

Appendix A

Definitions

ABANDON – To cease, for more than one (1) year and one (1) day, the use and maintenance of land, buildings or structures which have been non-conforming uses; or to change from one nonconforming use to another; or to change from a non-conforming use to a conforming use.

ACCESSORY OUTDOOR STORAGE - The keeping, in an unenclosed area, of any goods, material, merchandise or vehicles incidental to the permitted use, for more than 24 hours.

ACCESSORY USE – A use of a building/structure, lot or portion thereof that is customarily incidental and subordinate to, and does not change the character of, a principal land use or development and that customarily accompanies or is associated with such principal land use or development.

ACRE – A measure of land area containing 43,560 square feet.

ADIRONDACK PARK OR PARK – Land lying within the area described in Subdivision 1 of Section 9.0101 of the Environmental Conservation Law of the State of New York including any future amendments thereto.

ADIRONDACK PARK AGENCY, (APA) – A state governmental agency created in Section 803 of Article 27 of the Executive Law of the State of New York to develop long-range land use plans for both public and private lands within the Adirondack Park.

ADIRONDACK PARK AGENCY ACT – Article 27 of the Executive Law of the State of New York including any future amendments thereto.

ADULT ENTERTAINMENT – A commercial facility or business enterprise having as a substantial portion of its activity characterized by emphasis on the description or depiction of specified anatomical areas or specified sexual activities, of live shows, motion picture films or sound recordings presented by coin- or slug- operated, or electronically or mechanically controlled, still or motion picture machines, projectors or other image-producing devices; any business enterprise serving food and beer, wine or liquor whose entertainers or waiters and waitresses appear in a state that displays any specified anatomical areas; or any business enterprise that offers services requiring the client or customer to display any specified anatomical areas, except medical clinics or hospitals.

ADULT ORIENTED BUSINESS – A commercial facility or business enterprise having as a substantial or significant portion of its stock-in-trade books, magazines, other periodicals or other devices which are distinguished or characterized by their emphasis on matter depicting or relating to specified sexual activity or specific anatomical areas for observation by patrons therein.

AEROBIC COMPOSTING – The process of decomposition of organic matter in an environment with oxygen present. The micro-organisms responsible for the decomposition consume oxygen and produce carbon dioxide. The type of composition is known to produce little or no offensive odor.

AGRIBUSINESS – Sale of agricultural products, including, but not limited to crop-based goods (i.e. corn, potatoes, tomatoes, etc.) and dairy-based goods (i.e. milk, eggs, etc.) for a fee.

AGRICULTURAL USE – Use of land for agricultural purposes, including farming, growing and harvesting crops, dairying, pasturage, horticulture, floriculture, viticulture and animal and poultry husbandry, and including the construction, alteration or maintenance of fences, agricultural roads, agricultural drainage systems and farm ponds and including the necessary accessory structures for packing, treating, storage or production, including any barn, stable or other building or structure directly and customarily associated with agricultural use.

ALTERATION – As applied to a building or structure, a change or rearrangement in the structural parts or in the existing facilities, or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location to another.

AMUSEMENT AND RECREATION SERVICES – The provision of entertainment, excluding adult entertainment, either wholly enclosed in a building, or outside a building, for a fee.

ANAEROBIC COMPOSTING – The process of decomposition of organic matter in an environment with little or no oxygen present. The micro-organisms responsible for the decomposition do not need oxygen. This method of composting decomposes compostables more slowly than aerobic composting and is known to produce hydrogen sulfide and ammonia-like compounds which have offensive odors.

ANTIQUÉ SHOP – A commercial facility or home occupation selling items constructed and/or manufactured in an earlier time.

AREA, BUILDING – The total of the areas measured on a horizontal plane at the main grade level of the principal building and all accessory buildings exclusive of uncovered porches, terraces and steps. All dimensions shall be measured between the exterior faces of walls.

AREA, FLOOR – The sum of the gross horizontal area of the several floors of the building measured from the exterior faces of the exterior walls or from the center line of the walls separating two (2) buildings. Unheated porches, terraces, cellars, basements and enclosed off-street parking areas shall not be included in calculation of floor area.

AREA, LOT – The total area within the lot lines, excluding external streets.

ARTISAN WORKSHOP – A commercial facility or home occupation primarily selling items of a unique and artistic nature which are constructed and/or manufactured on the premises but not producing noisy or otherwise objectionable disturbances such as vibration, dust, odors, or heavy truck traffic, and not involving the use of heavy machinery or mass production. This includes artisans such as a glassblower, woodworker, portrait painter and jewelry maker.

