

CASE #Z-502-2022

PROPOSED

CODE AMENDMENTS

FOR CERTAIN INDUSTRIAL

USES

ARE SHOWN IN RED

ON THE FOLLOWING PAGES

ARTICLE 4. USE REGULATIONS - SECTION 4.1.2 USE CHARTS

P – Designates Use is Permitted within District
 – Designates use prohibited in District indicated.
 C – Designates use may be approved as Conditional Use Permit.
 * – See Section – for definition

E – Designates nonconforming uses which may be replaced if destroyed.
 N/A - Means "not applicable", no parking requirement .

Authorized Uses	Residential Districts										Nonresidential Districts							Parking Group Section 5.1.6	Supplemental Regulations Section
	RR	SF-E	SF-22	SF-15	SF-10	SF-8.5	SF-7	TH	MF	NS	LR	OT	CC	C	IP	I			
COMMERCIAL AND WHOLESALE TRADE																			
Apparel, Piece Goods, and Notions-Wholesale														P	P	P		10	
Aquarium (Wholesale)														P	P	P		16	
Automobile Sales - Wholesale														P		P		12 & 16	
Bakery - Wholesale*														P	P	P		16	
Book Binding														P	P	P		16	
Bottling Works															P	P		16 & 23	
Cabinet Shop												C		P	P	P		16 & 23	
Collection Container (Less than 60 Cubic Feet in Size)									P	P	P		P				NA	5.3	
Collection Container (More than 60 Cubic Feet in Size)													P	P	P	P	NA	5.3	
Confectionery Manufacturing														P	P	P		16	
Dyeing or Laundry Plant														P	P	P		23	
Equipment Rental (Heavy)														P	P	P		12	
Equipment Sales (New or Used)														P	P	P		12	
Farm (Food) Products - Wholesale														P	P	P		16	
Feed & Grain Store														P		P		16	
Flea Market (Indoor)														P	P	P		16	
Food Processing Plant															P	P		23	
Furniture Manufacture														P	P	P		23	
Furniture Upholstery Shop														P	P	P		10	
Hazardous Gases/Chemicals Bulk Storage																P		15	
Heating & Air-Conditioning Sales														P	P	P		12	
Heavy Machinery Sales (Wholesale)															P	P		12	
Livestock - Wholesale																P		16	
Lumber Sales - Wholesale																P		16	
Office Showroom*												C		P	P	P		10 & 15	
Paper and/or Paper Products (Wholesale)														P	P	P		16	
Petroleum and/or Petroleum Products - Bulk Storage																P		16	
Petroleum Sales - Wholesale																P		16	
Portable Building Sales (Outdoor Display)														P		P		13	
Office Warehouse														P	P	P		10 & 15	
Reverse Vending Machine																P			
Scrap/Waste Recycling Collection and/or Storage (Ord. No. 08-345 § 8, 01-08-08)																			
Taxidermist																P			
Transfer Station (Refuse/Pick-up) (Ord. No. 08-345 § 8, 01-08-08)																			
Truck Sales - Wholesale														P	P	P		12	
Veterinarian (Small and Large Domesticated Household Animals)* (Ord. 04-201, § 11, 04-13-04)														P	P	P		10	5.4.13.B
Warehouse/Storage (Inside)														P	P	P		15	
Warehouse/Storage (Outside)														C	C	P		13	
Welding Shop														P		P		23	

