FACILITIES

- a. Alcohol, Drug or Psychiatric Institution - An institution offering outpatient treatment to alcoholic, narcotic or psychiatric patients.
- b. Child Care Treatment Facility - A facility that cares for children under 24-hour medical care who have emotional, psychological, or mental disorders. A facility that conforms to the State of Oklahoma Department of Human Service regulations as amended, and in accordance with such standards as may be promulgated by the Oklahoma Department of Health.
- c. Community Home A place where not more than six (6) physically or mentally impaired or handicapped persons are provided room and board, as well as supervised care and rehabilitation by not more than two (2) persons as licensed by the Oklahoma Department of Mental Health and Mental Retardation (also the Oklahoma Statutes).
- d. Continuing Care Retirement Community (CCRC) A community that offers several levels of assistance, including independent living, assisted living and nursing home care. It is different from other housing and care facilities for seniors because it usually provides a written agreement or long-term contract between the resident (frequently lasting the term of the resident's lifetime) and the community which offers a continuum of housing, services and health care system, commonly all on one campus or site. The CCRC shall conform to the Assisted Living Federation of America (ALFA), United States Housing and Urban Development (HUD), Oklahoma Department of Human Services, and the Oklahoma State Department of Health regulations, as amended, and in accordance with such standards as may be promulgated.
- e. Dental Office or Doctors Office - Same as medical clinic.
- f. Hospital - An institution providing health services primarily for human inpatient medical or surgical care for the sick or injured and including related facilities such as laboratories, outpatient departments, training facilities, central services facilities, and staff offices which are an integral part of the facilities.
- g. Medical Clinic or Office - A facility or group of offices for one or more physicians for the examination and treatment of ill and afflicted human outpatients provided that patients are not kept overnight except under emergency conditions.
- h. Medical Laboratory- An indoor establishment that includes laboratories and/or experimental equipment for medical testing, prototype design and development, and product testing.
- i. Public Health Center - A facility primarily utilized by a health unit for providing public health services including related facilities such as laboratories, clinics and administrative offices operated in connection therewith.
- j. Rehabilitation Care Facility - A dwelling unit which provides residence and care to not more than nine (9) persons regardless of legal relationship who have demonstrated a tendency towards alcoholism, drug abuse, mental illness, or antisocial or criminal conduct living together with not more than two (2) supervisory personnel as a single housekeeping unit.
- k. Rehabilitation Care Institution- A facility which provides residence and care to ten (10) or more persons, regardless of legal relationship, who have demonstrated a tendency toward alcoholism, drug abuse, mental illness, or antisocial or criminal conduct together with supervisory personnel.

- l. Sanitarium - An institution providing health facilities for inpatient medical treatment or treatment and recuperation making use of natural therapeutic agents.
- m. Skilled Nursing Facility, Convalescent, Rest or Nursing Home – A residence providing primarily in-patient health care, personal care, or rehabilitative services over a long period of time to persons who are chronically ill, aged or disabled and who need ongoing health supervision but not hospitalization.
- n. Surgical Out-Patient Facility - An establishment offering any type of surgical procedures and related care which, in the opinion of the attending physician, can be performed safely without requiring inpatient overnight hospital care and exclusive of such surgical and related care as licensed physicians ordinarily may elect to perform in their private offices.

MEDICAL MARIJUANA CAREGIVER A person that has been issued a medical marijuana license pursuant to Title 63 O.S. §420A *et seq.*

MEDICAL MARIJUANA COMMERCIAL ESTABLISHMENT LICENSE A license issued to a Medical Marijuana Dispensary, Commercial Grower or Processor from the Oklahoma State Department of Health pursuant to Title 63 O.S. §420A *et seq.*

MEDICAL MARIJUANA DISPENSARY Any entity that is licensed by the Oklahoma State Department of Health pursuant to Title 63 O.S. §421A which allows the entity to purchase medical marijuana from a Commercial Grower or Processor and sell medical marijuana only to qualified patients and caregivers.

MEDICAL MARIJUANA GROWERS An entity that is licensed by the Oklahoma State Department of Health pursuant to Title 63 O.S. §421A, which allows the entity to grow, harvest and package medical marijuana for the purpose of selling medical marijuana to a dispensary, processor or researcher. Growers shall not sell directly to consumers.

MEDICAL MARIJUANA LABORATORY A medical marijuana testing laboratory that is licensed by the Oklahoma State Department of Health and Human Services pursuant to Title 63 O.S. §427.17v2, which allows the laboratory to accept samples of medical marijuana, medical marijuana concentrate or medical marijuana produces from a medical marijuana business, medical marijuana research facility or medical marijuana education facility for testing purposes only.