AUTOMOTIVE DEALER – The use of any building, land area, or other premise principally for the display, sale, rental or lease of new or used automobiles (but may include light trucks, or vans, trailers, or recreation vehicles), and including any vehicle preparation, warranty, or repair work conducted as an accessory use.

AUTOMOTIVE REPAIR/SERVICE – The commercial repair, servicing, rebuilding or reconditioning of motor vehicles or parts thereof, including collision service, body and fender work, welding, painting, straightening, sanding and steam cleaning of vehicles.

AUXILIARY – See Accessory.

BANK – An establishment chartered by the state and federal government to conduct financial transactions, including deposit and withdrawal of funds, cashing checks, making loans, and maintaining depositories.

BANK, DRIVE THROUGH – An establishment chartered by the state and federal government to conduct financial transactions, including deposit and withdrawal of funds, cashing checks, making loans, and maintaining depositories where such transactions may occur between the establishment and the person(s) in a vehicle.

BASEMENT – A story partly underground but having at least one half (1/2) of its height above the average level of the adjoining ground. A “basement” shall be considered as a story for the purpose of height measurement if the vertical distance between the ceiling and the average level of the adjoining ground is more than five feet (5’) or is used for business or dwelling purposes.

BED AND BREAKFAST – A private dwelling in which at least one (1) and not more than five (5) rooms are offered for rent for transient occupancy, in which overnight lodging and meals are offered to such occupant(s).

BOARDING HOUSE – See ROOMING HOUSE.

BOAT STORAGE, COMMERCIAL – A place, site, building or structure used to store more than three (3) vessels on any one (1) lot for a fee, including any rental of private residential docks.

BOAT STORAGE, PRIVATE – A place, site, building or structure used to store less than three (3) vessels on any one (1) lot.

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

BUILDING – Any structure over one hundred and forty (140) sq. ft. in size intended for the housing, shelter or enclosure of persons, animals or property.

BUILDING HEIGHT – The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof.

BUILDING LINE, FRONT – The line of that wall of the building nearest the front line of the lot. This front wall includes sun parlors, covered porches and edges of uncovered decks, whether enclosed or open, but does not include steps. Side and rear building lines involving side and rear walls shall be determined in the same manner.

BUILDING, PRINCIPAL – A building in which is conducted the most intense or principal use of the lot on which said building is situated.

CAMPGROUND – Any area providing sites for the temporary parking or erection of occupied travel or pop-up trailers, motor homes, truck campers, tents, and all buildings and facilities pertaining thereto.

CARPORT – A roofed structure providing space for the parking of motor vehicles and enclosed on not more than three (3) sides.

CAR WASH – A structure containing facilities for washing automobiles and automatic or semiautomatic application of cleaner, brushes, rinse water and heat for drying.

CARE FACILITY, EXTENDED – An establishment or distinct part of an establishment licensed or approved as a nursing home, infirmary unit, or a home for the aged, or a governmental medical institution providing continuous personal care services for more than thirty (30) days.

CARE FACILITY, INTERMEDIATE – An establishment that provides, on a regular basis, personal care, including dressing and eating and health-related care and services for up to thirty (30) days, to individuals who require such assistance but who do not require the degree of care and treatment that a hospital or skilled nursing facility provides.

CEMETERY – A delineated place operated and maintained by a church or governmental agency or others that provide burial or end of life services including a crematorium, Columbaria, and above ground storage vaults.

CLASS A REGIONAL PROJECT – A land use or development which is classified and defined as such in Appendix B of this Local Law, and Section 810 (1) of the APA Act.

CLASS B REGIONAL PROJECT – A land use or development which is classified and defined in Article 15 (4) and Appendix C of this Local law, and Section 810 (1) of the APA Act.

CLEARCUTTING – To cut all the trees on a lot, in a stand of timber, or within a specified area.

CLUB OR LODGE – A building or portion thereof or premises owned and/or operated by a corporation, association, person or persons for a social, educational or recreational activity, but not primarily for profit, or to render a service which is customarily carried on as a business.

CODE ENFORCEMENT OFFICER – The person appointed by the Corinth Town Board to administer and enforce this Local Law.

COMMERCIAL SAND AND GRAVEL EXTRACTION – Any extraction from the land of more than fifty (50) cubic yards in any two year period of sand, gravel, or topsoil for the purpose of sale or use by persons other than the owner of the land, or for the purpose of use by any municipality.

COMMERCIAL USE – The use of a parcel of land/building for the purpose of retail/wholesale business or trade of products or commodities; the provision of services or entertainment; and the preparation, processing, or repair of such articles, substances or commodities for on-premise transactions carried on for a fee.

COMMON OPEN SPACE – An area of land within a site designated for development which is designed, intended and reserved for the users of the development. Common open space may include such complementary structures and facilities as are appropriate for the needs of the users of the development.

