

2.0 DEFINITIONS

2.1 ACRONYMS:

BMP - Best Management Practices

DEEP - Department of Energy and Environmental Protection

RWA - Regional Water Authority

TOD – Transit Oriented Development

2.2 USE OF TERMS

For the purposes of these Regulations, the following terms, phrases, words, and their derivations shall have the meaning defined in this Section of these Regulations, unless otherwise clearly qualified by the context. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural.

The language used in these Regulations is integral to their meaning and interpretation. Those terms not defined in this section, or elsewhere in this document, shall be accorded their common accepted meanings (See Section 2.4). In the event of conflicts between these definitions and those of the Existing Local Codes, these Regulations shall take precedence.

Where in conflict, numerical metrics shall take precedence over graphic metrics.

2.3 SPECIFIC TERMS

In the interpretation and enforcement of these Regulations, certain words contained herein shall be interpreted as follows: a. The word “shall” is always mandatory. b. The word “should” is recommended. c. The word “may” is optional. d. The words “occupied” or “used” include the words “designed, arranged or intended to be occupied or used”. e. The words “zone”, “zoning district”, and “district” have the same meaning. f. The word “person” also includes a partnership, association, trust, corporation, or other legal entity. g. The word “lot” includes the words “plot” or “parcel”.

2.4 UNDEFINED TERMS

In the interpretation and enforcement of these Regulations, the Commission after consulting one or more

of the following shall interpret words not defined in this Article:

- A. The State Building Code, as amended;
- B. The Connecticut General Statutes, as amended;
- C. The Illustrated Book of Development Definitions (Rutgers University, Center for Urban Policy Research (Piscataway, NJ), as amended;
- D. Black’s Law Dictionary;
- E. A comprehensive general dictionary; and
- F. Woodbridge Town Ordinances.

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In these Regulations, words and terms are defined as follows:

ACCESS DRIVE. A driveway not to exceed a grade of 15% and adequate to accommodate the free passage of Fire and other Emergency apparatus providing access from an accepted or approved street to an existing or proposed building on any lot.

ACCESSORY BUILDING. Any structure on the same lot with and customarily incidental to and subordinate in extent in comparison to the principal permitted building on such lot except that any structure being used on a farm for a customary farm purpose shall not be limited in size or height.

ACCESSORY USE. The use of land, or of a building, or portion thereof, customarily incidental and subordinate to the principal use of the land or building and located on the same lot as the principal use.

ADULT DAY CARE FACILITY. An organized program, structured through individual plans of care, including but not limited to, both therapeutic and rehabilitative, which is provided in a congregate setting sixteen (16) hours or less during a twenty-four (24) hour calendar day.

AIRBnB, ONLINE HOSPITALITY SERVICE SUCH AS. An online marketplace and hospitality service, for people to lease or rent short-term

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lodging including vacation rentals, apartment rentals, homestays, hostel beds, or hotel rooms.

AMMUNITION. Any projectile or other device which is designed to or may readily be converted to be expelled from any gun or firearm.

ANTENNAE. Devices used to collect or transmit telecommunications or radio signals. Examples include Panels, Microwave Dishes, and Whips.

ARCADE. A private frontage conventional for retail use wherein the façade is a colonnade supporting habitable space that overlaps the sidewalk, while the façade at sidewalk level remains at the frontage line.

ARCHITECTURAL REVIEW BOARD. The Woodbridge Town Plan and Zoning Commission shall appoint an Advisory Committee to review applications for new construction and substantial reconstruction within the WVD. The Architectural Review Board shall be composed of 5 individuals whose members shall include at least one architect, landscape architect, or planner who is a member of the America Institute of Certified Planners.

AWNING. A roof-like cover that is temporary or portable in nature and that projects from the wall of a building for shielding a doorway or window from the elements and may be periodically retracted into the face of the building.

BASEMENT. A story partly underground having more than half of its interior height measured from floor to ceiling above the average finished grade of the ground adjoining the building.

BAY WINDOW. A generic term for all protruding window constructions, regardless of height.

BICYCLE RACK. A row of paired metal prongs, or other design, that supports multiple bicycles so that each may be left unattended.