MEDICAL MARIJUANA FOR PERSONAL USE A Qualified Patients grows medical marijuana at its residence for personal use.

MEDICAL MARIJUANA PROCESSOR An entity that is licensed by the Oklahoma State Department of Health pursuant to Title 63 O.S. §423A, which allows the entity to purchase marijuana from a commercial grower, prepare, manufacture, package, sell to and deliver medical

marijuana products to a dispensary licensee or other processor licensee; and may process marijuana received from a qualified patient into a medical marijuana concentrate, for a fee.

MEDICAL MARIJUANA TRANSPORTER An individual or agent that is licensed by the Oklahoma State Department of Health pursuant to Title 63 O.S. §427.16 to transport marijuana to a licensed medical business, medical marijuana facility or medical marijuana education facility.

MEDICAL MARIJUANA QUALIFIED PATIENT A person that has been issued a medical marijuana license pursuant to Title 63 O.S. §420A *et seq.*

MONUMENT STONE RETAIL A retail establishment primarily engaged in buying or selling monuments and tombstones but performing no work on the stones other than lettering.

MOTOR FREIGHT COMPANY A company using trucks or other heavy load vehicles to transport goods, equipment and similar products. Includes companies that move residential or commercial belongings.

MUSIC RADIO, TELEVISION SALES AND REPAIR A retail business that sells and repairs radios, televisions and other similar items.

NET SITE AREA A parcel or parcels of land exclusive of rights-of-way, buildable areas and required yards.

NIGHT CLUB An establishment providing social and/or dining facilities, which may provide alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of the State of Oklahoma and ABLE Commission.

NIGHT CLUB, PRIVATE An establishment providing social and/or dining facilities to members and guests which may provide alcoholic beverage service, to an association of persons, and otherwise falling within the definition of, and permitted under the provisions of the State of Oklahoma and ABLE Commission.

NON-CONFORMING HEAVY/FARM EQUIPMENT: Any piece of heavy/farm equipment located within a *Residential Zoned District* prior to July 1, 2016.

NONCONFORMING STRUCTURE - Any structure which does not now conform to the regulations of the district in which it is located.

NONCONFORMING USE - Any use which do not now conform to the regulations of the district in which it is located.

NURSERY, PLANT An establishment, including a building, part of a building or open space, for the growth, and display of plants, shrubs, trees and other materials used for in indoor or outdoor planting. Does not include sales.

NURSING, CONVALESCENT OR REST HOME - See Medical Facility.

OCCUPANCY The use or intended use of the land or buildings by proprietors or tenants.

OFFICE PROFESSIONAL CENTER A building or complex of buildings used primarily for conducting the affairs of a business, profession, service, industry, government or similar entity, that may include ancillary services for office workers such as a coffee shop, newspaper stand, sundries shop, hair/nail salon, accounting, investment, architecture, engineering, legal, real estate, administrative, insurance, property management, personnel, travel, secretarial, telephone answering, and business offices of public utilities, organizations and associations, but excluding medical offices.

OFFICE WAREHOUSE An establishment with more than twenty-five percent (25%) of the total floor area devoted to storage and warehousing, but not generally accessible to the public.

OPEN SPACE Land within a lot that is not covered by buildings or pavement.

OUTDOOR SALES AND DISPLAY The use of open areas of the lot for sales or temporary display of finished products for sale to the consuming public.

OUTDOOR STORAGE The use of open areas of the lot for the storage of items used for non-retail or industrial trade, the permanent and/or continuous storage of merchandise inventory, and the storage of bulk materials such as sand, gravel, and other building materials. Outdoor storage shall also include contractor's yards and salvage or recycling areas. Also referred to as open storage.

PARK OR PLAYGROUND, PRIVATE A recreation facility, park or playground which is not owned by a public agency such as the City or School District, and which is operated for the exclusive use of private residents or neighborhood groups and their guests and not for use by the general public.

PARK OR PLAYGROUND, PUBLIC Publicly owned and operated parks, recreation areas, playgrounds, swimming pools and open spaces that are available for use by the general public without membership or affiliation. This land use shall include special event type uses such as rodeos, concerts, festivals and other special events requiring special event permits, as set forth in the City of Grove's Code of Ordinances.

