

SECTION 100. PURPOSE, AUTHORITY AND DEFINITIONS

101. Short Title

This Ordinance shall be known as the "City of Melrose Zoning Ordinance 1989-1-A, as amended, and adopted by reference as Chapter 153 of the City of Melrose Code of Ordinances," and will be referred to herein as "this Ordinance". (*Ord No 12-10-2015-2*)

102. Purpose

The basic purpose of this Ordinance is to insure public health, safety, and general welfare in accordance with the adopted Comprehensive Plan and related development goals, plans and policies. This Ordinance is intended to protect the character and stability of the residential, commercial, institutional, public and industrial areas and to promote the orderly development of such areas; to promote and enhance the image of the City; to promote an economic base capable of supporting a desirable standard of living; to prevent overcrowding of land and provide adequate light, air, and convenience of access to property; to divide the City into use districts for the purpose of regulating the use of buildings and land in the City; to promote efficient and desirable utilization of land by recognizing special land features such as topography, soils, vegetation, hydrologic systems, and wildlife; to provide compatibility between different land uses; and to provide for administration and amendment of this Ordinance. Toward this end, this Ordinance shall divide the geographic area within its jurisdiction into Use Districts and shall establish regulations pertaining to the location, erection, construction, reconstruction, alteration and use of structures and land within said area.

103. Geographic Jurisdiction

The entire area within the corporate limits of Melrose, Minnesota.

104. Legal Authority

Minnesota Laws 1965, Section 462.357 and amendments thereto and Minnesota Statute, Chapter 103F for floodplain management. (*Ord No 12-15-2011-1*)

105. Application

Except as herein provided no structure, building or land within the City of Melrose shall hereafter be used or occupied and no structure, building or part thereof shall be erected, moved or altered unless in conformity with applicable regulations herein specified. (*Ord No 12-10-2015-2*)

106. Essential Public Utilities Services Exemption

Essential public utility services and structures such as fire hydrants, utility lines, sewer lift stations, transformers, communications equipment and substations of less than 1000 KVA shall be exempted from the provisions of this Ordinance. (*Ord No 12-10-2015-2*)

107. Private Agreements

This Ordinance does not abrogate any easement, covenant, or any other private agreement where such is legally enforceable provided that where the regulations of this Ordinance are more restrictive than such easements, covenants, or other private agreements, the requirements of this Ordinance shall govern.

108. Conflicting Provisions

If any provision of this Ordinance conflicts with any other provision of City ordinances, the provision that places the greater restrictions shall be applicable. Where the provision of any statute imposes greater restrictions than this Ordinance, the provisions of such statute shall be applicable.

109. Definitions

For purposes of this Ordinance, certain words used herein are defined as follows:

001.05 Abutting

Two or more parcels of property which contact each other or are separated only by a public right-of-way including a street, alleyway or a trail/pathway. *(Ord No 1-21-2010)*

001.10 Accessory Building or Use

(See Building, Accessory and Use, Accessory)

001.15 Adjacent *(Ord No 12-10-2015-2)*

Two or more parcels of property which contact each other with no separation.

001.20 Agricultural Use

The tilling of the soil, the raising of crops, forestry, horticulture and gardening, including the keeping or raising of domestic animals and fowl.

001.25 Applicant *(Ord No 12-10-2015-2)*

The owners, their agent, or representative having interest in land where an application for City review of any permit, use, or development is required by this Ordinance.

002.05 Basement (within the floodplain) *(Ord No 12-15-2011-1)*

Any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four sides, regardless of the depth of excavation below ground level.

002.10 Bed and Breakfast *(Ord No 12-10-2015-2)*

A private, owner-occupied dwelling with guest rooms where temporary lodging facilities and some meals are provided to paying lodgers where the lodging is subordinate and incidental to the main residential use of the dwelling. Indoor recreational facilities for the use of the residents and paying lodgers may be included.