COMMUNITY FACILITY – A building or structure owned and operated by a governmental entity or not-for-profit organization to provide a public or semi-public service, such as libraries, museums, governmental buildings, firehouses and churches.

COMMUNITY SERVICES – The provision of public utilities and activities that are integral to the operations of governmental, educational and institutional entities.

COMPOSTABLES – The solid organic constituents of leaves, grass clippings, evergreen needles, plants, branches brush, vegetative prunings and garden and yard waste. For the purposes of this chapter, all other materials are noncompostables. Noncompostables include but are not limited to the following: inorganic material, paper sludge, sewage sludge, sludge, septage, biosolids, food, animal products and carcasses, human wastes, medical wastes, animal wastes, construction and demolition debris and any other wastes not listed in the first sentence of this definition. Noncompostables are not permitted in a composting facility.

COMPOSTING FACILITY – A facility used for thermophilic, aerobic composting to produce a stable, humus-like material as part of a private commercial business, including but not limited to storage building(s), processing area(s)/building(s) and noncomposting-related building(s). No anaerobic composting is allowed.

COMPOSTING OPERATOR – The person responsible for the operation of a composting facility.

CONTRACTUAL ACCESS – The right of a non-resident of a parcel or lot to use such parcel or lot as a means to utilize some feature or resource where said right is granted to a non-resident through membership in an organization or club or by legal contract or deed stipulation.

COVERAGE – That percentage of the plot or lot area covered by the combined area of all buildings or structures on the lot.

CULTURAL FACILITY – An establishment used for the display and/or performance of historic artifacts, sculptures, or other artistic interests.

DAY CARE FACILITY I – A place, person, association, corporation, agency or institution which provides day care for less than three (3) children placed there by parents, guardians or others responsible for their care.

DAY CARE FACILITY II – A place, person, association, corporation, agency or institution which provides day care in a facility licensed by the New York State Division of Child Care Services for three (3) or more children placed there by parents, guardians or others responsible for their care.

DENSITY – The number of principal dwelling units per unit area of land.

DOCK – A structure, whether affixed or floating, placed in or upon a lake, pond, river, stream or brook and which provides a berth for watercraft and/or a means of pedestrian access to and from the shoreline. This shall include boathouses, piers, and wharves, crib docks, stake docks, floating docks and all such similar structures.

DRIVING RANGE – A tract of land designed and used for driving golf balls.

DWELLING, CONDOMINIUM – A building, or group of buildings, in which residential units, offices, or floor area are owned individually and the structure, common areas, and facilities are owned by all the owners on a proportional, individual basis.

DWELLING, MANUFACTURED HOME – A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying it is built in compliance with the Federal Manufactured Home Construction and Safety Standards or HUD Code.

DWELLING, MOBILE HOME – A factory-built home designed to be used as a year-round residential dwelling and built prior to enactment of the HUD Code, June 15, 1976.

DWELLING, MODULAR – A factory-manufactured dwelling, conforming to applicable provisions of this code and bearing insignia of approval issued by the State Fire Prevention and Code Council, which is constructed by a method or system of construction whereby the structure or its components are wholly or in substantial part manufactured in a manufacturing facility, intended or designed for permanent installation, or assembly and permanent installation on a fixed foundation.

DWELLING, MULTIPLE -FAMILY – A building or portion thereof containing three (3) or more entirely separate dwelling units and designed for occupancy by three or more families living independently of each other.

DWELLING, SINGLE FAMILY – A detached building containing one (1) dwelling unit designed for occupancy by one (1) family. Manufactured homes (mobile homes) are not considered to be single-family dwellings.

DWELLING, TIMESHARE – A form of joint ownership of property under which owners, either singly or severally, receives the use of the property, condominium, or other property for a specified period each year, such as one or more weeks.

DWELLING, TOWNHOUSE – A one (1) -family dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any unit by one (1) or more vertical common, fire-resistant walls.

DWELLING, TWO -FAMILY – A detached building containing two (2) entirely separate dwelling units designed for occupancy by two families.

DWELLING UNIT – One or more rooms, designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities for the exclusive use of a singly family maintaining a household.

EXCAVATION – Any extraction from the land of sand, gravel, clay, shale, rock, topsoil or other natural mineral deposits. Or, see Mining.

FACADE – The face of a building.

FAMILY – One (1) or more persons, not necessarily related by blood, marriage, adoption, or guardianship, living together in a dwelling unit as a single housekeeping unit. For the purpose of this ordinance, “FAMILY” does not include a group occupying a boarding house, lodging house, club, fraternity or hotel; or any group of individuals who are in a group living arrangement as a result of criminal offenses.

FENCE – An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.