PARK MODEL HOME: A small pre-manufactured unit located within a Resort or Recreational Vehicle Park that does not exceed 800 square feet when in set-up mode and is designed to provide Temporary Lodging to guests for an established rate or fee. Porches and decks are not included in the calculation of the square footage allowed. Park Model Homes are constructed under the American National Standard Institute (ANSI) standards. Some units may be built on a chassis or axles and equipped with a hitch. Recreational Vehicles, Trailer Houses, Mobile Homes and Manufactured Homes shall not be considered a Park Model Home. *(Added per Ordinance No. 693, 01/20/2015)*

PARKING GARAGE An off-street building on a hard surface area used for the parking of automobiles available to the public whether for fee, free or as an accommodation for clients or customers.

PARKING LOT A hard surfaced area divided into individual spaces intended for parking motor vehicles for a fee, free or as an accommodation for clients or customers.

PARKING LOT, PUBLIC A hard surfaced area owned or operated by the city upon which the public is allowed to park motor vehicles for a specified period of time.



PARKING, OFF STREET An open area, other than a street or other public way, used for the temporary parking of automobiles and available to the public whether for fee, free or as an accommodation for clients or customers.

PARKING SPACE A space with dimensions as defined herein, exclusive of access drives, aisles, ramps, and columns, for the temporary parking of one (1) vehicle under two-ton capacity.

PAWN SHOP An establishment where money is loaned on the security of personal property pledged in the keeping of the owners (pawnbroker). Retail sales of primarily used (i.e., pre-owned) items is also allowed, provided that the sale of such items complies with local, State and Federal regulations

PERMITTED USE The use of a structure, or a parcel of land allowed by the use regulations of the district in which it is located.

PET STORE A retail establishment offering small animals, fish and/or birds for sale as pets, where such creatures are housed within the building, and which may include the grooming of dogs, cats and similar animals.

PHARMACY A retail business that prepares and dispenses drugs and medicines.

PLANNED DEVELOPMENT DISTRICT Planned associations of uses developed as integral land use units, such as industrial parks or industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing, including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or by a combination of owners.

PLANNED UNIT DEVELOPMENT The planned unit development (PUD) overlay district which is a zoning district offering development of a unified design for housing, commercial, industrial and institutional uses in a combination of densities and varieties of functions; which, by design, would intend to hold one developer responsible for all improvements and construction. A PUD may include development, which departs from requirements of the applicable district regulations or other requirements of this Ordinance.

PLANNING AND ZONING COMMISSION A board which is appointed by the City Council as an advisory body, and which is authorized pursuant to state statutes to recommend changes in the zoning of property and other planning functions to the City Council. Also referred to as the "Commission."

PLAT A plan showing the subdivision of land, creating building lots or tracts, showing all essential dimensions and other information in compliance with the subdivision standards of the City of Grove, and which is approved by the City of Grove and recorded in the plat records of Delaware County.

PLAYFIELD (PUBLIC) An athletic field or stadium owned and operated by a public agency (e.g., City of Grove, the School District, etc.) for the general public including a baseball field, soccer field, golf course, football field or stadium which may be lighted for nighttime play.

PLAYFIELD OR STADIUM (PRIVATE) An athletic field or stadium owned and operated by an agency other than the City of Grove or the School District.

POOL, SWIMMING, COMMERCIAL A swimming pool with accessory facilities which is not part of the municipal or public recreational system, and which is not a private swimming club, but where the facilities are available for use by the general public for a fee.

POOL, SWIMMING, PUBLIC A swimming pool with accessory facilities, which is part of the municipal or public recreational system, and the facilities are available for use by the public for a fee.

POOL, SWIMMING, PRIVATE A swimming pool constructed for the exclusive use of the residents of a one-family, two-family or multiple-family dwelling and located, fenced and built in accordance with the City's Code of Ordinances. A private swimming pool shall not be operated as a business nor maintained in a manner to be hazardous or obnoxious to adjacent property owners.

PORCH A roofed area, attached to a building at the ground floor level or first floor level, which may either be fully enclosed with glass or screens or may be open except for railings and support columns.

PREMISES Land together with any buildings or structures situated thereon.

PRIMARY USE The principal or predominant use of any lot or building.

PRINTING AND BINDING PLANTS A light industrial facility that is used for printing, bookbinding and related storage and transshipment.

PRODUCE STAND A seasonal use for which the primary purpose and design is to sell fruit, nuts, vegetables and similar foods. No cooking or on-premises consumption of produce occurs on the site.

PROPANE SALES Retail sales of gaseous or liquid substances commonly used for household purposes such as propane and/or butane; does not include the storage, sale or distribution of other types of combustible substances or alternative fuels such as containerized natural gas, etc.

PUBLIC GARAGE OR PARKING Land or structure to be used as parking for the general public.