002.15 Building

Any structure having a roof intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

- 002.20 Building, Accessory**
A subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use clearly incidental to the principal use.
- 002.25 Building Coverage** *(Ord No 12-10-2015-2)*
That percentage of the total area of a lot which is covered by structures.
- 002.30 Building Height** *(Ord No 12-10-2015-2)*
Structure heights shall be measured from the average finished front yard ground elevation at the structure to its highest point excluding equipment such as air handlers and HVAC units.
- 002.35 Building, Principal**
A building in which the primary use of the lot on which it is located is conducted.
- 003.05 City**
The City of Melrose, Minnesota.
- 003.10 City Administrator/Treasurer** *(Ord No 12-10-2015-2)*
The City Administrator/Treasurer of the City.
- 003.15 City Council or Council**
The City Council of the City.
- 003.20 Clear View Area** *(Ord No 12-10-2015-2)*
The triangular area of a corner lot formed by the street lines and a line connecting them at points 35' from the intersection of the street lines, or from the area formed by the intersection of the right-of-way lines and a line connecting them at points 20' from the intersection, whichever is greater, unless otherwise directed by City staff. Within this area, visibility shall be unobstructed between a height of 24" and nine feet above the center line grades of the intersecting streets.
- 003.25 Commission**
Melrose Planning and Zoning Commission.
- 003.30 Community Residential Facility**
Any facility, public or private, which for gain or otherwise, regularly provides one or more persons with a twenty-four hour per day substitute for care, food, lodging, training, educating, supervision, habilitation, rehabilitation and treatment they need, but which for any reason cannot be furnished in the person's own home. Community residential facilities include, but are not limited to: State institutions under the control of the Commissioner of Human Services, foster homes, residential treatment centers, maternity shelters, group homes, residential programs, supportive living residences for functionally impaired adults or schools for handicapped children.

- 003.35 Compatible**
Any building or use that does not cause a:
- (1) likeness to a degree to cause uniform sameness;
 - (2) difference to a degree to cause incongruity or conflict by virtue of scale, materials, or siting;
 - (3) lower value so as to cause depreciation of neighborhood property values; and
 - (4) nuisance compared to existing or other proposed buildings or uses. Types of nuisance characteristics include: noise, dust, odors, glare, unsightly building exterior, unsightly exterior storage, traffic generation, signs, refuse or lack of landscaping and maintenance.
- 003.40 Conditional Use** (*Ord No 12-10-2015-2*)
The use of land in a district where such use requires additional controls and safeguards not required of permitted uses.
- 004.05 Day Care Facility**
Any facility, public or private, which for gain or otherwise, regularly provides one or more persons with care, training, supervision, habilitation, rehabilitation, or developmental guidance on a regular basis for periods of less than twenty-four hours per day, in a place other than the persons own home. Day care facilities include, but are not limited to: family day care homes, group family day care homes, day care centers, day nurseries, nursery schools, developmental achievement centers, day treatment programs, adult day care centers and day services.
- 004.10 Development**
Any man-made change to improved or unimproved real estate including, but not limited to, buildings and other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of materials or equipment.
- 004.15 District** (*Ord No 12-10-2015-2*)
A section or sections of the City within which the regulations governing the use of buildings and premises or the height and area of buildings and premises are uniform.
- 004.20 Drive-Through** (*Ord No 12-10-2015-2*)
Any use where products and/or services are provided to the customer under conditions where the customer does not have to leave the car or where service to the automobile occupants is offered regardless of whether service is also provided within a building.
- 004.25 Durable Surface** (*Ord No 12-10-2015-2*)
Improved and maintained with asphalt or concrete pavement or such other surface as may be approved by the City, to provide a durable and dust-free surface. Does not include gravel or crushed rock.

