

Exhibit A

Sec. 15.02.010. Definitions.

Child care, home based. Continuous care and supervision of ~~five or more qualifying~~ children in lieu of parental care, as per current state code.

Church. A building set apart primarily for the purpose of worship in which religious services are held and with which clergy ~~or a religious leader~~ is associated. ~~The~~ The main body of which is kept for that use and not put to any other use inconsistent with its primary purpose. ~~and which is~~ The building must qualify as tax exempt under ~~the law of the State of Utah~~ law.

Cinema, indoor. An enclosed building used primarily for the presentation of ~~motion pictures~~ a recorded film shown on a screen in a controlled environment for public entertainment.

Civic club Club. A building ~~or use, other than a church or school, operated by a nonprofit association or organization~~ for a social, fraternal, political, civic, or philanthropic purpose, ~~which may~~ May include a meeting hall ~~and with~~ cooking and dining facilities for a large groups, but shall not provide overnight lodging.

Community garden. ~~A piece of land that is cultivated by a group of people usually in individual plots. The gardeners are responsible for their own plots and the produce belongs to them.~~ A plot of land where a group of people collectively cultivate and maintain plants such as fruits, vegetables, and flowers, rather than a single individual or family.

Complete application. A submission, which includes all required information and supporting documents ~~requested~~ on the appropriate form, and full payment of all applicable fees.

Condominium. ~~A single unit within a building or structure that can be owned and conveyed separately from other units, together with the undivided interest in common with other units in the common areas and facilities of the building, structure, and property, where the unit is owned and conveyed separately from the underlying lot.~~ The ownership of a single unit in a multi-unit project or structure together with an undivided interest in common, in the common areas and facilities of the property.

Condominium project. A plan or project ~~for the development of~~ whereby two or more ~~condominiums~~ units, whether contained in existing or proposed apartments, commercial or industrial buildings or structures, ~~or otherwise~~, are separately offered or proposed to be offered for sale.

Conservation easement. An easement granted for the purpose of preserving, restoring, enhancing, protecting, or sustaining ~~designed to restore, enhance, protect, and sustain~~ the quality and quantity of ~~ecosystems and~~ natural resources, open space, wildlife habitat, or other ecological features.

Conservation subdivision. ~~The subdivision of land that results in the protection of land of conservation value (i.e. agricultural, natural, or historical resources).~~ A planned residential development that clusters homes on smaller lots to permanently protect a large portion (50% or more) of the land as undivided, common open space for recreation, agriculture, wildlife, or natural/historical resource preservation.

Construction services. ~~Commercial activity in the clearing, dredging, excavating, and grading of land and other activity associated with buildings, structures, or other types of real property such as bridges, dams, or roads.~~ Commercial activity involving physical and related activities required to build, renovate, or maintain structures and infrastructure.

Convenience goods sales and services. Stores or shops intended for retail sales of convenience goods or performance of convenience services. Goods and services regarded as convenience are those generally needed for daily home consumption and for which locations near residential neighborhoods are considered desirable.

Corporate, professional, business offices and financial institutions. ~~A centralized location where a company's management and staff work. Professional offices are the offices of licensed professionals and where business is conducted. Financial institutions handle financial transactions such as banks, credit unions, insurance and investment companies and mortgage and loan offices.~~ A formal commercial location where a company's management and staff conduct business operations.

Council. The duly elected members ~~Members~~ of the Kamas City Council ~~of Kamas~~.

Coverage. Lot area covered by a building or other impervious surfaces ~~such as~~ including, but not limited to parking areas, driveways or sidewalks.

Creamery. A building ~~specific to an Agri-tourism operation~~ where milk and cream are processed for the production of ~~milk~~ dairy products for the purpose of commercial sales.

Cultural, civic services. ~~A building primarily used for the public, nonprofit display of art, historic or cultural artifacts.~~

Development review committee. A committee comprised of the city planner, city engineer, building inspector, public works director, ~~etc.~~ and other designated officials to review specific types of development and ensure compliance with all land use regulations and requirements.