BICYCLE STALL, SINGLE. A single unit of paired metal prongs, or other design, that supports a single

bicycle so that it may be left unattended.

BLOCK. The aggregate of private lots, passages, rear alleys, and rear lanes, circumscribed by public or private vehicular roadways.

BUILDING. An independent structure resting on its own foundations. Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any person, animal or material of any kind or nature. Where two or more buildings are connected by covered walkways or by structural features which are not roofed or provide shelter, housing, or enclosures of persons, animals, or material they shall be considered separate buildings.

BUILD-TO LINE. The line with which the exterior wall of a building is required to coincide. Front porches and handicapped ramps shall be exempt from build-to-line requirements.

BUFFER. Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate and/or screen one use or property from another to visually shield or block noise, lights, or other nuisances.

BUILDING, DETACHED. A building separated on all sides from adjacent buildings by open spaces from the ground up.

BUILDING AREA. The aggregate of the maximum outside horizontal cross section area of the main building on a lot, including porches arranged for or altered for use as living rooms, enclosed against the weather and part of the main building. Excluded are cornices, eaves, gutters, steps, open porches of one or more stories, balconies, and terraces.

BUILDING, HEIGHT. The vertical distance of a building measured from the average elevation of the finished grade adjacent to the exterior walls of the building to:

A. The highest point of the roof, including any parapet, for a FLAT ROOF

ADD IMAGE

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B. The top of the lower slope for a MANSARD ROOF

ADD IMAGE

C. The average height between the eaves and the ridge for a GABLE, HIP, GAMBREL, or OTHER ROOF TYPE

ADD IMAGE

When the finished ground level slopes away from an exterior wall, the vertical distance will be calculated based on the lowest points within the area between the building and the lot line or, when the lot line is more than ten feet from the building, between the building and a point ten-feet from the building.

BUILDING, PRIMARY. A building in which the primary use of the lot is conducted.

BUILDING, SECONDARY

CHILD DAY CARE CENTER. A structure or group of structures on a lot containing a facility licensed by the state of Connecticut as a child day care center as this term is defined in Section 19a-79-1(a) of the Public Health Code of the State of Connecticut, as it may have been amended from time to time.

CELLAR. A story having more than half of its interior height measured from floor to ceiling below the average finished grade of the ground adjoining the building.

CERTIFICATION. A signed, written approval by the Commission Chair or Secretary that a plan complies with the applicable requirements of these Regulations.

CO-LOCATED TELECOMMUNICATIONS FACILITY. Telecommunications Facilities which utilize existing towers, buildings, or other structures for the placement of Antennae and do not require construction of a new tower. Co-located Telecommunications Facility may include accessory structures such as cabinets and sheds for associated telecommunications equipment.

COMMISSION. The Town Plan and Zoning Com-

mission of the Town of Woodbridge.

COMMUNICATIONS TOWER. A structure that is intended to support equipment used to transmit and/or receive telecommunications signals. Examples include monopoles and lattice construction steel structures.

CONGREGATE COMMUNITY. A facility designed for occupancy by Elderly.

COUNTY SOIL + WATER CONSERVATION DISTRICT. The New Haven County Soil and Water Conservation District established under subsection (a) of Section 22a-315 of the General Statutes of the State of Connecticut.

CROSS-BLOCK PASSAGE. A minimum 8-foot-wide pedestrian access reserved between buildings.

DEVELOPMENT. Any man-made change to improved or unimproved real estate, including but not limited to the construction of buildings or structures; the construction of additions, alterations or substantial improvements to buildings or structures; the placement of buildings or structures; mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment; the storage, deposition, or extraction of materials; the installation, repair or removal of public or private sewage disposal systems or water supply facilities; or any use or extension of the use of land.

DISTURBED AREA. An area where vegetation, topsoil, or overburden is removed or upon which topsoil, spoil, underground development waste. An area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.

DWELLING UNIT. A dwelling unit is any building or portion thereof used or intended for use exclusively for residential occupancy by a family, as defined by CT State Statute.

DWELLING UNIT, ACCESSORY. A dwelling unit that has been added onto or created within a

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single-family house. An accessory dwelling unit has a separate kitchen, bathing and sleeping areas.

DWELLING, ONE FAMILY. A single detached building used or intended for use exclusively as residence for only one family.