- 004.30 Dwelling**
A building, or portion thereof, which is intended to be used exclusively for residential occupancy, including one-family dwellings, two-family dwellings, multiple family dwellings, and manufactured/mobile homes but not including hotels, motels, nursing homes, congregate care facilities, assisted living facilities, boarding or rooming houses or tourist homes. *(Ord No 12-10-2015-2)*
- 004.35 Dwelling, Attached**
A dwelling which is joined to another dwelling or building at one or more sides by a common party wall or walls.
- 004.40 Dwelling, Detached**
A dwelling which is entirely surrounded by open space on the same lot.
- 004.45 Dwelling, Efficiency Unit**
A dwelling unit with one primary room which doubles as living room, dining room and bedroom.
- 004.50 Dwelling-One-family**
A residential structure containing only one dwelling unit.
- 004.55 Dwelling-Two-family (duplex)**
A residential structure containing two dwelling units.
- 004.60 Dwelling-Multiple-family (apartment buildings)**
A building or portion thereof containing three or more dwelling units.
- 004.65 Dwelling, Townhouse** *(Ord No 1995-D)*
Single family attached units in structures housing two or more but not to exceed six contiguous dwelling units sharing a party wall, each having separate and individual front and rear entrances; the structure must be a row type as distinguished from multiple dwelling apartment buildings.
- 004.70 Dwelling, Unit**
A single unit consisting of one or more rooms containing complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation for one family. *(Ord No 12-10-2015-2)*
- 005.05 Easement**
A grant by or from a property owner for the use of land for a specific purpose.
- 006.05 Family**
One or more persons related by blood, marriage or adoption or a group of not more than six persons not so related, maintaining a common household in a dwelling unit.
- 006.10 Flood, Equal Degree of Encroachment** *(Ord No 12-15-2011-1)*
A method of determining the location of floodway boundaries so that floodplain lands on both sides of a stream are capable of conveying a proportionate share of flood flows.

- 006.15 Flood Fringe** *(Ord No 2002-C)*
That portion of the floodplain outside of the floodway. Flood fringe is synonymous with the term "floodway fringe" used in the Flood Insurance Study, Stearns County, Minnesota And Incorporated Areas. The flood fringe shall be comprised of those areas designated as Zone AE on the Flood Insurance Rate Map and located outside of the floodway or those Zone A areas shown on the Flood Insurance Rate Map determined to be in the flood fringe in accordance with the procedures in Section 310.06 of this Ordinance. *(Ord No 12-15-2011-1)*
- 006.20 Flood, Obstruction** *(Ord No 12-15-2011-1)*
Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or regulatory floodplain which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.
- 006.25 Flood, Regional**
A flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur on an average frequency in the magnitude of the 100 year recurrence interval. Regional flood is synonymous with the term "base flood" used in the Flood Insurance Study.
- 006.30 Flood, Regulatory Flood Protection Elevation** *(Ord No 1991-1-H)*
The Regulatory Flood Protection Elevation shall be an elevation no lower than one foot above the elevation of the regional flood level plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of a floodway.
- 006.35 Floodplain**
The areas adjoining a watercourse, wetland or lake which have been or hereafter may be covered by the regional flood. *(Ord No 12-15-2011-1)*
- 006.40 Floodway** *(Ord No 2002-C)*
The bed of a wetland or lake and the channel of a watercourse and those portions of the adjoining floodplain which are reasonably required to carry or store the regional flood discharge.
- 006.45 Floor Area**
(1) For the purpose of calculating the number of off-street parking spaces, floor areas is the sum of the gross horizontal areas of the several floors of a building or buildings measured from the exterior faces of exterior walls or from the centerline of party walls separating two buildings excluding those areas used for storage, building maintenance, rest rooms, dressing rooms and utilities.

(2) For all other purposes floor area is the sum of the gross horizontal area of the floors of a building or buildings measured to the centers of all partitions.

- 006.50 Frontage** *(Ord No 12-10-2015-2)*
That boundary of a lot that abuts a public roadway.
- 006.55 Funeral Home** *(Ord No 12-10-2015-2)*
A building or part thereof used for funeral services. The buildings may contain space and facilities for: embalming and the performance of other services used in preparation of the dead for burial; the storage of caskets, urns, and other related funeral supplies; and the storage of funeral vehicles. Where a funeral home is permitted, a funeral chapel shall also be permitted. This definition shall not include facilities for cremation.
- 007.05 Garage, Private**
A detached accessory building or portion of the principal building which is used for storing passenger vehicles or major recreational vehicles by a resident of the property. *(Ord No 12-10-2015-2)*
- 007.10 Garage, Public**
Any building where automotive vehicles are painted, repaired, rebuilt, reconstructed, or stored for compensation.
- 008.05 Home Occupation**
Any occupation or profession carried on by a person residing on the premises, conducted entirely within the dwelling, (not including the garage or accessory structure) which use is clearly incidental and secondary to the use of the residential unit and does not change the character thereof; provided that not more than twenty-five (25) percent of the gross floor area of any one story is used for a home occupation. *(Ord No 12-10-2015-2)*
- 008.10 Hotel, Motel**
A facility offering transient lodging accommodations to the general public with or without provision of additional services such as meals and recreational facilities.
- 009.05 Impervious Surface** *(Ord No 12-10-2015-2)*
The portion of the lot which has a covering which does not permit water to percolate into the natural soil. Impervious surface shall include but not be limited to buildings, all driveways and parking areas (whether paved or not), sidewalks, patios, swimming pools, tennis and basketball courts, covered decks, porches and other structures.
- 009.10 Industry**
A building or use which involves the production, processing or storage of materials, goods or products.