FORESTRY – The act of growing trees, harvesting timber or replanting trees in accordance with a management plan endorsed by the Department of Environmental Conservation.

FORESTRY, CLEAR CUTTING – Any cutting of all or substantially all trees over six inches in diameter at breast height over any ten-year cutting cycle.

FORESTRY, SELECTIVE CUTTING – The removal of single or scattered number of trees of a specified size or species, on a lot, in a stand of timber, or within a specified area and resulting in the appearance of the land area as not having been substantially disturbed.

FORESTRY USE – Management, including logging, of a forest, woodland or plantation and related research and educational activities, including the construction, alteration or maintenance of woodroads, skid ways, landings, fences and forest drainage systems.

FUNERAL HOME – A building used by a licensed mortician for burial preparation, funeral and related services.

GARAGE, PRIVATE – An enclosed space for the storage of one (1) or more motor vehicles, provided that no business, occupation or service is conducted for a fee therein or space therein for more than three (3) cars are leased to a non-resident of the premises.

GARAGE, PUBLIC PARKING – A structure or portion thereof used primarily for the parking and storage of vehicles and available to the general public.

GASOLINE STATION – Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sales of vehicular fuels and which may include a canopy, facilities for lubricating, washing, cleaning or otherwise servicing motor vehicles, but not including the painting or major repair thereof or the use of mechanical car washing equipment.

GASOLINE STATION AND RETAIL SALES - Any building, land area, or other premises, or portion thereof, used for the retail dispensing or sales of vehicular fuels and which may include a canopy, along with a retail establishment selling primarily food products, household items, newspapers and magazines, candy, and beverages, and a limited amount of freshly prepared foods such as sandwiches and salads for off-premises consumption.

GOLF COURSE – A tract of land designed for playing the game of golf and consisting of at least nine (9) holes. The course may include a clubhouse, dining and snack bars, pro shop, driving range and practice facilities.

GREENHOUSE, PRIVATE – An accessory building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants.

GREENHOUSE, COMMERCIAL – A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out of season plants for subsequent sale. These shall be considered an agribusiness.

GROUP CAMP – Any land or facility for seasonal housing and recreational, educational or business - related use by private or semi-private groups.

HEAVY EQUIPMENT REPAIR – Repair of trucks, tractors, construction equipment, agricultural implements, and similar heavy equipment. Typical uses include truck repair garages, trucking yard terminals, tractor and farm implement repair services, and machine shops, specifically excluding dismantling or salvaging of vehicles.

HOME OCCUPATION I – Any activity carried out for gain by a resident and conducted in the resident’s dwelling unit or accessory building, and carried out by the inhabitants thereof, and having no non-inhabitant employees, which use is clearly incidental and secondary to the use of the premises for residential purposes, that does not change the residential character thereof, or involve the retail sale of goods or services. There shall be no exterior evidence, including signs, of such home occupation. All home occupations must meet the standards set forth in Article 8 Section 4 of this Local Law.

HOME OCCUPATION II – Any activity carried out for gain by a resident and conducted in the resident’s dwelling unit or accessory building and carried out by the inhabitants thereof and having no more than one (1) non-resident employee, and which use is clearly incidental and secondary to the use of the premises for residential purposes, and does not change the character thereof, or involve the retail sale of goods or services. Any home occupation that requires signage or the use of onsite interior or exterior storage of equipment, materials, supplies, container, finished products or associated vehicles associated with home occupation and intended for use off premises shall be considered a Class II home occupation. A special use permit is required for all Class II home occupations. All home occupations must meet the standards set forth in Article 8 Section 4 of this Local Law.

HOMEOWNERS ASSOCIATION – A community association that is organized in a development in which individual owners share common interests and responsibilities for costs and upkeep of common open space or facilities. The association may be responsible for enforcing certain covenants and restrictions agreed to by individual owners.

HOSPITAL – An institution, medical center or health care center providing primary or emergency health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease,

injury, deformity and other abnormal physical or mental conditions and including as an integral part of the institution, related facilities or training facilities.

HOSTEL – An establishment providing transient, overnight accommodations, typically characterized by low cost, shared use of a self-service kitchen, common areas, sleeping rooms, and bathing facilities.

HOTEL – An establishment which provides overnight sleeping accommodations for transient guests and provides customary hotel services such as maid service, the furnishing and laundering of linen, telephone and secretarial or desk service. A hotel may also provide restaurants, meeting rooms, entertainment and recreational facilities. This term includes the term MOTEL and INN.

HOUSEKEEPING UNIT – The functional equivalent of a traditional family; whose members are a non-transient interactive group of persons jointly occupying a single dwelling unit, including the joint use of common areas and sharing household activities and responsibilities (e.g., meals, chores and expenses). This does not include a boarding house.