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	RR	SF-E	SF-22	SF-15	SF-10	SF-8.5	SF-7	TH	MF	NS	LR	OT	CC	C	IP	I			
MANUFACTURING INDUSTRIAL AND CONSTRUCTION																			
Alcoholic Beverage Manufacturing																P	P	23	
Apparel Manufacturing																P	P	23	
Asphaltic Material Manufacture																	C	23	
Batching Plant (Permanent)																	C	17	
Batching Plant (Temporary)	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	17	4.1.1.e	
Burial Vault Manufacturing															P	P	23		
Chemical and Allied Product Manufacture (Non-Hazardous)																P	23		
Cement Manufacturing(Ord.14-542 §1, 7-22-14)																			
Cement Product Forming / Molding / Casting (indoors only) * (Ord. 14-542 §1, 7-22-14)															P	P	14		
Contractor's Office/Sales, No Outside Storage including Vehicles											P		P	P	P	P	12		
Contractor's Shop with Outdoor Storage (Ord. 16-580)															C	P	17		
Contractor's Temporary On-Site Construction Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	10	4.1.1.e	
Distribution Center															C	C	15	4.1.15	
Electronic Manufacturing															P	P	23		
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair (Ord. No. 11-435)															P	P	23		
Food Canning Operation															P	P	23		
Fulfillment Center															C	C	15	4.1.15	
Hazardous Chemical Manufacture																	15		
Heavy Assembly*															C	P	23		
Industrial/Chemical/Medical Incineration																			
Iron and/or Steel Foundry																	15		
Laboratory Equipment Manufacturing															P	P	23		
Leather Tanning and/or Finishing																	15		
Light Assembly*															P	P	23		
Light Manufacturing															P	C	23		
Machine Shop (Ord. No. 11-435)															P	P	23		
Maintenance & Repair service for Buildings															P	P	10		
Meat Packing/Slaughterhouse																	15		
Meat Products, Manufacturing															C	P	23		
Metal Forging and/or Heavy Stamping																	15		
Metal Smelting																	15		
Microbrewery (Ord. No. 2019-669)											C	C		C	C	C	23	4.1.4	
Milk Depot, Dairy, Ice-Cream Plant															P	P	23		
Mineral Extraction & Mining Operations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	23		
Mobile Home Manufacturing															C	P	23		
Oil and/or Gas Extraction	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	23		
Outside Storage (Ord. No. 03-143)															C	P	13 & 18		
Petroleum Refining																	15		
Plastic Product Manufacturing (Ord. No. 11-435 § 4, 04-12-11)															P	C	23		
Plating Establishment																	15		
Plumbing Shop (Ord. No. 06-308 § 4, 10-24-06)											C				P	P	8		
Poultry Slaughtering/Processing																	15		
Printer (Newspaper, etc.)															P	P	23		

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MANUFACTURING INDUSTRIAL AND CONSTRUCTION																			
Refuse Disposal System																	C	23	
Research Lab (Hazardous)																	C	10	
Research Lab (Non-Hazardous)												C	P		P	P	10		
Rubber Product Manufacturing (Ord. No. 11-435)														P	C	P	23		
Salvage and/or Reclamation (Indoors)* (Ord. No. 08-345)																C	15		
Salvage and/or Reclamation (Outdoors)* (Ord. No. 08-345 § 8, 01-08-08)																			
Sand/Gravel Sales (Storage) and/or Extraction														C	C	C	15 & 23		
Sanitary Landfill (not operated by City)																C	23		
Sign Manufacturing															P	P	23		
Stone/Clay/Glass Manufacturing																P	23		
Warehouse/Storage (Inside)															R C	P	P	15	
Wind-Powered Generators totaling 25 kW or less (Personal Use)* (Ord. No. 2011-442)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		4.1.8	
Wind-Powered Generators totaling more than 25 kW (Personal Use)*(Ord. No. 2011-442)									C	C	C	C	C	C	C	C	23	4.1.8	
Winery (Ord. No. 2019-669)										C	C			C	C	C	23	4.1.4	

- (a) A drive-through facility is permitted with a bank or a restaurant in the Local Retail, Commercial, Industrial Park and Industrial Districts with the exception of when those districts are located within the Uptown Overlay. Otherwise, a drive-through facility shall require a conditional use permit in accordance with the provisions for consideration enumerated in this chapter.
- (b) A drive-through facility is prohibited with a liquor store.

4.1.13 Liquor Store (Ord. No. 2019-669)

A liquor store shall not have walk-up window access, and shall not have a drive-through facility.