- 010.05 Junk Yard**
Land or buildings used for the storage or keeping of junk, including scrap metals, or the dismantling or wrecking of automobiles or other vehicles or machinery, other than the storage of materials which is incidental or accessory to any business or industrial use on the same lot.
- 012.05 Landscaping** (*Ord No 12-10-2015-2*)
The planting trees, shrubs, and turf covers such as grasses and shrubs.
- 012.10 Live/Work Units** (*Ord No 12-10-2015-2*)
A dwelling unit that includes a completely separate space for employment by the resident and up to two (2) employees who are not required to be residents of the dwelling unit.
- 012.15 Lot**
A piece, parcel or plot of land intended for transfer of ownership.
- 012.20 Lot Area**
The area of a horizontal plane bounded by the front, side and rear lot lines, measured within the lot boundaries.
- 012.25 Lot, Corner**
A lot situated at the intersection of two streets, the interior angle of such intersection not exceeding 135 degrees.
- 012.30 Lot Coverage**
Total area of a lot covered by principal and accessory buildings.
- 012.35 Lot Depth**
The mean distance measured from the front lot line to the rear lot line.
- 012.40 Lot, Interior**
A lot other than a corner lot.
- 012.45 Lot Line**
The lines bounding a lot dividing one lot from another or from a public or private street.
- 012.50 Lot Line, Front**
The lot line separating a lot from a street right-of-way. In the case of a corner lot, the front shall be the lot side having the shortest dimension on a public street. If the dimensions are equal, the owner may select either lot line as the front lot line.
- 012.55 Lot Line, Rear**
The lot line opposite the front lot line. If the rear lot line is less than ten feet in length, or if the lot forms a point at the rear, the rear lot line shall be a line ten feet in length within the lot, connecting the side lot lines and parallel to the front lot line.
- 012.60 Lot Line, Zero** (*Ord No 1995-D*)
A line separating two parcels of property on which is located a party wall, which separate townhouse units and is established by platted legal description.

- 012.65 Lot, Through or Double Frontage**
A lot which has a pair of opposite lot lines along two substantially parallel streets, and which is not a corner lot. On a through lot, both street lines shall be deemed front lot lines but in case of two or more continuous through lots, there shall be a common front yard.
- 012.70 Lot Width**
The horizontal distance between the side lot lines of a lot measured at the building setback line.
- 012.75 Lowest Floor** *(Ord No 12-15-2011-1)*
The lowest floor of the lowest enclosed area (including basement).
- 013.05 Manufactured/Mobile Home** *(Ord No 12-15-2011-1)*
A structure, manufactured in compliance with the Manufactured Home Building Code, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include the term “recreational vehicle”. *(Ord No 12-10-2015-2)*
- 013.10 Manufacturing** *(Ord No 12-10-2015-2)*
A use engaged in the assembly, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of the products.
- 013.15 Material, Durable Surface**
A hard surfaced material such as concrete or asphalt, but not including gravel or crushed rock. This pertains to ground surfacing.
- 013.20 Modular Home** *(Ord No 12-10-2015-2)*
A factory-built structure, manufactured in compliance with the Minnesota State Building Code, constructed in components for transportation, assembly, and installation on a permanent foundation at a building site.
- 013.25 Motor Fuel Facilities** *(Ord No 12-10-2015-2)*
Any building or premises used for the retail sale of petroleum products for the propulsion of motor vehicles, and including such products as gasoline, kerosene, fuel oil, lubricants, tires, batteries, anti-freeze, motor vehicle accessories and other items customarily associated with the sale of such products; and for the rendering of service and making of adjustments and replacements to motor vehicles; as incidental to other services rendered, washing, waxing, and polishing of motor vehicles and making of repairs to motor vehicles except those of a major type (i.e. engine repair).
- 013.30 Motor Vehicle, Implement, and Recreational Equipment Sales** *(Ord No 12-10-2015-2)*
A business engaged in the sales of new and/or used motor vehicles, implements and recreational equipment sales (boats, campers and the like).