DWELLING, TWO FAMILY. A single detached building containing two Dwelling Units.

ELDERLY. A person who is sixty-two (62) years of age or over.

EROSION. The detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

EXPRESSION LINE. A line prescribed at a certain level of a building for the major part of the width of façade, created by variation in material or by limited projection such as molding or balcony.

FACADE. The exterior walls of a building exposed to public view, or that wall viewed by persons not standing within the building.

FAMILY. One or more persons related by blood or marriage or legal adoption or a group of not more than four persons who are not so related, who are living together in a single dwelling unit and maintaining a common household.

FAMILY DAY CARE HOME. A facility within a one family dwelling unit in which care is provided for not more than six children, including the providers own children not in school full time, where the children are cared for not less than three nor more than twelve hours during a twenty-four-hour period and where care is given on a regularly recurring basis. During the regular school year, a maximum of three additional children who are in school full time, including the provider's children shall be permitted.

FARM. A tract of more than five (5) acres used for agricultural, dairy, orchard, or horticultural purposes, and including, without limitation, truck gardens, nurseries, pasturage, woodland, and other unimproved

land.

FLOOR AREA, GROSS FLOOR AREA AND BUSINESS FLOOR AREA. These terms used in connection with the minimum off-street parking requirements and the minimum off street loading requirements of **Section X.x** of these Regulations shall mean the aggregate of the inside horizontal areas of all useable floor space contained in the building, excluding common hallways and stairs, utility rooms, boiler rooms, lavatories, bathrooms, shower rooms and locker rooms.

FLOOR AREA, LIVABLE. The floor area of a residence adequately heated, lighted, and ventilated for human habitation. It shall include a finished basement, finished cellar, attic space and enclosed porch, but shall not include a garage space, an unfinished basement or cellar, a terrace, or an open porch or steps.

FRONTAGE. The side of a lot abutting on a street; the front lot line.

FRONTAGE, PRIVATE.

FRONTAGE, PRIMARY. The side of a lot abutting the most traveled street.

FRONTAGE, SECONDARY. The side(s) of a lot abutting the lesser traveled street(s).

GALLERY. A private frontage conventional for retail use where the façade is aligned close to the frontage line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk.

GARAGE, PRIVATE. Any accessory building used only for the parking or storage of not more than four (4) passenger automobiles, except that in place of one passenger automobile there may be substituted one commercial vehicle not exceeding one-ton capacity if used solely by one residing in said main building, and other usual and customary storage.

GARAGE, PUBLIC. A building of one or more stories used for the storage of and/or repair of mo-

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tor vehicles.

GOLF CLUB. An area of land, consisting of no less than 100 contiguous acres of land inclusive of land bisected by an improved road, laid out for golf with a series of 18 holes each including tee, fairway, and putting green and one or more natural or artificial hazards as well as swimming pool(s) and tennis facilities.

GRADING. Any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.

GROUP DAY CARE HOME. A facility within a one family dwelling unit in which is offered or provided a program of supplementary care to not less than seven (7) nor more than twelve (12) related or unrelated children on a regular basis for a part of the twenty-four hours in one or nor days in the week and licensed pursuant to Connecticut General Statutes Sec. 19a-80 and regulations adopted pursuant thereto.

GROSS RETAIL FLOOR AREA. The floor area or gross floor area, as herein before defined of a building used primarily for a retail store or stores.

GUN SHOP. Any establishment or portion of an establishment which sells guns, firearms or associated goods including ammunition and gun sights.

HEIGHT. The height of a building shall be measured from the mean level of the finished grade surrounding the building to a point midway between the highest and lowest points of the main roof; provided chimneys, spires, towers, elevator penthouses, tanks, and similar projections shall not be included in the height.

HEIGHT, TELECOMMUNICATIONS TOWER. The elevation of a co-located Telecommunications Facility or Communications Tower measured from ground level to the highest point on the structure, including antennae, lightning rods and such other equipment that may be fastened thereto.

INDOOR RECREATION FACILITY. An indoor sports facility providing space for swimming, tennis, badminton, racquetball, or squash.

INDUSTRIAL. See MANUFACTURING.