PUBLIC/PRIVATE UTILITY BUILDINGS Buildings or structures used in conjunction with the provision of public or private utilities which are not customarily used in conveying or transmitting service to individual lots.

PUBLIC VIEW Public view means areas that can be seen from any public street.

RECREATION CENTER A place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities.

RECREATIONAL VEHICLE (RV) A mobile living unit, which is typically used for temporary human occupancy away from the users' permanent place of residence. An RV may also be utilized as a permanent place of residence within districts that allow them to be used as such.

RECREATIONAL VEHICLE PARK An area or commercial campground designated for recreational vehicles including travel, camper trailers, Tiny Homes on Wheels (THOW) and cabins to reside, park, rent or lease on a short or long-term basis. Facility may include a residence for the owner/manager of the premises,

utility hook-ups, accessory structures, playgrounds and open space areas, fenced yard areas for pets, and other similar amenities.

RECREATIONAL VEHICLE SALES An establishment that sells, leases and/or rents new and/or used recreational vehicles, travel trailers, campers, boats/watercraft, and similar types of vehicles.

RESIDENCE Same as a dwelling; also, when used with district, an area of residential regulations.

RESIDENTIAL DISTRICT A District where the primary purpose is residential use.

RESORT: A place where people go to vacation. A resort may have various types of *Temporary Lodging* accommodations such as hotels, motels, guest rooms, park model homes and cabins designed for overnight lodging of guests for an established rate or fee. A resort may offer a designated area for *Temporary Recreational Vehicle parking*; the designated area shall not exceed more than ten (10) percent of the entire resort area. The resort may offer additional services, such as a registration office, restaurants, club houses, meeting rooms, golf course, swimming pools, ship stores, marinas, boat docks, boat ramps and other recreational facilities.

- RESORT - TEMPORARY LODGING: Limited overnight accommodation for guests at a resort. To avoid permanent residency at a Resort, guests' stay shall be limited to a maximum of fourteen (14) consecutive days. Guests who stay at the Resort for the maximum days allowed shall be required to vacate the Resort for a minimum of fourteen (14) days before their next overnight stay.
- RESORT - TEMPORARY RECREATIONAL VEHICLE PARKING: Limited overnight parking of Recreational Vehicles (RV) at a resort. To avoid permanent residency at a Resort, RV Parking shall be limited to a maximum of thirty (30) consecutive days. Guests parking their RV for the maximum days allowed shall be required to vacate the Resort for a minimum of fourteen (14) days before they are allowed to park their RV at the Resort.

RESTAURANT A building within which there is served a variety of prepared food for consumption primarily on the premises and where more than sixty percent (60%) of the gross volume is derived from the sale of foods served for consumption on the premises.

RESTAURANT, CARRY-OUT/DELIVERY An establishment which, by design of physical facilities or by service or packaging procedures, permits or encourages the purchase of prepared, ready-to-eat foods intended to be consumed off the premises.

RESTAURANT, DINE-IN An establishment whose principal business is to serve a variety of prepared food for consumption primarily on the premises.

RESTAURANT, DRIVE-IN SERVICE An eating establishment where food and/or drinks are primarily served to customers in motor vehicles, or where facilities are provided on the premises which encourage the serving and consumption of food in automobiles on or near the restaurant premises.

RESTAURANT, WITH DRIVE-THROUGH SERVICE An eating establishment where customers are primarily served at tables or are self-served, where food is consumed on the premises, and which may include a drive-through window(s).

RESTAURANT, FAST-FOOD An establishment whose principal business is the sale of food and beverages to the customer in 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 permits or encourages self-service, high-turnover dining.

RETAIL SALES or SERVICES Any establishment whose principal business is to sell retail items or provide retail services directly to consumers and is not otherwise defined in this chapter.

RETIREMENT COMMUNITY A residential complex containing multi-family or single-family dwellings that are specifically designed for and occupied by elderly persons under a Federal, State or local government program or it is occupied solely by persons who are 62 or older or, it houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older. The Retirement Community shall conform to the Assisted Living Federation of America (ALFA), United States Housing and Urban Development (HUD), Oklahoma Department of Human Services, and the Oklahoma State Department of Health regulations, as amended, and in accordance with such standards as may be promulgated.

RIGHT-OF-WAY Any land, property, or interest therein acquired for development of infrastructure which includes, but is not limited to, sidewalks, pathways, streets, highways, rail beds, pipelines, electric power lines and telephone lines.

ROLLER SKATING RINK A commercial facility where people can skate using roller skates or inline skates, can be indoor or outdoor, with hard-surface flooring such as concrete or hardwood.

