

- 401.140 USE, CONDITIONAL - A use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified in the zoning ordinance and authorized by the Board of Adjustment.
(Ord. 443 - Dec. 96 Supp)
- 401.141 USE, PRINCIPAL PERMITTED - A use which is permitted outright in a district for which a zoning certificate may be issued by the Zoning Administrator in accordance with the provisions of this Ordinance. Any use not specifically included as a principal permitted use shall not be permitted within that district, however, this clause shall not apply to accessory and conditional uses as lawfully permitted in this ordinance.
- 401.142 VARIANCE - A modification or variation of the provisions ordinance, as applied to a specific piece of property, except that modification in the allowable uses within a district shall not be considered a variance.
- 401.143 YARD - An open space on the same zoning lot with a building or structure, which yard is unoccupied and unobstructed from its lowest level to the sky, except as otherwise permitted in General Regulations.
- 401.144 YARD, FRONT - A yard extending across the front of the lot between the side yard lines and lying between the front street line of the lot and the nearest line of the building.
- 401.145 YARD, REAR - An open space occupied except for accessory buildings on the same lot with a building between the rear lines of the building and the rear line of the lot, for the full width of the lot.
- 401.146 YARD, SIDE - An open, unoccupied space on the same lot with a building between the building and the side line of the lot and extending from the front lot line to the rear yard.
- 401.147 ZONING ADMINISTRATOR - The designated Zoning Administrator of the City of Baxter, Iowa or his authorized representative.
- 401.148 ZONING CERTIFICATE - A document issued by the Zoning Administrator authorizing buildings, structures, or uses consistent with the terms of this Ordinance and for the purpose of carrying out and the enforcement of its provisions.
- 401.149 ZONING DISTRICT - An area or areas within the limits of the Community for which the regulations and requirements governing use are uniform.
- 401.150 ZONING LOT - A plot of ground, made up of one (1) or more parcels of land,