INSPECTION. The periodic review of soil erosion and sediment control measures shown on the certified plan or as may be required by other provisions adopted by the Commission.

LANDSCAPING. Grading, filling, planting, and improving of land to produce a desirable aesthetic effect.

LAYERS. A range of depth of a lot within which certain elements are permitted.

ADD DIAGRAM

LIGHTWELL. A private frontage type that is a below-grade entrance or recess designed to allow light into basements. (Syn: light court.)

LINER BUILDING. A building specifically designed to mask a parking lot, parking structure or a big box store from a frontage.

LIVING UNIT FOR THE ELDERLY. A room or rooms including a bathroom and kitchen meeting the requirements of Elderly persons. When used in conjunction with a "Congregate Community" it may also be referred to as a "Personal Care Living Unit", an "Assisted Personal Care Living Unit" or simply as a "Unit".

LOADING DOCK. An off-street space available for the standing, loading, and unloading of one truck, excluding adequate maneuvering area.

LOT. An area of land in one ownership with definite boundaries ascertainable by deed or other instrument or plan filed in the Town Clerk's office and used or set aside and available for use as the site of one or more buildings or for any other definite purpose. See Definition Graphic above.

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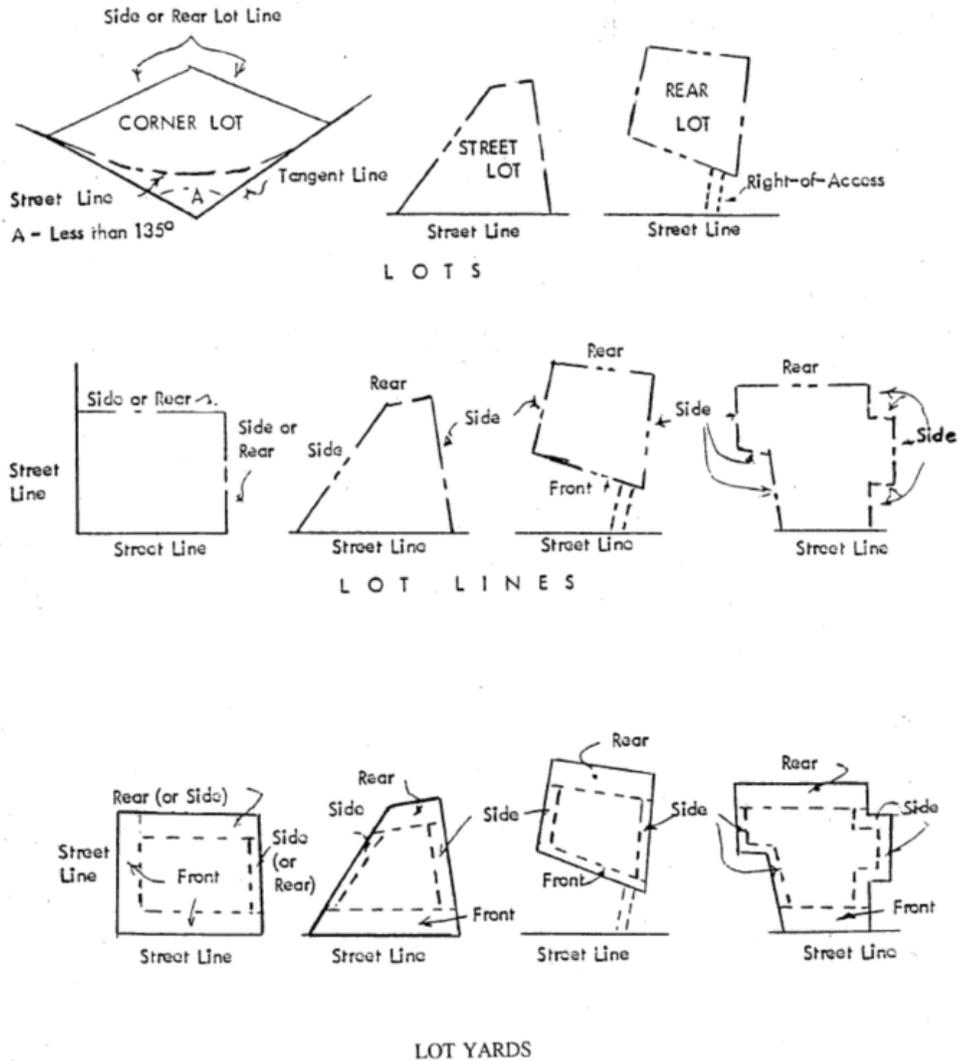


FIGURE 2.1 LOTS, LOT LINES + LOT YARDS

LOT AREA. The total area within the lot lines of a parcel, excluding any street rights-of-way.