SCHOOL, BUSINESS A for-profit business that offers instruction and training in a profession, service or art such as a secretarial or court reporting school, barber/beauty college or commercial art school, but not including commercial trade schools.

SCHOOL, NURSERY An institution or agency which advertises itself as a nursery school, or preschool, is licensed by the State of Oklahoma and emphasizes educational opportunities for more than six (6) children under the age of seven (7). A facility that conforms to the State of Oklahoma Department of Human Services regulations as amended, and in accordance with such standards as may be promulgated by the Oklahoma Department of Health.

SCHOOL, PRIVATE (PRIMARY OR SECONDARY) A school under the sponsorship of a private agency or corporation, other than a public or religious agency, which offers a curriculum that is generally equivalent to public elementary and/or secondary schools.

SCHOOL, PUBLIC OR PAROCHIAL A school under the sponsorship of a public or religious agency which provides elementary and/or secondary curriculum, but not including private business or commercial trade schools.

SCHOOL, VOCATIONAL A for-profit business that offers vocational instruction and training in trades such as welding, brick laying, machinery operation/repair, and similar trades, the courses of which are not generally transferable toward a bachelor's degree.

SCREENED Shielded, concealed, and effectively hidden from the view of a person standing at ground level on an abutting site, or outside the area or feature so screened, by a fence, wall, hedge, berm or similar architectural or landscape feature.

SEASONAL USES Seasonal uses include the sales of items such as Christmas trees, pumpkins, snow cones, fresh produce, and other items, which are typically only available at certain times of the year.

SENIOR CITIZEN Persons who are 55 years or older.

SENIOR HOUSING A residential complex containing multi-family or single-family dwellings that are specifically designed for and occupied by elderly persons under a Federal, State or local government program or it is occupied solely by persons who are 62 or older or, it houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older. The Senior Housing shall conform to the Assisted Living Federation of America (ALFA), United States Housing and Urban Development (HUD), Oklahoma Department of Human Services, and the Oklahoma State Department of Health regulations, as amended, and in accordance with such standards as may be promulgated.

SENIOR HOUSING, INDEPENDENT LIVINGIs a residential living setting for elderly or senior adults that may or may not provide hospitality or supportive services. Under this living arrangement, the senior adult leads an independent lifestyle that requires minimal or no extra assistance. Generally referred to as elderly housing in the government-subsidized environment, independent living also includes rental assisted or market rate apartments or cottages where residents usually have complete choice in whether to participate in a facility's services or programs. The Senior Housing shall conform to the Assisted Living Federation of America (ALFA), United States Housing and Urban Development (HUD), Oklahoma Department of Human Services, and the Oklahoma State Department of Health regulations, as amended, and in accordance with such standards as may be promulgated.

SETBACK The minimum distance back from a property line where buildings may be constructed, including front, rear and side yard setbacks.

SEXUALLY ORIENTED BUSINESS Any arcade, bookstore, novelty store, video store, cabaret, motel, theater, escort agency, nude model studio, sexual encounter center, or other business that, as one of its principal business purposes, offers for any form of consideration any entertainment, materials, or services that appeal to sexual interest or acts. Any business where more than ten percent (10%) of display space is used for sexually oriented materials shall be presumed to be a sexually oriented business. Any business is defined in the Oklahoma State Statutes as a Sexually Oriented Business.

SHIP STORE: A retail store often located near or at a Marina offering boating and watercraft supplies, clothing, food, souvenirs, etc.

SHIPPING CONTAINER HUBS a commercial development that provides temporary lodging for a fee or provides a variety of commercial businesses offering services and goods or a combination of both lodging and commercial businesses. The lodging and commercial business units shall be fabricated from shipping containers made from steel that were previously used to transport goods on trains, trucks and ships. Shipping containers are generally available in 10ft, 20ft, and 40ft.

SHOPPING CENTER A group of primarily retail and service commercial establishments that is planned, constructed and managed as a total entity, and which provides customer and employee parking on-site, unloading/delivery areas which are separated from customer access, and aesthetically appropriate design and protection from the elements.

SIGHT TRIANGLE The area within a triangle formed by measuring twenty-five feet (25') along the front and side lot lines of a corner lot formed by two (2) intersecting streets, from their point of intersection, and connecting the points so established to form a triangle on the area of the lot adjacent to the street intersection.

SIGN Any object, device, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business product, service, event, or location by any means including words, letters, figures, designs, symbols, fixtures, logos, colors, illumination, or projected images. Signs do not include the pennant, insignia, flag or emblem of any nation, organization of nations, state, city, or any religious organization.