4.1.14 Variety Stores (Ordinance No. 2020-699)

- (a) All variety stores shall have a minimum of ten (10) percent of its selling floor area dedicated to the sale of fresh produce, fresh meat and dairy products,
- (b) A variety store shall not be located within a radius of one (1) mile, measured from property line to property line, of another variety store.
- (c) A scaled floor plan delineating the floor area for the sale of fresh produce, fresh meat and dairy products shall be provided in conjunction with an application for a Conditional Use Permit for a variety store pursuant to this Chapter.
- (d) For the purposes of this subsection, the following terms shall have the meanings described below:
 - (1) Selling floor area shall mean the floor area of the building where customers are allowed to find and purchase items.
 - (2) Fresh produce shall mean fruits and vegetables that have not been processed in any manner. This term does not include such items as nuts, popcorn, vegetable plants/seedlings, dried beans/peas, seeds/grains, and flowers.
 - (3) Fresh meat shall mean skeletal muscle and its associated tissues derived from mammalian, avian, reptilian, amphibian, and aquatic species that have not been preserved by curing, salting, smoking, drying, or canning.
 - (4) Dairy products shall mean food produced from mammals such as milk, yogurt and cheese.

4.1.15 Distribution Centers and Fulfillment Centers (Ordinance No. 2022-xxx)

- (a) Submit a traffic impact study with the Conditional Use Permit application that includes mitigation measures as a result of development-related impacts.
- (b) Submit a traffic circulation plan with the Conditional Use Permit application showing queuing lanes for delivery trucks and identify locations for security gates without encroaching into public right-of-way.
- (c) Delineate the loading docks on the site plan and on the building elevations submitted with the Conditional Use Permit application.

- (d) No idling of facility-related vehicles on rights-of-way, in fire lanes, or any other means of access that would impede other vehicles from maneuvering.
- (e) After the issuance of a Conditional Use Permit, the City Engineer may require the submission of traffic counts to compare to the measurements included in the initial Traffic Impact Study. The traffic counts shall be performed during normal business hours upon notification of the City Engineer. If there is a substantive difference in the measurements, the property owner shall be responsible for mitigating the impacts.

Code, as amended. (Ord. No. 16-605, 12-13-16)

CREMATORIUM – A facility licensed, or qualified to be licensed, by the State of Texas for the cremation of human remains. (Ord. No. 15-569)

CUSTOM PERSONAL SERVICE SHOP – See “Personal Service Shop”.

DANCE STUDIO – See “Gymnastics or Dance Studio”.

DANCE HALL – An establishment with dancing by patrons or customers. (Ord. No. 2019-669)

DAY CAMP FOR CHILDREN – A facility arranged and conducted for the organized recreation and instruction of children including outdoor activities on a daytime basis

DAY CARE CENTER – See “Child Care Center”.

DENSITY – The total number of residential buildings allowed upon a given tract of land usually expressed in total number of units per gross acres or net acre.

DENY WITH PREJUDICE – This action, from an appointed or elected body charged with rendering decisions, bars the same case from again being brought for consideration to the body within 12 months of the decision. (Ord. No. 08-345)

DETACHED – Having no physical connection above the top of the floor line of the first floor with any other building or structure.

DISTRIBUTION CENTER – ~~Building or facility used for the storage and distribution of wholesale items/products.~~ A facility that serves as a way station in the supply chain for the storage and redistribution of products that have been shifted from one transport mode to the same or a different transport mode, and often to go on to fulfillment centers and retail outlets. Storage of the products is on a short-term basis and leaves as soon as it arrives since they already have another destination. Generally, daily truckload traffic for delivery trucks is higher than a warehouse. Buildings typically incorporate numerous docks to accommodate multiple trucks simultaneously.

DOMESTICATED HOUSEHOLD ANIMALS (INDOOR) – The following captive born species shall include: Dog, Budgerigar (Parakeet), Cat, Canary, Guinea Pig, Pigeon, Rabbit, Other Common Cage Birds, Mouse, Aquarium Fish (Captive Born), Rat, Psittacine (Captive Bred [Parrot and Parrot-Like Birds]), Gerbil, Finch (Captive Bred), Golden Hamster, Ferret, and Chinchilla. (Ord. No. 04-201)

DOMESTICATED HOUSEHOLD ANIMALS (OUTDOOR) – The following captive born species, are included: Horse, Domestic Fowl, Donkey, Goose, Pig, Duck (Mallard Type or Muscovy), Sheep, Turkey, Goat, Guinea Fowl, Cattle, Peafowl, Llama, Alpaca, and Honey Bee in addition to those listed in Domesticated Animals (Indoor). (Ord. 04-201, § 13, 04-13-04)

DRAPERY OR FURNITURE UPHOLSTERING SHOP – An establishment for the production, display and sale of draperies and soft coverings for furniture.