- 013.35 Motor Vehicle Service Facility** *(Ord No 12-10-2015-2)*
Any building used for major automobile repairs defined to be spray painting, body, fender, clutch, transmission, differential, axle, spring and frame repairs; major overhauling of engines requiring the removal of engine cylinder head or crankcase pan; repairs to radiators requiring the removal thereof.
- 014.05 Non-conforming Building or Use**
A building or use which was lawful prior to the adoption, revision or amendment of this Ordinance, but which fails, by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district within which it is located.
- 015.05 Office** *(Ord No 12-10-2015-2)*
A room, suite of rooms, or a building containing rooms or suites of rooms in which commercial activities, professional services, or occupations are conducted that do not require that goods are stored, produced, sold at retail, or repaired, including, but not limited to, financial institutions, architect or engineer, governmental offices, medical, dental, chiropractic, attorneys-at-law, insurance offices, real estate offices, utility offices, radio broadcasting, and similar uses.
- 016.05 Parking Space, Automobile**
A durably surfaced and permanently maintained area off the public street right-of-way, either within or outside of a building, of sufficient size to store one standard automobile, but in no event less than 250 square feet, including passageways, driveways or other means of circulation or access. *(Ord No 12-10-2015-2)*
- 016.10 Particulate Matter**
Dust, smoke or any other form of airborne pollution in the form of minute separate particles.
- 016.15 Permitted Uses** *(Ord No 12-10-2015-2)*
A use that is allowed as a matter of right with a building permit with no additional action being required by the Commission or Council.
- 016.20 Planned Unit Development**
A tract of land which contains or will contain two or more principal buildings, developed or to be developed under unified ownership or control, the development of which is unique and of a substantial different character than that of the surrounding areas.
- 016.25 Principal Structure** *(Ord No 12-10-2015-2)*
A structure or group of structures in which a principal use occurs.
- 016.30 Principal Use** *(Ord No 12-10-2015-2)*
The main use and chief purpose of land or structures, as distinguished from a secondary or accessory use.

- 018.05 Recreational Equipment, Major**
Major recreational equipment shall include, but not be limited to travel trailers, converted buses, coaches, pick-up campers, campers, motor homes and race cars, but excludes vehicles which are used predominantly for domestic or employment related transportation. *(Ord No 12-10-2015-2)*
- 018.10 Recreational Vehicles** *(Ord No 12-15-2011-1)*
A vehicle that is built on a single chassis, is 400 square feet or less when measured at the largest horizontal projection, is designed to be self-propelled or permanently towable by a light duty truck, and is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. For the purposes of this Ordinance, the term recreational vehicle shall be synonymous with the term travel trailer/travel vehicle.
- 018.15 Retail Service**
An establishment that involves the offering of a service or entertainment to the general public for compensation.
- 018.20 Retail Trade**
An establishment that involves the offering of a product to the general public for compensation.
- 018.25 Right-of-Way, Public** *(Ord No 12-10-2015-2)*
An area for public use owned by a government jurisdiction.
- 019.05 Semitrailer**
A vehicle of the truck type so designed and used in conjunction with the truck-tractor that a considerable part of its own weight or that of its load rests upon and is carried by the truck-tractor and shall include a trailer drawn by a truck-tractor, semitrailer combination.
- 019.10 Setback**
The minimum horizontal distance between a building and the road right-of-way or lot line, (unless specifically related to the street center line), disregarding steps, unroofed porches and overhangs. *(Ord No 12-10-2015-2)*
- 019.15 Street, Arterial**
A street which provides for the movement of relatively heavy traffic to, from or within the City. It has a secondary function of providing access to abutting land.
- 019.20 Street, Collector**
A street which collects and distributes internal traffic within an urban area such as a residential neighborhood, between arterial and local streets. It provides access to abutting property.
- 019.25 Street, Local**
A street of little or no continuity, designed to provide access to abutting property and ideally leading into collector streets.