SIGN, ATTACHED A sign attached to the building.

SIGN, BILLBOARD An off-premises sign or sign structure upon which advertising may be posted, painted or affixed and which is primarily designed for the rental or lease of said sign space for advertising not related to the use of the property upon which the sign is located.

SIGN, DISPLAY AREA The net geometrical area enclosed by the display surface of the sign, including the outer extremities of all letters, figures, delineations and characters; provided however, display surface area shall not include the structural supports for freestanding signs if said structural supports are not arranged to become a part of the attention attracting aspects of the sign; provided further, that all sides of a multi-faced sign shall be included in the computation of display surface area.

SIGN, IDENTIFICATION Any sign containing only the name and/or address of the dwelling/building occupant or of the dwelling/building, or of the dwelling/building owner or manager.

SIGN, ILLEGAL Any sign erected in violation of the terms of the City of Grove Zoning Ordinance.

SIGN, INFORMATIONAL Signs containing directions or information about public places owned or operated by federal, state or local governments or their agencies, publicly or privately owned natural phenomena, historic, cultural, educational and religious sites, and areas of natural scenic beauty of naturally suited for outdoor recreation, deemed to be in the interest of the traveling public.

SIGN, OFF-PREMISES Any sign, which directs attention to a profession or business, conducted, or to a commodity, service, activity or entertainment sold or offered upon the premises where such sign is located.

SIGN, PORTABLE Any sign which is not permanently attached to the ground, a structure, or any other sign, and which is mounted or designed for mounting on wheels, or which is mounted or designed for mounting on a self-propelled or towed vehicle. Such signs shall include, but not be limited to mobile advertising signs attached to a truck, chassis, detachable vehicle trailer, or other such mobile signs, but shall not include

signs painted or otherwise inscribed on a self-propelled vehicle or towed vehicle which identifies the product, service, or activity for which the vehicle is used.

SIGN, PROJECTING Any sign which is attached to a building or other structure and extends beyond the line of the building or structure or that portion of the building or structure to which it is attached.

SIGN, REAL ESTATE A sign pertaining to the lease, rental or sale of the premises upon which it is located.

SIGN, ROOF Any sign erected, constructed and maintained upon, or over, the roof of any building with the principal support on the roof structure. A sign, which is attached to a mansard roof and protrudes, wholly or partially, above the lowest point of the roof of the building or structure to which the mansard roof is attached shall be considered a roof sign.

SIGN, TEMPORARY Any sign intended to be displayed for a limited time including but not limited to the following:

- a. Construction – a temporary sign identifying individuals or companies involved in design, construction, wrecking, financing or development when placed upon the premises where work is under construction.
- b. Directional - any sign intended to be displayed off-premises for a limited time, providing directions to a Real Estate Open House, Auction or Estate Sale advertised by a Commercial Realtor or Auctioneer.
- c. Special Event – any sign intended to be displayed for a limited time, announcing, promoting, or advertising events or activities for city, civic, philanthropic, religious, educational, public, charitable, or other non-profit (per U.S. Code Title 26) organized groups.

SIGN, UNATTACHED Any sign supported by uprights, poles or braces and placed upon the ground and not attached to any building.

SIGN, WALL Any sign, which is placed against a building or other structure and attached to the exterior front, rear, or sidewall of any building or other structure, or painted on a wall of a building.

SIGN, WINDOW Any sign which is painted on, applied or attached to or located within three feet (3') of the interior of a window.

SITE PLAN An accurately scaled plan that illustrates the existing conditions on a land parcel and the details of a proposed development.

SMALL ENGINE REPAIR SHOP Facility used for the repair of lawn mowers, chain saws, lawn equipment, and othersmall engine equipment.

SPORTING GOODS STORE A commercial retail business selling sporting and recreational goods, including sportswear, sporting equipment and related general merchandise.

STABLE A building those houses and feeds livestock, especially horses, and is usually divided into stalls for individual animals. Stables can vary in size and design and can be made of a variety of materials.

STOCKBROKER A financial professional who buys and sells stocks and other securities for clients in exchange for a fee or commission. Also known as an investment advisor or registered representative.

STONE CUTTING SERVICE The art of working rough stone, solid stone or dimensional stone to make architectural, decorative or structural items.

STORY That portion of a building (above grade), other than a basement, that is included between the surface of any floor and the surface of the next floor above it or, if there is no floor above it, then the space between the floor and the ceiling above it. The average height for a story shall be defined as twelve feet (12'). The definition of a story does not include parapets, gables and other normal roof structures. In cases where the site has a significant slope, the number of stories (i.e., height) of a building shall be measured from a point representing the average slope from front to back (or side to side) of the building.