HUNTING/FISHING CAMPS AND CABINS – A cabin, camp or lean-to or other similar structure designed for occasional occupancy for hunting, fishing or similar purposes, no larger than 500 square feet of floor area.

HYDRIC SOILS – Soils that are saturated, flooded, or ponded long enough during the growing season to develop anoxic conditions in the upper part of the soil profile.

IMPERVIOUS SURFACE – A surface that has been compacted or covered with a layer of material (i.e. asphalt, gravel, stone, and concrete pavers) so that it is highly resistant to infiltration by water.

INDUSTRIAL USE - Those fields of economic activity including forestry, fishing, hunting, and trapping; mining; construction; manufacturing; transportation, communication, electric, gas, and sanitary services; and wholesale trade.

INDUSTRIAL PARK – A tract of land that is planned, developed, and operated as a coordinated and integrated facility for a number of separate industrial uses, with consideration for circulation, parking, signage, utility needs, aesthetics and compatibility.

INDUSTRY I – A use involving the manufacturing and/or processing of a product, but not producing noisy or otherwise objectionable disturbances such as vibration, dust, odors, or heavy truck traffic, and not involving the use of heavy machinery.

INDUSTRY II – A use involving manufacturing, processing of a product and/or the operation of heavy machinery that may produce objectionable noise, vibration, dust, odors, truck traffic or other disturbances, that could have a potentially adverse impact on surrounding properties.

INDUSTRY/MANUFACTURING – An industrial process for the manufacturing, processing, cleaning or assembly of any product, commodity or article which is not considered light industry; but not including:

1. Refineries;
2. Cement Manufacturing;
3. Slaughterhouses;

4. Explosives Manufacturing;
5. Manufacture, fabrication or assembly of nuclear weapons or components of nuclear weapons;
6. Any storage, transfer, use and/or processing of toxic or hazardous wastes, including medical wastes, sewage sludge and any materials containing pathogens;
7. Any manufacture, storage, use, processing, generation and/or storage of corrosive, highly toxic, oxidizing, pyrophoric, water-reactive, highly combustible, flammable, or explosive materials that constitute a high fire, explosion or health hazard, including but not limited to loose, combustible fibers, dust and unstable material;
8. Any manufacture, storage, transportation, processing and/or any other use of any substance potentially dangerous to the public health, safety and welfare, including generation of any such material as a byproduct or waste product; or
9. The burning, gasification or other combustion or chemical conversion, by any process, of any fuel or material of any form or nature; whether solid, liquid, gaseous, or other; which would result in the generation, creation or release of heat, electricity or any other form of energy or fuel, whether directly or indirectly.

INN – See HOTEL

JUNK – Any scrap, waste, reclaimable material, or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed of, or other use of disposition. This may include unregistered and inoperable vehicles, tires, vehicle parts, equipment, metal, glass, building materials, household appliances, machinery, brush, wood, lumber, or other discarded materials.

JUNKYARD – Any lot, land, parcel, building, or structure, or part thereof, used for the storage, collection, processing, dismantling, purchase, sale, salvage, or disposal of junk.

KENNEL – Any place where any number of domestic animals are kept for the purpose of selling such animals and/or breeding, or boarding, the same for sale, and where the keeping, breeding, boarding and/or selling of such animals is not merely incidental to the primary use of such premises for residential occupation.

LANDFILL – Any disposal area or tract of land, unit or a combination, licensed or approved by the appropriate governmental agency, that is used to collect, store, handle, dispose of, bury, cover over, or otherwise accept or retain solid wastes.

LAND USE CLASSIFICATION – Those areas delineated on the official Adirondack Park Land Use and Development Plan Map adopted under Article 27 of the Executive Law of the State of New York.

LAND USE ACTIVITY – Any construction or other activity that materially changes the use or appearance of land or a structure or the intensity of use of land or a structure. Land use activity shall explicitly include, but not be limited to, the following: new structures, expansions of existing structures, new uses, material changes in or expansions of existing uses, roads, fences, driveways and mining for the purpose of extracting soils or mineral deposits, and demolitions. Any landscaping or grading which is not intended to be used in connection with another land use, or ordinary repairs or maintenance or interior alterations to existing structures or uses or gardening shall be permitted land use activities in all districts.

LINE, STREET: also **RIGHT-OF-WAY-LINE** – The dividing line between the street and the lot.

LOT – A portion or parcel of land considered as a unit devoted to a certain use or occupied by a building or a group of buildings that are united by a common interest or use, and the customary accessories and open spaces belonging to the same.

LOT AREA – See AREA LOT.