DRIVE-THROUGH FACILITY – A vehicular driveway or stacking lane that traverses through a building or on the exterior façade of a building for service and/or delivery of goods to the occupant(s) of the vehicle. (Ord. No. 2019-669)

DRUG STORE – A retail establishment that offers for sale the following items: nonprescription medicines that do not contain tetrahydrocannabinol (THC) and/or are not derived from the plant Cannabis Sativa L; prescription drugs; and personal care products. Drug stores may also sell, in limited amounts,

animals and livestock, and including implements and goods related to agricultural processes, but not including farm machinery.

FIRE, POLICE OR MUNICIPAL BUILDING – Any public service building of the municipal government including a library or City Hall, but excluding storage yards, utility shops and equipment centers.

FLEA MARKET (INDOOR) – An indoor premise where the main use is the sale of new and used household goods, personal effects, tools, art work, small household appliances, and similar merchandise, objects, or equipment, in small quantities, in broken stalls, lots or parcels, not in bulk, for the use or consumption by the immediate purchaser in a building, open air, or partly enclosed booths or stalls not within a wholly enclosed building. The term flea market shall not be deemed to include wholesale sales establishments or rental services establishments, but shall be deemed to include personal service establishments, food services establishments, retail services establishments, and auction establishments. This definition does not pertain to retail sidewalk sales or garage sales. Arts and crafts shows or sales held by non-profit organizations are also not included under this definition.

FLOOD PLAIN – An area of land subject to inundation by a 100-year frequency flood as determined using standard engineering practices and generally as shown on the FIRM Flood Insurance Rate Map of the City of Cedar Hill.

FLOOR AREA – The total gross square feet of floor space within the outside dimensions of a building including each floor level, but excluding carports, open porches, residential garages, accessory buildings, and breezeways.

FLOOR AREA RATIO (FAR) – The floor area of a main building or buildings on a lot, divided by the lot area. (See Illustration 1)

FLORIST SHOP – An establishment for the display and retail sale of flowers, small plants and accessories.

FORESTRY AND TREE HARVESTING – The use of designated, managed land for the raising and harvesting of timber, pulp woods, and other forestry products for commercial purposes, including the temporary use of a sawmill and/or chipper to process the timber cut from that parcel or contiguous parcels. Excluded from this definition shall be the cutting of timber associated with land development approved by the City of Cedar Hill, which shall be considered accessory to the development of property. (Ord. No. 09-377, § 3, 01-13-09)

FRANCHISED PRIVATE UTILITY (NOT LISTED) – A utility such as one distributing heat, chilled water, closed circuit television or similar service and requiring a franchise to operate in the City of Cedar Hill.

FRATERNAL ORGANIZATION, LODGE, CIVIC CLUB, FRATERNITY/SORORITY CLUB, OR UNION – An organized group having a restricted membership and specific purpose related to the welfare of the members such as Elks, Masons, Knights of Columbus, or a labor union.

FRONT YARD – See “Yard, Front”.

FULFILLMENT CENTER – A facility where inbound product inventory is processed and orders are filled, packaged, and shipped to customers. Buildings are outfitted with a tremendous amount of internal infrastructure including pallet racking, pick and pack sortation systems, multi-level mezzanines and robotic picking areas. Generally, daily truckload traffic is higher than a warehouse.

FUNERAL HOME OR MORTUARY – A place for the storage of human bodies prior to their burial or

(3) children are housed for care or training during the day or portion thereof.

KIOSK - A small, free-standing, one-story accessory structure having a maximum floor area of 100 square feet and used for retail purposes, such as automatic teller machines or the posting of temporary information and/or posters, notices and announcements. If a kiosk is to be occupied, it shall have a minimum floor area of 50 square feet.

LABORATORY EQUIPMENT MANUFACTURING - A facility that makes or produces equipment or products used for research or testing.

LABORATORY, SCIENTIFIC OR RESEARCH – An establishment that engages in research, testing or evaluation of materials or products.