STORY, FIRST The lowest story or the ground story of any building, the floor of which is not more than twelve (12) inches below the average contact ground level at the exterior walls of the building; except that any story; provided that a basement or cellar used purely for recreational purposes shall not be deemed the first story.

STORY, HALFA space under a sloping roof which has the line of intersection of roof decking and wall face not more than three feet (3') above the top floor level, and in which space not more than two-thirds (2/3) of the floor area is finished off for use. A half-story containing an independent apartment or self-contained living quarters shall be counted as a full story.

STORY, MEZZANINE A story which covers one-third (1/3) or less of the story directly underneath it.

STREET A public right-of-way more than twenty (20) feet in width which provides a public means of access to abutting property and used primarily for vehicular circulation. The term street shall include avenue, drive, circle, road, parkway, boulevard, lane, place, highway, thoroughfare, and any other similar term.

STREET, ARTERIAL A public right-of-way that has a moderate to high traffic capacity. Carries large volumes of traffic between areas within the city. They are designed to carry traffic throughout the city and have intersections with collector and local streets.

STREET, COLLECTOR A public right-of-way that has a low or moderate capacity and tends to lead traffic from local streets to arterial streets.

STREET, INTERSECTION A street which adjoins another street at an angle whether it crosses the other.

STREET, MINOR Any street not designated as an arterial or collector street and intended primarily to provide access to residential areas.

STRUCTURAL ALTERATION Any change in the structural members of a building such as load-bearing walls, columns, beams, girders, partitions, or any substantial change in the roof or in the exterior walls.

STRUCTURE Anything constructed, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground (not including sidewalks, driveway and similar improved areas).



STUDIO, DANCE AND GYMNASTIC A building or portion of a building used as a place of work for a gymnast or dancer or for instructional classes in gymnastics or dance.

STUDIO, PHOTOGRAPHY A space where photographers use professional equipment and techniques to create images. Photographers use studios to take portraits, fashion and commercial photos, and filmmaker and videographers use them to create visuals.

STUDIO, RADIO AND TELEVISION A building or portion of a building used as a place for radio or television broadcasting.

STUDIO, TATTOO OR BODY PIERCING A building or portion of a building used for selling and/or applying tattoos (by injecting dyes/inks into the skin), and/or for piercing the skin with needles, jewelry or other paraphernalia, primarily for the purpose of ornamentation of the human body.

SUBSTANTIAL IMPROVEMENT Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started; or, if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term "substantial improvement" does not, however, include either any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to ensure safe living conditions; or any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.

TELEMARKETING CENTER An establishment, which solicits business or the purchase of goods and/or services by telephone only. No sales of goods or services to the public occur at or on the premises. No products are stored at or on the premises.

TEMPORARY Used or lasting for only a limited period; not permanent.

THEATER INDOOR A building or part of a building devoted to the showing of motion pictures, or for dramatic, musical or live performances.

THEATER, OUTDOOR An open lot with its appurtenant facilities devoted primarily to the showing of motion pictures or theatrical productions on a paid admission basis to patrons seated in automobiles.

TIRE DEALER A retail establishment engaged in the sale and/or installation of tires for vehicles.

TRACT A single individual parcel or lot.

TRAFFIC SIGNALING DEVICE A sign, device of mechanical contrivance, used for the control of motor vehicular and pedestrian movement.

TRANSPORTATION AND UTILITY FACILITIES Permanent facilities and structures operated by companies engaged in providing transportation and utility services including but not limited to railroad track rights-

of-way, sewage pumping stations, telephone exchanges, transit station turnarounds, water reservoirs and water pumping stations.

TRUCK STOPS A facility for the parking, refueling and/or minor repair of heavy load tractor-trailer trucks. These facilities may also include retail sales of food and/or other items, restaurant(s), restroom/showers facilities, and/or temporary sleeping quarters.

TRUCK TERMINAL - An area and building where cargo is stored and where trucks, including tractor and trailer units, load and unload cargo on a regular basis. May include facilities for the temporary storage of loads prior to shipment. Such a facility shall be designed to accommodate five (5) or more trucks.

USE The activity or activities conducted on a lot(s), building or structure.

USE, PRINCIPAL The primary use of any lot.

VACATION RENTAL HOME A property that is rented on a temporary/short-term basis, (less than thirty (30) consecutive days) to tenants for an established rate or fee. The property is fully furnished and is designed for residential use, such as a villa, apartment, duplex, cottage, condominium, patio home, townhome or single-family home.