LOT, CORNER. A lot whose lot lines have an interior angle of less than 135 degrees at the intersection of two roads. A lot abutting on a curved road shall be deemed a corner lot if the tangents to the curve drawn at the points of intersection of the side lot lines with the curve, intersect at an interior angle of less than 135 degrees.

LOT, INFILL. The development of new housing or other buildings on scattered vacant sites in a built-up area.

LOT, MINIMUM SIZE. REVIEW Minimum lot area, shape and frontage requirements are to be as stated in the respective zoning district regulations. In determining compliance with the minimum lot area, shape (including square on the lot provided for on the lot in a Residence A District), slope and frontage requirements, the following areas shall be excluded:

- A. Land subject to prior public utility easements.
- B. Any part of an easement for ingress and egress.
- C. Any right-of-way.
- D. All wetlands as defined in the Connecticut General Statutes and the Woodbridge Inland Wetlands Regulations, as may be amended from time to time.

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E. The area remaining after the exclusion shall be contiguous and with respect to the Residence A District shall be able to accommodate the size of the square on the lot that is specified for that zoning district.

F. Any area having a slope in excess of 25%

G. Any street rights-of-way.

Exception: The foregoing provisions shall not apply to lawfully conforming or legally nonconforming lots in existence prior to the effective date of this amendment.

LOT FRONTAGE. The horizontal distance measured along the full length of the front lot line. In determining the frontage of a lot which is on the outside of a curve of the road the Commission may, in cases deemed to be appropriate, authorize the measurement to be made on the rear line of the required front yard.

LOT LINE. A boundary line of a lot. See Definition Graphic at the end of this section.

LOT LINE, FRONT. The line of a public road, drive, lane, or proposed road in a subdivision, on which abuts a lot.

LOT LINE, REAR. Any lot line which is the farthest lot line from the road and, does not front on a public road, drive, or lane.

LOT LINE, SIDE. Any lot line which is not a front lot or rear lot line.

LOT, REAR. A lot accessible only over a private right-of-way or driveway at least 20' but not more than 50' in width.

LOT WIDTH. The distance between side lines of a lot measured along the front lot line and the front yard setback line except where the front lot line is a curve in which case the distance shall be measured only along the front yard setback line.

LOW IMPACT DEVELOPMENT, (LID). A comprehensive stormwater management and site-design

technique where the design of a hydrologically functional site mimics pre-development conditions. This is achieved by using design techniques that infiltrate, filter, evaporate, and store runoff close to its source. LID addresses stormwater through a variety of small, landscape features located on-site. LID is a versatile approach that can be applied to new development, urban retrofits, and revitalization projects. This design approach incorporates strategic planning with micro-management techniques to achieve environmental protection goals while still allowing for development or infrastructure rehabilitation to occur.

MANUFACTURING. Any process whereby the nature, size, or shape of articles is changed, or where articles are assembled or packaged in quantity.

MOTEL. A structure or group of structures on a lot containing individual rental sleeping rooms each with private bath and with or without individual cooking facilities. An office, lounge and apartment for resident manager, linen and supply storage, and maintenance rooms, but no rooms or structures for any other uses shall be provided.

NON-BUILDING USE. A principal use of land to which the buildings on the lot, if any, are accessory, such as public parking lot, or an open storage yard for materials.

NURSING HOME. A structure or group of structures on a lot containing a facility licensed by the State as either a "chronic and convalescent home" or a "rest home with nursing supervision" as those terms are defined in the public Health Code of the State of Connecticut including child day care for employees and adult day care as accessory uses subject to [Section X.x](#) upon formal application and after a public hearing.