LANDSCAPE ADMINISTRATOR – The Planning Director or his/her designee. (Ord. No. 2018-655)

LANDSCAPE MATERIAL SALES – The outdoor or indoor display, storage, sale and staging for delivery of organic and inorganic materials, such as soil and soil amendment, grass, sod, grass seed, gravel, pea gravel, hardscape products, crushed rock, river rock, sand, stone, and landscape boulders primarily used for landscaping purposes. (Ord. No. 2016-580 § 10, 03-08-16)

LANDSCAPING – Material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees or palms, and non-living durable material commonly used in landscaping, such as, but not limited to, rocks, pebbles, sand, walls or fences, but excluding paving.

LAUNDROMAT (OR SELF-SERVE WASHATERIA) – A facility where patrons wash, dry or dry clean clothing and other fabrics in machines operated by the patron.

LAUNDRY OR DRY CLEANING (PICK-UP AND/OR SELF SERVICE) – A custom cleaning shop not exceeding three thousand (3,000) square feet of floor area and may include customer self-service laundry and cleaning. (Ord. 04-201, § 14, 04-13-04)

LAUNDRY OR DYING PLANT (COMMERCIAL/WHOLESALE) – An industrial facility where fabrics are cleaned with substantially non-aqueous organic solvents on a commercial or wholesale basis. (Ord. 04-201, § 14, 04-13-04)

LAWN/LANDSCAPING MAINTENANCE SERVICE – Business that routinely services residential and commercial landscaping. All storage of materials machinery and supplies shall be within the building. All vehicles that are used for this service will have dedicated parking. (Ord. No. 08-345 § 10, 01-08-08)

LIGHT LOAD VEHICLES – A self-propelled vehicle having a Manufacturer's Recommended Gross Vehicle Weight (GVW) not greater than 15,000 pounds, and having no more than two axles, such as pick-up trucks, vans, recreational vehicles (less than thirty-two feet [32'] in length), campers and other similar vehicles but not including automobiles and motorcycles.

LIGHT MANUFACTURING ~~OR INDUSTRIAL USE~~ – Manufacturing of finished products or parts, predominantly from previously prepared materials, including fabrication, assembly, and packaging of such products, and incidental storage, sales and distribution of such products, but excluding basic industrial processing.

LOADING SPACE – An off-street space or berth used for the delivery and loading or unloading of vehicles.

LOCAL UTILITY LINE – The facilities provided by a municipality or a franchised utility company for distribution or collection of gas, water, surface drainage water, sewage, electric power or telephone

SIDE YARD – See “Yard, Side”.

SINGLE-FAMILY DWELLING (ATTACHED) – A dwelling which is joined to another dwelling at one or more sides by a party wall or abutting separate wall and which is designed for occupancy by one family and is located on a separate lot delineated by front, side and rear lot line. Also termed "Townhouse."

SINGLE-FAMILY DWELLING (DETACHED) – A dwelling designed and constructed as a free standing structure for occupancy by one family and located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract and occupied by one family.

SKILLED NURSING FACILITY (ALSO TERMED NURSING HOME, CONVALESCENT HOME OR LONG-TERM CARE FACILITY) – A residence providing primarily in-patient health care, personal care, or rehabilitative services over a long period of time to persons chronically ill, aged or disabled who need ongoing health supervision but not hospitalization.

SMALL ENGINE REPAIR SHOP – Shop for repair of lawn mowers, chain saws, lawn equipment, and other machines with one-cylinder engines.

SOLAR PANEL SYSTEM – A combination of equipment and/or controls, accessories, interconnecting means and terminal elements for the collection, storage and distribution of solar energy. Solar panel systems do not include individually powered outdoor solar lights, such as garden lights, accent lights, security lights, or flood lights. (Ord. No. 15-557, §3, 4-28-15)

SOLAR PANEL SYSTEM (ACCESSORY USE) – A solar panel system that primarily produces electrical energy for use on site, though excess energy may be stored or put back into the power grid. (Ord. No. 15-557, §3, 4-28-15)

SOLAR PANEL SYSTEM (PRIMARY USE) – A solar panel system that primarily produces electrical power to be put back into the power grid. (Ord. No. 15-557, §3, 4-28-15)

SOLAR PANEL SYSTEMS - ROOF MOUNTED – A solar panel system affixed to a principal or accessory building. (Ord. No. 15-557, §3, 4-28-15)

