

**CHAPTER 1121**  
**Definitions**

**1121.01 Meanings of words and phrases.**

**CROSS REFERENCES**

Subdivision definitions - see P. & Z. 1105.01  
Swimming pool defined - see BLDG. 1311.02  
Flood plain definition - see BLDG. 1317.05  
Soil erosion and sediment control definitions - see BLDG. 1323.02  
Housing and property maintenance definitions - see PROP. STDS. 1711.01

**1121.01 MEANINGS OF WORDS AND PHRASES.**

(a) For the purpose of this chapter, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and plural the singular; the word "building" shall include the word "structure" and the word "shall" is mandatory and not directory; the word "may" is a permissive requirement and the word "should" is a preferred requirement; the word "person" includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual; the words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied;" and the word "lot" includes the words "plot" or "parcel."

- (1) "Accessory use" means a subordinate use which is incidental to and customary in connection with the principal building or use and which is located on the same lot with such principal building or use.
- (2) "Alteration" means any change, addition, or modification in construction or occupancy of an existing structure.
- (3) "Apartment" means a room or suite of rooms in a multi-family structure that is arranged, designed, used or intended to be used as a housekeeping unit for a single family.
- (4) "Automotive Repair, Major" means general repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision service including body, frame, or fender straightening or repair; over-all painting or paint shop; vehicle steam cleaning.
- (5) "Automotive Repair, Minor" means replacement of parts and motor service to passenger cars and trucks not exceeding one and one-half (1½) tons capacity, but not including any operation named under "Automotive Repair, Major," or any other similar operation.
- (6) "Automotive sales" means the sale of new and/or used automotive and/or recreational vehicles, motor homes, horse trailers, boats or machinery.
- (7) "Automotive Service Station or Filling Station" means a place where gasoline, kerosene or any other motor fuel or lubricating oil or grease for operating motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles, including greasing and oiling on the premises.
- (8) "Basement" means a story having part but not more than one-half (1/2) of its height below grade. A basement is counted as a story for the purpose of height regulation if subdivided and used for business or dwelling purposes other than by a janitor employed on the premises.

- (9) "Berm" means a landscaped mound used to buffer a use from an adjoining property.
- (10) "Board" means the Board of Zoning Appeals of the City of Blue Ash, Ohio.
- (11) "Building" means any structure having a roof supported by columns or walls designed or intended for the support, enclosure, shelter or protection of persons or property. When a structure is divided into separate parts by unpierced walls extending from the ground up, each part is deemed a separate building.
- (12) "Building, main" means the building on a lot occupied by the principal use.
- (13) "Building, accessory" means a subordinate building, the use of which is incidental to and customary in connection with the principal building or use and which is located on the same lot with such principal building or use.
- (14) "Cellar" means a story having more than one-half (1/2) of its height below grade. A cellar is not included in computing the number of stories for the purpose of height measurements.
- (15) "Child Day-Care" means administering to the needs of infants, toddlers, pre-school children, and school children outside of school hours by persons other than their parents or guardians, custodians, or relatives by blood, marriage, or adoption for any part of the twenty-four hour day in a place or residence other than the child's own home. The following are child day-care facilities:
  - A. "Child Day-Care Center" means any place in which child day-care is provided, with or without compensation, for thirteen (13) or more children at any time, or any place that is not the permanent residence of the licensee or administrator in which child day-care is provided, with or without compensation, for seven (7) to twelve (12) children at any one time. In counting children for the purposes of this definition, any children under six (6) years of age who are related to a licensee, administrator, or employee and who are on the premises shall be counted.
  - B. "Type A Family Day-Care Home" means a permanent residence of the administrator in which child day-care is provided for four (4) to twelve (12) children at any one time, if four (4) or more children are under two (2) years of age. In counting children for the purposes of this definition, any children under six (6) years of age who are related to a licensee, administrator, or employee and who are on the premises of the Type A home shall be counted. The term "Type A family day-care home" does not include a residence in which the needs of children are administered to, if all such children are siblings of the same immediate family and the residence is their home.
  - C. "Type B Family Day-Care Home" means a permanent residence of the provider in which child day-care or child day-care services are provided for one (1) to six (6) children at one time and in which no more than three (3) children may be under two (2) years of age at any one time. In counting children for the purposes of this definition, any children under six (6) years of age who are related to the provider and are on the premises of

the Type B home shall be counted. The term "Type B family day-care home" does not include a residence in which the needs of children are administered to, if all such children are siblings of the same immediate family and the residence is their home.

- (16) "City" means the City of Blue Ash, Ohio.
- (17) "Clinic" means an establishment occupied by one (1) or more members of the healing professions including those for humans and domestic household animals.
- (18) "Club" means a building or portion thereof or premises owned or operated by a corporation, association, person or persons for a social, educational or recreational purpose, but not primarily for profit or to render a service that is customarily carried on as a business.
- (19) "Commission" means the Planning Commission of the City of Blue Ash, Ohio.
- (20) "Community Development Director" means the Community Development Director of the City of Blue Ash or his authorized representative.
- (21) "Comprehensive Plan" means the Comprehensive Plan (aka the Master Plan) for the City of Blue Ash, Ohio, as adopted by Council.
- (22) "Convenience Store" means any retail establishment offering for sale prepackaged food products, household items, and other goods commonly associated with the same and having a gross floor area of less than 5,000 square feet.
- (23) "Council" means the City Council of the City of Blue Ash, Ohio.
- (24) "Courtyard" means an open unoccupied and unobstructed space, other than a yard, on the same lot with a building or group of buildings.
- (25) "Day care" means an establishment providing continuous supervised temporary care for individuals under license by the State of Ohio.
- (26) "Density" means required land area for each dwelling unit. For single family detached homes it shall be the required lot size per dwelling excluding any streets and public or private right-of-way. For multi-family dwelling units, it shall be the required area of land per dwelling unit as specified in this Code exclusive of any public utility easements, streets, and public or private right-of-way.
- (27) "Development" means the division of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; and mining, excavation, landfill, or land disturbance; and any use or extension of the use of land.
- (28) "Service Director" means the Service Director of the City of Blue Ash, Ohio, or his authorized representative.
- (29) "District" means any section of the City of Blue Ash within which the zoning regulations are uniform.
- (30) "Dwelling" means a building or portion thereof designated or used exclusively for residential occupancy, but not including trailers, mobile homes, prefabrication/sectional/industrialized homes, manufactured modular homes (and similar units), hotels, motels, boarding houses, fraternities, sororities or tourist homes.
- (31) "Dwelling, multiple" means a building, or portion thereof, designed for or occupied by three (3) or more families or housekeeping units.
- (32) "Dwelling, single-family" means a building designed for or occupied exclusively by one (1) family or housekeeping unit.