OUTDOOR EATING AREA. An outdoor area located on the same property as a Restaurant, Fast Food Restaurant or Retail Food Establishment that allows for tables & chairs for outdoor table service or self-service dining subject to a zoning permit and the requirements found in [Section X.x](#)

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PERSONAL COMMUNICATIONS SERVICES (PCS). Those digital, wireless services provided under Federal Communications Commission licenses related to the title "Personal Communications Services".

PANELS. A type of Antennae that are rigid, flat, and directional, and are up to 6 feet in height.

PARKING, ACTUAL. The amount of parking required prior to adjustment based upon the shared parking factor and/or the allowed TOD reduction.

PARKING, EFFECTIVE. The amount of parking required based upon adjustment using the shared parking factor and/or the allowed TOD reduction.

PARKING, TEMPORARY. Parking meant for drop-off, pick-up, or standing. Time allowed shall not exceed 30 minutes.

PARKING LOT. Any area of open land customarily used for parking four or more automobiles or other motorized equipment or vehicles, whether or not for compensation and whether such parking is designed for short or long periods.

PERVIOUS. Any material that permits full or partial absorption of stormwater into previously unimproved land.

PLANNED RESIDENTIAL CARE DEVELOPMENT FOR THE ELDERLY. A structure or group of structures on a lot containing dwelling units exclusively for occupancy by one or more persons at least one of whom in each unit is Elderly. Said lot shall abut a nursing home with which the owner and/or operator of the Planned Residential Care Development for the Elderly has a binding legal agreement for placement of said elderly persons who need more intensive care. A signed copy of this agreement shall be submitted to the TPZ as part of permitting process and reviewed by the Town Attorney for compliance with the intent of these regulations. Said structure or structures shall also contain community

areas suitably equipped to meet the social interaction and leisure time needs of the residents and common dining facilities where at least one meal each day is made available to residents.

REAR ALLEY. A vehicular way located to the rear of lots providing access to service areas, parking, and outbuildings and containing utility easements. Rear alleys should be paved from building face to building face, with drainage by inverted crown at the center or with roll curbs at the edges.

REAR LANE. A vehicular way located to the rear of lots providing access to service areas, parking, and outbuildings and containing utility easements. Rear lanes may be paved lightly to driveway standards. The streetscape consists of gravel or landscaped edges, has no raised curb, and is drained by percolation.

RESIDENCE OFFICE. An office situated within a dwelling unit, the use of which is clearly accessory and secondary to the residential use of the dwelling unit.

RESTAURANT. A place having an adequate kitchen and dining room, the primary business of which is the service of meals to patrons seated at tables or counters. Meals are served by waiters or waitresses and consumed at the table or counter where they are ordered. A Restaurant may have a Restaurant Permit to allow the retail sales of alcoholic liquor to be consumed on the premises, as granted by the Department of Liquor Control (See Restaurant, Fast Food; Restaurant, Drive-in).

RESTAURANT, FAST FOOD. A place whose primary business is the quick sale of (1) frozen desserts, (2) food, already prepared, or prepared and cooked quickly, or cooked or heated in a microwave oven, or (3) non-alcoholic beverages for consumption on or off the premises. Generally, service is cafeteria style in disposable plates or containers, and food and beverages are not consumed at the point where they are ordered or paid for.

RETAIL FOOD ESTABLISHMENT. Any busi-

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ness where food or beverages are sold to the public for either on premises or off premises consumption. Such establishments shall not be considered Restaurants or Fast Food Restaurants. No additional parking will be required provided that they have indoor seating for 10 or less patrons. For outdoor seating see [Section X.x](#).

ROAD. Any street, road, drive, or lane, public or private.

ROAD, ACCEPTED. Any road which has become public by official acceptance by the Town according to law.

ROAD, APPROVED. Any road, the design and location of which has been approved by official action of the Commission.

ROAD, CENTER LINE. A line equidistant from each road line; or if no road line is established, the center line of the existing pavement, or if the road is unpaved, the center line of the existing traveled way.

ROAD CLASSIFICATION. To provide for the development of a system of roads in the Town and for the future improvements, extension, reconstruction and necessary widening of all roads, each road in the Town is hereby designated by one of the following road classifications:

A. CLASS A - INTERTOWN ROAD. Amity Road, Ansonia Road, Center Road west from Amity Road, Route 63 to the intersection of Center and Racebrook Road, Route 114, Litchfield Turnpike, Racebrook Road, Rimmon Road, Seymour Road.