LOT, CORNER – A lot abutting upon two or more streets at their intersection.

LOT, FRONT LINE – The lot line, which abuts upon a street or highway right-of-way boundary, or shoreline if the principal structure faces such shoreline.

LOT, INTERIOR – A lot other than a corner lot.

LOT LINE – Any line dividing one lot from another.

LOT, REAR LINE – The lot line opposite and most distant from the front lot line.

LOT OF RECORD – Any lot which has been established as such by plat, survey, record or deed prior to the effective date of this Local Law, as shown in the records of the Town Assessor.

LOT, THROUGH – An interior lot having frontage on two (2) parallel or approximately parallel streets.

LOT WIDTH – The width of the lot measured at the front building line of the principal building, if no principal building exists, the lot shall be measured from the front setback line.

MANUFACTURED HOME COMMUNITY – A parcel of land under single ownership which has been planned and improved for the placement of two (2) or more manufactured homes, appurtenant structures, or additions.

MANUFACTURING – Establishments engaged in the mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials such as oils, plastics, resins, or liquors.

MAXIMUM LOT COVERAGE – The maximum percentage of the lot area that may be covered by the combined area of all buildings, structures, or impervious surfaces on the lot.

MAXIMUM BUILDING HEIGHT – The maximum height to which a building or structure may be constructed, measured from the lowest manipulated grade to the highest point of the structure. Limitations shall not apply to belfries, church spires, cupolas, penthouses and domes which are not used for human occupancy; nor to chimneys, ventilators, skylights, water tanks and necessary mechanical appurtenances usually carried above the roof level; nor to barns, silos, monuments, transmission towers and similar structures.

MEDICAL CLINIC – A facility in which one (1) or more doctors trained in the healing arts, assisted by a staff, treat patients for a length of time that does not include overnight care.

MINING – The excavation, stockpiling or processing of sand, gravel, clay, topsoil, rock, stone or other natural material deposits as resource material for other manufacturing processes or construction activities.

MIXED USE – Areas with more than one land use either stacked or integrated.

MOTEL – See HOTEL.

NON-CONFORMING LOT – Any lot lawfully of record on the effective date of this Local Law which does not meet the minimum lot area and/or lot width requirements of this Local Law for the land use district in which such lot is situated.

NON-CONFORMING STRUCTURE – Any structure which is lawfully in existence on the effective date of this Local Law but which is not in conformance with the location, or dimensional regulations for that land use district.

NON-CONFORMING USE – Any use which is lawfully in existence within a given land use district on the effective date of this Local Law which is not in conformance with the use regulations of the district in which such use is located.

NURSERY/TREE FARM, RETAIL – The growing, cultivation, storage, and sale of garden plants, flowers, trees, shrubs, and fertilizers, as well as the sale of garden tools and similar accessory and ancillary products to the general public.

NURSERY/TREE FARM, WHOLESALE – The growing, cultivation, storage, and sale of garden plants, flowers, trees, shrubs, and fertilizer to landscapers, developers, builders, and retail nurseries.

NURSING OR CONVALESCENT HOME – An extended or intermediate care facility licensed or approved by the appropriate governmental agency to provide full-time convalescent or chronic care to individuals whom, by reason of advanced age, chronic illness or infirmity are unable to care for themselves.

OFFICE – A building used primarily for conducting the affairs of a business, profession, service, industry, or government, or like activity, and may include auxiliary services for office workers.

ON SITE SEPTIC DISPOSAL – A set of components or systems that treat, convey, and dispose of domestic wastewater on the same parcel or adjoining parcel.

OPEN SPACE – Land not covered by buildings, pavement, open storage, mining operations, or any other use that visually obscures the natural or improved landscape, except for recreation facilities.

OPEN SPACE RECREATION – Any recreational activity particularly oriented to and utilizing the outdoor character of an area.

OUTDOOR FURNACE – Any equipment, device or apparatus, or any part thereof, which is installed, affixed or situated outdoors for the primary purpose of combustion of fuel to produce heat or energy used as a component of a heating system providing heat for any interior space.

OWNER – The titleholder of record of real property or, if deceased, his/her estate.

PARK – A tract of land, designated and used by the public, for active and passive recreation.

PARKING SPACE – An off-street space available for the parking of one (1) motor vehicle and having an area of not less than 162 square feet, exclusive of passageways.

PARKING LOT – Any space for the storage of more than three vehicles on a continuing basis, such space being either for hire or accessory to an existing building or use of land.

PERMANENT FOUNDATION – Shall include footings below frost line.

PERSON – Any individual, corporation, partnership, association, trustee, the State and all political subdivisions of the State or any agency or instrumentality thereof.

PERSONAL SERVICES – Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel.