SOLAR PANEL SYSTEMS - GROUND MOUNTED – A solar panel system with a supporting framework that is placed on, or anchored in, the ground and that is independent of any building or other structure. (Ord. No. 15-557, §3, 4-28-15)

SPECIALTY FOOD STORE – A retail establishment that specializes in the sale of one type or line of foods primarily for home preparation and consumption, such as gourmet foods, meat, seafood, cheese, oils, vinegars, and confections. (Ord. No. 2020-699)

STABLE, (COMMERCIAL; AS A PRINCIPAL USE) – A stable used for the rental of stall space or for the sale or rental of horses or mules.

STABLE, (PRIVATE) – An area used solely for the owner's private purposes for the keeping of horses, mules or ponies, and not kept for remuneration, hire or sale.

STADIUM – See “Playfield”.

~~**STORAGE OR WHOLESALE WAREHOUSE** – A building used primarily for the wholesale storage of goods and materials.~~

STORY – That portion of a building, other than a basement, included between the surface of any floor

VETERINARIAN (Ord. 04-201, § 13, 04-13-04) – A clinic or hospital where small and large domestic household animals and pets are seen or admitted for examination and medical treatment. May include indoor or outdoor kennels or pens, See “Animal Boarding and Kennels (Indoor or Outdoor). (Ord. 04-201, § 13, 04-13-04)

VISIBILITY TRIANGLE – The area of public and private property within a triangle formed by two (2) intersecting streets, commercial driveway or alley is called a visibility triangle. The legs of the triangle are formed by the curb line of the streets and are extended to the point at which they intersect, which usually forms a ninety-degree angle. Each of the legs are attached at the end by a diagonal line (the hypotenuse), which forms a triangle. Dimensions of a visibility triangle are based on speed, type of roadway and curvature of the roadway. (Ord. No. 2018-655)

WALL SURFACE AREA – The area of a wall derived by multiplying the distance between the foundation and the upper-most, top plate line times the width of the wall including all surface areas above the roof line as seen from a direction perpendicular to the façade or building face. (Ord. No. 2018-655)

WAREHOUSE – A building used primarily for the wholesale storage of goods and materials in longer time periods and fewer daily trips for delivery trucks than a distribution center and a fulfillment center.

WIND-POWERED GENERATOR (PERSONAL) - A wind energy conversion system consisting of any combination of the following: blades, wind turbine, supporting structure, and associated control of conversion electronics, which, in combination with each other, converts wind energy into electrical energy, has a rated capacity of not more than 25kW and which is intended to primarily reduce on-site consumption of utility power. (Ord. 11-442, § 1, 06-28-11)

WRECKER OR TOW SERVICE – Establishment that provides for the removal and temporary storage of vehicles but does not include disposal, permanent disassembly, salvage or accessory storage of inoperable vehicles. (Ord. No. 08-345 § 10, 01-08-08)

WRECKING YARD (JUNKYARD OR AUTO SALVAGE) - Any lot upon which two or more motor vehicles of any kind, which are incapable of being operated due to condition or lack of license, have been placed for the purpose of obtaining parts for recycling or resale.

YARD - An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except where otherwise specifically provided in this Ordinance that the building or structure may be located in a portion of a yard required for a main building. In measuring a yard for the purpose of determining the width of the side yard, the depth of a front yard or the depth of a rear yard, the shortest horizontal distance between the lot line and the main building shall be used. (See Illustration No. 6 for example)

YARD, FRONT - A yard located in front of the front elevation of a building and extending across a lot between the side yard lines and being the minimum horizontal distance between the front property line and the outside wall of the main building. (See Illustration 6)

YARD, REAR - The area extending across the rear of a lot measured between the lot lines and being the minimum horizontal distance between the rear lot line and the rear of the outside wall of the main building. On both corner lots and interior lots, the rear yard shall in all cases be at the opposite end of the lot from the front yard. (See Illustration 8)

YARD, SIDE - The area between the building and side line of the lot and extending from the front lot line to the rear lot line and being the minimum horizontal distance between a side lot line and the outside wall of the side of the main building. (See Illustration 8)

ZERO LOT LINE DWELLING - See “Patio Home”.