Disabled care. ~~Care for individuals with physical, mental, or emotional conditions lasting six months or more, who have difficulty doing activities such as dressing, bathing or getting around inside the home.~~ Assistance provided to individuals with physical, mental, or emotional conditions lasting six months or more, who experience difficulty performing activities of daily living, such as dressing, bathing, or moving within the home.

District. A ~~designated portion of the area~~ of Kamas City shown on ~~a~~ the official zoning map and ~~given a~~ assigned a specific zone classification ~~as set forth~~ in accordance with this ordinance.

Dry-cleaning establishment. An establishment for the cleaning or dyeing of fabrics ~~using~~ chemical solvents instead of water.

Dwelling, multi-family. A building arranged or designed to be occupied by ~~up to four families living independently of each other in separate, but attached dwellings.~~ two or more families living independently of each other in separate, but attached dwellings. Limited to four families.

Dwelling, single-family unit. one or more rooms in a dwelling designed and used for living and sleeping purposes, and having a kitchen and a bathroom. ~~Single family dwelling units include modular, manufactured and mobile homes that comply with applicable building codes.~~

Elderly care. A long-term care facility providing housing and assistance for ~~the~~ elderly individuals. The term does not include a health care facility.

Equine facility/public stables. ~~A facility created and maintained for the purpose of accommodating or training horses which may include commercial operations such as horse boarding, riding lessons, etc.~~ A facility established and maintained for the care, accommodation, or training of horses, which may include commercial activities such as horse boarding, riding lessons, or similar equine-related services.

Equipment rental, heavy. A facility for the rent or lease of vehicles or equipment ~~in excess of one ton~~ used in farming, construction, or other related services.

Equipment rental, light. ~~A facility for the rent or lease of tools and small equipment.~~

Exotic animals. Rare or unusual animals, or an animal, not commonly thought of as a pet, kept within a human household. Rodents, reptiles, and amphibians are considered exotic animals. Exotic animals entering Utah ~~shall~~ must be accompanied by an official certificate of veterinary inspection (health certificate).

Family. An individual; ~~or~~ two or more persons related by blood, marriage or adoption; or a group of ~~not~~ no more than four persons who are not related, ~~occupying~~ living together in the same dwelling unit on a continuous basis.

Farm animals/livestock. Animals other than household pets ~~or exotic animals~~, that may, where permitted, be kept and maintained on private property ~~(not to include exotic animals)~~.

Fence. A structure constructed for reasons of privacy, security, or aesthetics that is located in such a manner as to separate or divide areas, ~~including~~. Fences may include hedges and masonry walls and may or may not be sight obscuring or opaque.

Fence, electric. A fence wired with low voltage (12 volt max) electricity for the purpose of containment, security, or other approved uses.

Fence, razor. A fence with ~~razor coil, cable or tooth wire along certain portions~~ sharp blade-like edges made of metal wrapped around a high tensile wire core.

Final action. ~~The final vote or the approved, written decision on a matter.~~ The conclusive, definitive step such as a vote/decision that ends a process of resolving issues by a governing body marking the end of deliberation.

Final plat. ~~A recordable subdivision or plan.~~ A formal accurately surveyed map of a land division recorded in the county recorder's office.

Financial institutions. Establishments that engage in the handling of financial transactions such as banks, credit unions, insurance, and investment companies; and mortgage and loan offices.

Finished grade (Grade). The final elevation and contour of the ground surface after all construction and landscaping is complete.

Flood/Flooding. A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or run-off of surface waters from any source.

Floodplain or flood-prone area. Any land area susceptible to being inundated by water from any source (see definition of flooding).

Floor area, net leasable space. Gross floor area of a building excluding common hallways, mechanical and storage areas, and restrooms.