B. CLASS B - MAJOR LOCAL ROAD. Acorn Hill Road, Baldwin Road, Beecher Road, Burnt Swamp Road, Center Road (between Racebrook and North Racebrook Roads), Dillon Road, Forest Glen Drive (between Indian Trail and Orchard Road), Greenway Road, Indian Trail Road (between N. Racebrook Road and Forest Glen Drive), Johnson Road, Lucy Street, Newton Road, North Pease Road, North Racebrook Road (between Racebrook Road and Indian Trail

Road), Northrop Road, Orchard Road (between Forest Glen Drive and Newton Road), Pease Road, Peck Hill Road, Westward Road.

C. CLASS C - MINOR LOCAL ROADS. All other roads in Town.

ROAD LINE. The right-of-way line of a road.

ROOMER (syn. BOARDER). An individual other than a member of the family occupying a dwelling unit.

ROOMING HOUSE or BOARDING HOUSE. Any dwelling in which at least 3 persons, but less than 15 persons are housed or boarded for consideration or otherwise without separate kitchen facilities, with or without meals. If 15 or more persons are housed or boarded, such building(s) shall be considered a hotel or motel.

SCHOOL. Any nursery, kindergarten, elementary, junior high, or senior high school, college, or university, offering general, or general and specialized courses of instruction.

SCREEN OR SCREENING. A landscape strip at least ten feet wide, may be combined with a wall or fence, as required by the Commission, densely planted (or having equivalent natural growth) with evergreen shrubs or trees at least six feet high within three years. The screen, and wall or fence, if any, may have reasonable entrances and exits and said screen, wall or fence shall be maintained in good condition at all times.

SEDIMENT. Solid material, either mineral or organic, that is in suspension, is transported or has been moved from its site or origin of erosion.

SEASONAL OUTDOOR DINING AREA. An outdoor area located on the same property as a Restaurant, Fast Food Restaurant or Retail Food Establishment that allows for tables & chairs for outdoor table service or self-service dining subject to an approval by the Commission and requirements found in [Section X.x](#).

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SETBACK. The distance between the building and any lot line.

SHOPFRONT FACADE. A facade that is provided on average every 30' along the frontage. The Shopfront shall be no less than 70% glazed in clear glass and shaded by an awning overlapping the sidewalk as generally illustrated in Table of Private Frontages and as specified in **Section X**. The first floor shall be confined to retail or commercial use for a minimum depth of 20 feet from the frontage line. Lobbies for hotels, offices and multiple family dwellings may be considered as part of the required retail frontage, provided that any such lobby occupies no more than 50% of said building.

SIGN. Any structure, or part thereof, any device attached to a building, painted, or represented thereon, which shall display, and/or include any letter, word, model, flag, insignia, device, or representation. A sign includes a billboard and a neon tube, a series of signs, string of lights, or similar device outlining, or hung upon any part of a building. Exception: A flag or insignia of any government or governmental agency, or of any fraternal, civic, charitable, or religious organization. Window displays lasting no more than 30 days are treated as temporary signage.

SIGN, ADVERTISING. A sign, including the type commonly known as a billboard, which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the same lot where such sign is displayed or only incidentally upon such lot.

SIGN AREA. The area within the shortest line that can be drawn around the outside perimeter of a sign.

SIGN, BUSINESS. A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered upon the same lot on which it is displayed. A "for sale" or "to let" sign related to the lot on which it is displayed shall be deemed a business sign.

SIGN, DIRECTIONAL. A sign with sign area of not over two square feet indicating the direction or route to an establishment.

SIGN, DIRECTLY ILLUMINATED. Any sign designed to give forth any artificial light directly (or through any transparent or translucent material) from a source of light connected with such sign.

SIGN, ELEEMOSYNARY. A sign which directs attention to an event to be conducted within the Town of Woodbridge during a specified period, not lasting more than two weeks, held by an educational, municipal, religious, or philanthropic organization. Examples of such events include, but are not limited to: plays, concerts, seasonal fairs, and rummage sales, registration for team sports, blood drives, picnics, and dinners.