PHYSICAL CONSTRAINTS – The physical elements of a site (i.e. steep slopes, wetlands, hydric soils, lakes, ponds, streams, etc.) that are not conducive to the development of buildings, structures and/or roads and driveways.

PLACE OF WORSHIP – A building or structure, or group of buildings and structures, which by design and construction are primarily intended for use by groups or persons to conduct organized religious services and the accessory uses associated therewith.

PLANNED DEVELOPMENT DISTRICT – An area of land, in which a variety of land use types are accommodated in an integrated and preplanned manner under more flexible standards than would normally apply under these regulations; the approval of which involves requirements in addition to those of the standard subdivision, such a building design and landscaping and open spaces.

PLANNING BOARD – The Planning Board of the Town of Corinth.

PLAT – A map, plan or layout of the Town or a section or subdivision thereof, indicating the location and boundaries of individual properties and streets.

PRINCIPAL USE – The main or primary purpose for which land or a building is used, occupied or maintained. When more than one use is on a lot, the most intense use shall be considered the main or primary use.

PUBLIC RIGHT-OF-WAY – A parcel of land in public ownership open to the public for vehicular or pedestrian access.

PUBLIC OR SEMI-PUBLIC BUILDING – Any component building of a college, school, hospital, library, place of worship, museum, research center, rehabilitation center or similar facility, or a municipal building.

PUBLIC SEWER AND WATER SERVICE – Any system of components other than an individual septic tank, tile field, or individual well, that is operated by a municipality, governmental agency, public utility, or transportation corporation for the collection, treatment, and disposal of wastes and the furnishing of potable water.

PUBLIC UTILITY USE – A building, structure or lot used for or in connection with the transmission, distribution or regulation of public water, gas, electric, telephone, or other public utility service.

RECONSTRUCTION – The remodeling, renovation or rebuilding of a building or structure.

RECREATION, ACTIVE – Leisure-time activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed places, sites, or fields.

RECREATION FACILITIES OR USE – A use of land, water, structures or buildings designed and equipped for the conduct of sports and leisure-time activities.

RECREATION, PASSIVE – Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, board and table games.

RECYCLING CENTER – A lot or parcel of land, with or without buildings, upon which used materials are separated and processed for shipment for eventual reuse in new products.

RESTAURANT – A place where food and drink are prepared, served, and consumed, primarily within the principal building.

RESTAURANT, DRIVE THROUGH – An establishment where food and/or beverages are sold in a form ready for consumption, where all or a significant part of the consumption takes place outside the confines of the restaurant, and where ordering and pickup of food may take place from an automobile.

RESTAURANT, FAST FOOD – An establishment whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to-consume state for consumption either within the restaurant building, off premises, in vehicles on or off the premises.

RETAIL SALES – The selling or rental of goods or merchandise to the general public or to business clients , for personal use or household consumption and the rendering of services incidental to the sale of such goods within a building less than 5,000 sq. ft. in size.

RETAIL SALES II - The selling or rental of goods or merchandise to the general public or to business clients , for personal use or household consumption and the rendering of services incidental to the sale of such goods within a building greater than 5,000 sq. ft. in size.

RETAIL SALES OUTDOORS – The display and sale of products and services, primarily outside of a building or structure, including vehicles; garden supplies, flowers, shrubs, and other plant materials; gas, tires and motor oil; food and beverages; boats and aircraft; farm equipment; motor homes; burial monuments; building and landscape materials; and lumberyards.

ROOMING HOUSE – A dwelling unit or part thereof in which, for compensation, lodging and meals are provided.

SAWMILL – Any buildings, site or place used for the cutting or milling of raw timber into dimensional lumber.

SCHOOL – Any building or part thereof that is designed, constructed, or used for education or instruction in any branch of knowledge.

SELF-SERVICE STORAGE FACILITY – A building or group of buildings consisting of individual, self-contained space that are leased or owned for the interior storage of business and household goods or wares.

SENIOR CITIZEN HOUSING – Dwellings designed for, and primarily occupied by, at least one (1) person fifty five (55) years of age or older per dwelling unit, and which has significant facilities and services specifically designed to meet the physical or social needs of older persons.

SENIOR LIVING COMMUNITY – An integrated group of dwellings providing independent living community in which the premises, building or buildings provide congregate living arrangements in which at least one person occupying each residential unit meets the definition of elderly.

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

SHOPPING CENTER – A group of commercial establishments planned, constructed, and managed as a total entity, with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.

SIGN – Any object, device, display, 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, design, symbols, fixtures, colors, illumination, or projected images. For the purposes of this Local Law the word “sign” does not include the flag, pennant or insignia of any nation, state or other political unit, or of any political, educational, charitable, philanthropic, civic, professional, religious campaign, drive, movement or event.

