

Some definitions are missing from this document, please refer to LCMC 18.40 for the full code text.

Chapter 18.40 DEFINITIONS

Sections:

18.40.010 Definitions.



Unless the context clearly requires otherwise, the definitions in this section shall apply to terms in this title. In addition to definitions provided below, there are chapter-specific or section-specific definitions in this title.

Abutting	“Abutting” shall mean adjoining with a common boundary line; except that where two or more lots adjoin only at a corner or corners, they shall not be considered as abutting unless the common property line between the two parcels measures not less than eight feet in a single direction.
Accent lighting or accent luminaire	“Accent lighting” or “accent luminaire” means any luminaire that emphasizes a particular object or draws attention to a particular area for aesthetic purposes.
Access, accessway	“Access” or “accessway” shall mean the place, means, or way by which pedestrians and vehicles shall have safe, adequate, and usable ingress and egress to a property or use, as required by this title.
Accessory structure, accessory use	“Accessory structure or use” shall mean a structure or use incidental and subordinate to the main use of the property, and which is located on the same lot with the main use. Private garages and carports are accessory buildings when not attached to the main building.
Addition (to an existing building)	“Addition (to an existing building)” means any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and roofed addition that is connected by a fire wall or is separated by independent perimeter load-bearing walls is considered to be new construction.

Border lots	“Border lots” are residential lots abutting the urban growth area boundary which may be larger in size than most urban lots to allow for a smoother transition to larger rural lots lying outside the boundary.
Boundary line adjustment	“Boundary line adjustment” means the adjustment of boundary lines that does not create any additional lot, tract, parcel, site or division, nor creates any lot, tract, parcel, site or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site.
Buffer area	“Buffer area” means a landscaped area intended to separate and partially obstruct the view of two adjacent land uses or properties from one another, or intended to reduce the impact of noise levels generated on one property from the surrounding properties and intended to enhance the level of safety and promote the aesthetic qualities of the area.
BUG rating or BUG	“BUG rating” or “BUG” means the Illuminating Engineering Society’s (IES) luminaire rating system that quantifies how well a luminaire controls backlight (B), uplight (U), and glare (G).
Buildable area	“Buildable area” means the space remaining after the minimum open space and yard setback requirements of this title have been complied with.
Buildable land	“Buildable land” means lands not constrained by critical areas and public rights-of-way.
Building	“Building” shall mean a combination of materials to form a structure that is adapted to a permanent or continued occupancy. It is a structure having a roof supported by columns or walls for the housing or enclosure of person, animals, or chattel.
Building coverage	“Building coverage” means that percentage of the total lot area of a lot which is covered by the principal and accessory building.
Building height	“Building height” shall mean the vertical distance from <u>grade plane to the average height of the highest roof surface. a point as determined in this section to the highest point of the coping of a flat</u>

	<p>roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hip roof. “Building height” does not include such accessory elements as utilities, rooftop mechanical equipment and enclosures for it, chimneys, church spires, water towers and accessory radio antennas.</p> <p>(1) Grade plane is a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet from the building, between the building and a point 6 feet from the building.</p> <p>(12) The base point shall be the elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade adjoining the building.</p> <p>(32) The base point shall be 10 feet above the lowest grade adjoining the building when the sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building is more than 10 feet above lowest grade.</p> <p>(43) The height of a steeped or terraced building shall be the height of any segment of the building.</p>
Building, nonconforming	<p>“Nonconforming building” means a legally existing building that fails to comply with this title (for height, number of stories, size, area, yards, location, or use) applicable to the district in which the building is located.</p>
Building permit	<p>“Building permit” means the document or certificate issued by the city of La Center that sanctions adherence to all applicable building and development regulations and gives permission to the applicant to proceed with the actions for which the permit was requested.</p>
Building setback line	<p>“Building setback line” shall mean a line parallel to the front lot line and passing through the most forward point or plane of the building closest to the front lot line.</p>