SIGN, FLASHING. Any sign, illuminated directly, or indirectly, where the artificial light is not maintained stationary, and such light is constant in intensity and color at all times when in use.

SIGN, INDIRECTLY ILLUMINATED. A sign illuminated with a light so shielded that no direct rays therefrom are visible elsewhere than on the lot where said illumination occurs. If such shielding is defective, such sign shall be deemed to be a directly illuminated sign.

SLOPE. In determining the minimum lot area required area, all slopes equal to greater than 25 percent shall be excluded. Slopes shall be measured prior to any proposed excavation, filling, or other regrading activities. Slopes are further defined as slopes equal to or greater than 25 percent as measured on a certified topographic survey (to Class T-2 or T-3), meeting the minimum standards of one of the following types of topographic surveys:

A. "Class T-2" (field survey procedures)

B. "Class T-3" (aerial survey) whereby Surveyor of Record provides horizontal and vertical control, to National Map Standards for photogrammetric mapping

C. "Class T-D" (to be verified and certified to Class T-2) (survey utilizes an existing aerial survey)

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SOIL. Any unconsolidated mineral or organic material of any origin.

SOIL EROSION AND SEDIMENT CONTROL PLAN. A scheme that minimizes soil erosion and sedimentation resulting from development and included, but is not limited to, a map and a narrative.

SPECIAL CARE UNITS. Units which shall be occupied only by persons, who, due to their physical or mental condition, are incapable of operating a motor vehicle and who hold no valid driver's license.

STOOP. A small landing with steps in the front of a building.

STORY. That part of a building comprised between any floor and the floor or roof next above.

STREET. See ROAD.

STREETSCREEN. A freestanding wall or combination of wall and landscape built along the frontage line, or co-planar with the street. It may screen a parking lot from the thoroughfare, provide privacy to a side yard, and/or strengthen the spatial definition of the public realm at a height not less than 42 inches or more than 54 inches.

STRUCTURE. Anything constructed or erected above ground from an assembly of materials. For the purposes of these Regulations the following shall not be deemed to be a structure: a small structure not to exceed six (6) feet in any direction and not permanently attached to the ground, an ornamental well, or fence, a non-retaining wall, a sign, a dumpster used during construction for which a permit has been issued, a transformer, an arbor, a mail box, or a utility pole.

SUBSTANTIAL MODIFICATION. Any extension, repair, reconstruction, or other modification of a property, the cost of which equals or exceeds 60% of the fair market value of a structure, as determined by a licensed appraiser, either before the modification

is started or, if the property has been damaged and is being restored, before the damage occurred.

TELECOMMUNICATIONS FACILITY. Antennae, telecommunications equipment, communications towers, and/or other support structures used in connection with the provision of wireless communications service. These services may include, but are not limited to, cellular communications, personal communications services, and paging.

TERRACE.

TOWER. A structure that is intended to send and/or receive radio, television, internet, or other wireless communications.

TRANSIT ORIENTED DEVELOPMENT. A type of community development that includes a mixture of housing, office, retail, and/or other amenities integrated into a walkable neighborhood and located within a half-mile of quality public transportation.

USE, NON-CONFORMING. A use or activity that was lawful prior to the adoption, revision, or amendment of the zoning ordinance, but that fails, by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district. It may be a non-building use.

WHIPS. A type of Antennae that resembles a flexible, single pole up to 15 feet in height.

WOODBIDGE VILLAGE DISTRICT (WVD). Change district names. The Woodbridge Village District shall be an overlay district for the GB, BI and DEV-1 T4 Districts as delineated on the Zoning Map for the Town of Woodbridge. The regulations for the Woodbridge Village District shall be in addition to, and not in lieu of, the regulations applicable to the underlying zoning districts.

YARD, FRONT. A space extending the full width of the lot between any building and the front lot line and measured perpendicular to the building at the closest point to the front lot line. See Definition Graphic at

2.0 DEFINITIONS

the end of this section

YARD, SIDE. The space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular from the side lot line to the closes point of the principal building. See Definition Graphic at the end of this section.

YARD, REAR. A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular to the building to the closest point of the rear lot line. See Definition Graphic under LOT.