VARIANCE To vary or adapt the strict application of any of the requirements hereunder in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, where such strict application would result in practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of the land or building involved, but in no other case. No variance shall be granted to permit in any district a use that is not a permitted use in such district.

WAREHOUSE/DISTRIBUTION A structure, or part thereof, or area used principally for the storage of goods and merchandise. Truck Terminals are not Warehouse/Distribution structures.

WAREHOUSE, MINI-STORAGE Small individual storage units for rent or lease, restricted solely to the storage of items. The conduct of sales, business or any other activity within the individual storage units, other than storage, shall be prohibited.

WAREHOUSE, RECREATIONAL VEHICLE AND/OR WATERCRAFT STORAGE: The storage of operable watercrafts and/or recreational vehicles including travel and camping trailers.  
(Exception: Watercraft, recreational vehicles including travel and camping trailers being stored by private individuals in compliance with Section 5-5.3 DESIGNATED LOCATION OF RECREATIONAL VEHICLES INCLUDING TRAVEL AND CAMPING TRAILERS, PARK MODEL HOMES AND WATER SPORT TRAILERS. of the Zoning Ordinances.

WAREHOUSE, STORAGE A building used primarily for the storage of goods and materials.

WATERCRAFT: Boats, jet skis, sea doos, and other types of motorized and non-motorized vehicles designed for use on the water.

WATERCRAFT REPAIR: Repair, diagnostic and maintenance services; watercraft washing and polishing, collision repair services including fiberglass repair, customizing; painting.

WATERCRAFT SALES/RENTING: Retail sales or renting of new/used boat watercraft and watercraft trailers, may include the service of new/used watercraft as a minor part of the business.

WATERCRAFT SALVAGE: The dismantling of watercraft, including the collection and storage of parts for resale and/or storage of inoperative watercrafts for future salvage or sale.

WATER DISCHARGE TREATMENT SYSTEM A plant that uses a process to remove contaminants from wastewater before it is released into the environment.

WATER PARK, PRIVATE OR PUBLIC A large indoor or outdoor area with swimming pools, water slides and similar attractions.

WATER TREATMENT SYSTEM A plant that uses a process that removes or reduces chemicals and microorganisms from water to make it safer to drink or improve its appearance.

WATER WITHDRAWAL SYSTEM A process that withdraws fresh water taken from the ground or surface water sources, either permanently or temporarily and conveyed to a place of use.

WELDING SHOP An industrial building where metal is joined together using heat to create a localized union. Welding is a process that involves heating, melting and mixing metals or plastics to create a joint with similar properties to the materials being joined.

WHOLESALE DISTRIBUTION The process of buying products in bulk from manufacturers and selling them in smaller quantities to retailers and other businesses. Wholesalers act as intermediaries between manufacturers and consumers.

WHOLESALE, DISTRIBUTION PETROLEUM A facility for the long-term storage and distribution of petroleum that may also involve wholesale sales, but not retail sales, of petroleum and petroleum-based products. No manufacturing or refining of petroleum or petroleum-based products occur on the premises, only storage and/or distribution functions.

WINERY WITH RETAIL SALE An establishment where wine is made and sold on site. The vineyard area, and the area used to manufacture, bottle, package and store wine on premises shall be less than sixty percent (60%) of the total area of the establishment. The establishment must be licensed by Oklahoma Alcoholic Beverage Laws Enforcement (ABLE) as a Winemaker.

WINERY WITHOUT RETAIL SALE A vineyard area used to grow fruit for the purpose of manufacturing, bottling, packaging and storing wine on the premises to be sold to wholesalers. The establishment must be licensed Oklahoma Alcoholic Beverage Laws Enforcement (ABLE) as a Winemaker.

YARD An open area on a lot situated between the principal building and the lot line that is unoccupied and unobstructed from the ground level to the sky, except as otherwise permitted in this Ordinance.

YARD, CORNER SIDE A side yard facing a public or private street extending from the front yard to the rear yard and from the corner side lot line to the face of the principal building.

YARD, FRONT A yard extending across the full width of the lot and situated between the front lot line and the face of the principal building.

YARD, REAR A yard extending across the full width of the lot and situated between the rear lot line and the face of the principal building.

YARD, SIDE A yard extending from the front yard to the rear yard and from the side lot line to the face of the principal building.

ZONING MAPThe official map(s) adopted by the City of Grove with all amendments; upon which the boundaries of the various zoning districts are drawn, and which is an integral part of the Zoning Ordinance.

ZONING DISTRICT A classification applied to any certain land area within the city stipulating the limitations and requirements of land usage and development.