- 019.30 Structure**
Anything constructed or erected on the ground or attached to the ground, including, but not limited to, buildings, factories, sheds, detached garages, cabins, mobile homes (manufactured homes), recreational vehicles not meeting the exemption criteria specified in Section 310(.05)(11) of this Ordinance and other similar items. (*Ord No 12-15-2011-1*)
- 019.35 Substantial Improvement (within the floodplain)** (*Ord No 12-15-2011-1*)
Within any consecutive 365-day period, any reconstruction, rehabilitation (including normal maintenance and repair), repair after damage, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures that have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either:
- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.
 - (2) Any alteration of an “historic structure”, provided that the alteration will not preclude the structure’s continued designation as an “historic structure”. For the purpose of this Ordinance, “historic structure” shall be as defined in 44 Code of Federal Regulations, Part 59.1.
- 020.05 Truck**
Any motor vehicle designed, used, or maintained primarily for the transportation of property and not for the carrying of passengers.
- 020.10 Truck-Tractor**
Any motor vehicle designed and used primarily for drawing other vehicles and so constructed as to carry a load other than a part of the weight of the vehicle and load so drawn.
- 021.05 Use**
The purpose or activity for which the land or building thereon is designed, arranged or intended, or for which it is occupied or maintained.
- 021.10 Use, Accessory**
A use subordinate to the principal use or building on the same lot and customarily incidental thereto as well as detached there from.
- 021.15 Use, Conditional**
A use, either public or private, which, because of its particular characteristics, may be a compatible use in that district only upon certain findings and conditions.

- 021.30 Use, Incompatible**
A use which is incapable of direct association with certain other uses because it is monotonous, contradictory, incongruent or discordant, negatively impacts neighborhood property values or is a nuisance (see compatible building or use).
- 021.35 Use, Interim**
A use which is similar to a Use, Conditional (109.038.06) but differs in that its particular circumstances dictate that it be allowed for a specific period of time in accordance with the procedures specified in this Ordinance. (*Ord No 1-21-2010*)
- 021.40 Use, Non-conforming**
A building or use which was lawful prior to the adoption, revision or amendment of this Ordinance, but which fails, by reason of such adoption, revision or amendment to conform to the present use regulations of the zoning district in which such building or use is located.
- 021.45 Use, Permitted**
A use which may be lawfully established in a particular district or districts, provided it conforms with all requirements, regulations and performance standards, if any, of such district.
- 021.50 Use, Principal**
The main use of land or buildings as distinguished from a subordinate or accessory use.
- 022.05 Variance (*Ord No 1991-1-H*)**
A modification of a specific permitted development standard required in an official control including this Ordinance to allow an alternative development standard not stated as acceptable in the official control, but only as applied to a particular property for the purpose of alleviating a practical difficulty as defined and elaborated upon in a community's respective planning and zoning enabling legislation. (*Ord No 12-10-2015-2*)
- 025.05 Yard**
An open space on a lot which is unobstructed from the lowest level to the sky, except as hereinafter permitted. A yard extends along a lot line at right angles to such lot lines to a depth or width specified in the yard regulations for the district in which such lot is located.
- 025.10 Yard, Front**
A yard extending along the full width of the front lot line between side lot lines.
- 025.15 Yard, Rear**
The portion of the yard on the same lot with the building between the rear line of the building and the rear line of the lot for the full width of the lot.
- 025.20 Yard, Side**
A yard extending along a side lot line between the front and rear yards.

026.05

Zoning District

An area or areas for which the regulations and requirements governing use, lot and bulk of building and premises are uniform.

026.10

Zoning Map

The map setting forth the boundaries of the Zoning Districts of Melrose which map is a part of this Ordinance.