Fractional numbers or measurements. In determining compliance with any requirement, whenever a fraction of a number or a unit is one-half or greater more, and whenever a fraction of a number or unit resulting from a computation is one-half or greater more, said fraction shall be rounded up and considered as a whole number or a unit; where the fraction is less than one-half, said fraction shall not be included in determining requirements and the number shall be rounded down. This general definition is subject to the following exceptions:

1. **Specific regulations:** Whenever a requirement specifically provides for fractional numbers or measurements, such specific provision shall control.
2. **Minimum-standards requirements:** Whenever a requirement provides for a minimum number, size, measurement, or other standard, ~~a person may not avoid such minimum standard by rounding.~~ rounding shall not be used to reduce or avoid compliance with the minimum requirement.
3. **Computation of parking requirements:** When measurements determining the number of required parking spaces result in a fractional or partial parking space, the number of required spaces shall be rounded up to the next whole number.

Furniture sales, new and used. A retail store that sells furniture and related accessories.

Garage. An accessory building or portion of a main building for the parking or temporary storage of ~~automobiles~~ motor vehicles.

General plan. A comprehensive plan for Kamas City, prepared and adopted by the ~~p~~Planning Commission and ~~e~~City ~~e~~Council, pursuant to state law, and including land use planning and development goals, objectives and policies.

Grade. ~~The elevation of the existing surface of the land prior to commencement of construction of any improvements proposed or any previous site disturbance.~~

Grocery store. A grocery store is a retail store that primarily sells food and other related goods.

Gross acreage. The total area of the development, including all rights-of-way and other areas devoted to nonresidential or public uses.

Group facility home. ~~A profit or non-profit boarding home for the sheltered care of persons with special needs, which, in addition to providing food and shelter may also provide some combination of personal care, social, or counseling services, and transportation.~~ A residential setting where individuals live together in a home-like environment with supervision or support rather than independent living. It is usually licensed or certified and serves people who need assistance or supervision because of disability, age, or special care needs.

Hardware/lawn and garden store. An establishment that sells goods for home improvement, maintenance, and garden-related goods. ~~Including, but not limited to including,~~ fasteners, building materials, hand tools, power tools, keys, locks, hinges, chains, plumbing supplies, electrical supplies, cleaning products, housewares, tools, paints, ~~etc.~~ and related items.

Health care center (convalescent center). A publicly or privately operated facility, other than a hospital, intended for the long-term, in-patient care of human illness or infirmity, including the elderly and developmentally disabled, normally employing the services of skilled and licensed practitioners. A facility that provides medical, preventive, diagnostic, or therapeutic services to patients.

Heavy/farm equipment sales. The sale of vehicles **Vehicles** or equipment in excess of one ton used in farming, construction, or other related services.

Height, building. The vertical distance from center of access road or average natural grade of home site at the building wall to the highest point of the roof. Chimney, flagpoles, church towers and other similar structures not used for human occupancy may be allowed on a case by case basis with a conditional use permit.

Hospital. An institution designed for the diagnosis, treatment, and care of human illness or infirmity and providing health services, primarily for in-patients, and including as related facilities, laboratories, out-patient departments, training facilities, and staff offices. A licensed health care institution that provides medical and surgical care to patients, including diagnosis, treatment, continuous nursing services, and other related facilities, and that may admit patients for inpatient care. Offers 24 hour care.

Hotel/motel. A building designed for occupancy or occupied as a temporary abiding place of individuals who are lodged, with or without meals.

Household pets. Animals or birds ordinarily permitted in the house and kept for company or pleasure, but not including a sufficient number of dogs to constitute a kennel (maximum of three). The maximum number of household pets must not exceed three.

Inaction. An application is inactive and subject to denial on the basis of inactivity if any of the following occur, through the act or omission solely of the applicant and not the city:

1. More than six months have passed elapsed since a request for additional information was made by the city without a documented response from the applicant; ;
2. Upon notice the applicant is more than 60 days in default of the payment of any fee assessed by resolution, or has not paid the fee under protest; ;
3. The applicant has stated his/her intent to abandon the project; ;
4. The application appears to have been filed in bad faith for the purpose of attempting to vest rights prior to a zoning change, without actual intent to construct the project applied for; or
5. Any conditional use permit, if not put into effect within one year shall be null and void.

The applicant will need to submit a new application following the six months of inactivity.