SIGN AREA – The entire area within a single, continuous perimeter enclosing the extreme limits of such sign and in no case passing through or between and adjacent elements of the same. However, such perimeter shall not include any structural or framing elements lying outside the limits of such sign and not forming an integral part of the display. All faces of the sign shall be counted in computing the area.

SKI CENTER – Any trail or slope of Alpine (downhill) and/or Nordic (cross-country) skiing including lifts, terminals, base lodges, warming huts, sheds, garages and maintenance facilities, parking lots and other buildings and structures directly and customarily related thereto.

SLOPE – The degree of deviation of a surface from the horizontal, usually expressed in percent of degrees.

SOLAR COLLECTOR – A device, or combination of devices, structure, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy.

SOLID WASTES – Garbage, rubbish, paper, cardboard, metal containers, yard clippings, wood, glass, bedding or crockery.

STABLE/RIDING ACADEMY – An establishment primarily engaged in providing horseback riding instruction, and/or the boarding of horses, including customary accessory buildings and uses.

STEEP SLOPES – Land areas where the slope exceeds 15 percent.

STRUCTURE – A combination of materials that form a construction for use, occupancy, or ornamentation installed above the surface of land or water.

SUBDIVISION – A division of any residential, commercial or industrial land into two or more lots, parcels or sites, whether adjoining or not, for the purpose of sale, lease, license or any form of separate ownership or occupancy by any person or by any other person controlled by or under common control with any such person or group of persons acting in concert as part of a common scheme or plan; provided, however, that this shall not apply to conveyances of small amounts of land to correct a boundary of a lot, so long as such conveyance does not create additional lots. The sale of a landowner's entire ownership on one side of a public road or highway will not be considered a subdivision requiring approval. Any lot created pursuant to the preceding sentence will be deemed created as of the date of the conveyance which divides the land along the road or highway.

SWIMMING POOL – A water filled enclosure, permanently constructed or portable, having a depth of more than eighteen (18) inches below the level of the surrounding land, or an above-surface pool, having a depth of more than thirty (30) inches, designed, used and maintained for swimming and bathing.

TAVERN – An establishment in which alcoholic beverages are served, primarily by the drink, and where food or packaged liquors may also be served or sold.

TRAIN STATION – The use of any building, land area, or other premise for the storage or parking of trains and the loading and unloading of passengers or freight.

TRAVEL TRAILER OR TRAVEL VEHICLE – Any portable vehicle, including a tent camper or motor home, less than three hundred (300) square feet in size, which is designed to be transported on its own wheels, and which is designed and intended to be used for temporary living quarters for travel, recreational or vacation purposes, and which may or may not include one or all of the accommodations and facilities customarily included in a manufactured home/mobile home.

TRANSFER STATION – An intermediate destination for solid waste that may include separation of different types of waste and aggregation of smaller shipments into larger ones.

TELECOMMUNICATION TOWER – Any structure greater than 35 feet in height which is capable of receiving and/or transmitting signals for the purpose of communication.

VARIANCE – A use or area variance as defined herein.

VARIANCE, AREA – The authorization by the Zoning Board of Appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.

VARIANCE, USE – The authorization by the Zoning Board of Appeals for the use of land for a purpose which is otherwise not allowed or is prohibited by the applicable zoning regulations.

VESSEL – Any description of watercraft, other than a seaplane, used or capable of being used as a means of transportation on the water.

VETERINARY CLINIC OR HOSPITAL – A facility providing health services and medical or surgical care to animals suffering from illness, disease, injury, deformity and other abnormal conditions, including related facilities such as laboratories and boarding facilities.

WAREHOUSE – A building used to store or hold products or articles for use in assembly or manufacturing or for future transfer of said product or article to another location.

WETLAND – Any land that is annually subject to periodic or continual inundation by water and commonly referred to as a bog, swamp or marsh.

WIND ENERGY SYSTEM – A structure or structures that may include a wind turbine, a tower, footing, electrical infrastructure, and associated equipment intended to produce electrical power primarily for on-site consumption or to be transferred to a transmission system for distribution for customers.

WIND TURBINE – Shall mean a component of a wind energy system which converts wind energy into electricity through the use of a wind turbine generator, and includes the turbine, blade, tower and base.

YARD, FRONT – The space within and extending the full width of the lot from the front lot line to the part of the principal building which is nearest to such front lot line.

YARD, REAR – The space within and extending the full width of the lot from the rear lot line to the part of the principal building which is nearest to such rear lot line.

YARD, SIDE – The space within the lot extending the full distance from the front yard to the rear yard and from the side lot line to the part of the principal building which is nearest to such side lot line.