- (33) " Dwelling, two-family or duplex" means a building designed for or occupied by two (2) families or housekeeping units with the individual units adjacent horizontally to one another as opposed to one (1) above the other.
- (34) " Dwelling unit" means a room or suite of rooms used as a single-family dwelling including bath and culinary accommodations.
- (35) " Engineer, City" means a licensed civil engineer employed by contract or as a payroll employee of the City of Blue Ash, Ohio to represent the City in civil engineering matters.
- (36) " Family" means a person living alone, or two or more persons living together as a single housekeeping unit in a dwelling unit, as distinguished from a group occupying a rooming house, motel, dormitory, fraternity or sorority house, provided however that " family" shall not include more than four persons unrelated to each other by blood, marriage, or legal adoption.
- (37) " Fence" means an assemblage of materials forming a barrier at grade between a lot and street or alley or between portions of a lot or lots.
- (38) " Floor area" means the square feet of floor space within the outside line of walls and including the total of all space on all floors of a building; but not including porches, garages or space in a cellar.
- (39) " Frontage" means the distance along a street line from one (1) intersecting street to another or from one (1) intersecting street to the end of a dead-end street.
- (40) " Garage, private" means a detached accessory building or portion of the main building housing or designed to house the automotive vehicles of the occupants of the premises.
- (41) " Garage, public" means a building or portion thereof other than a private or storage garage, designed or used for equipping, servicing, repairing, hiring, selling, storing or parking automotive vehicles. The term " repairing" shall not include the dismantling or storage of wrecked or junk vehicles.
- (42) " Garage, storage" means a building or portion thereof designed or used exclusively for term storage by prearrangement of automotive vehicles, as distinguished from daily storage furnished transients and at which fuels and oils are not sold and vehicles are not equipped, repaired, hired or sold.
- (43) " Grade" means the average level of the finished surface of the ground within 5 feet of the face of a building for buildings more than five (5) feet from a street line. For buildings closer than five (5) feet to a street, the grade is the sidewalk elevation at the center of the building. If there is more than one street, an average sidewalk elevation is to be used. If there is no sidewalk, the City Engineer shall establish the sidewalk grade.
- (44) " Height, building" means the vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip and gambrel roofs. Where the site is not flat, the height shall be measured from the average grade along the front of the building.
- (45) " Height, finished floor" means the vertical distance from the grade to the top of the first floor above a basement or cellar of a building.

- (46) "Health/Recreation Facility" means an indoor facility including uses such as game courts, exercise equipment, locker rooms, Jacuzzi and/or sauna and pro shop.
- (47) "Home Occupation" means an occupation, profession, activity, or use that is clearly a customary, incidental, and secondary use of a residential dwelling unit and which does not alter the exterior of the property or affect the residential character of the neighborhood.
- (48) "Hospice" means a building or portion thereof used for the accommodation and care of terminally ill persons.
- (49) "Hospital" means a building or portion thereof used for the accommodation of sick, injured or infirm persons including health care facilities, hospitals and sanitariums, convalescent and rest homes and boarding homes for children and aged persons.
- (50) "Hotel" means a building in which lodging is provided and offered to the public for one (1) or more days for compensation, and in which ingress and egress to and from all rooms are made through an inside office or lobby and under supervision at all times. As such, it is open to the public in contra-distinction to a boarding house or a multiple dwelling.
- (51) "Housekeeping Unit" means one or more persons occupying a dwelling unit and living as a single group, and doing their own cooking on the premises, as distinguished from a group occupying a boarding house, lodging house, or hotel, as herein defined.
- (52) "Industry" means the storage, repair, manufacture, preparation, or treatment of any article, substance or commodity.
- (53) "Institution" means a benevolent nonprofit establishment for public use.
- (54) "Junk" means machinery, scrap, iron, steel, or other ferrous and nonferrous metals, tools, implements or portions thereof, glass, plaster, cordage, building materials, or other waste that has been abandoned from its original use and may be used again in its present or a new form.
- (55) "Junk Yard" means a place where waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking yards, house wrecking yards, used lumber yards, and places or yards for storage of salvage house wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed building.
- (56) "Kennel" means an establishment licensed to operate a facility housing dogs, cats, or other household pets and where grooming, breeding, boarding, training, or selling animals is conducted as a business.
- (57) "Laboratory" means a building or a portion of a building devoted to the experimental study in science, or the testing and analysis of chemicals, drugs, minerals, or other substances usually associated with scientific study.
- (58) "Laboratory, Medical or Dental" means a building or a portion of a building devoted in use to providing bacteriological, biological, medical, X-ray, pathological and similar analytical or diagnostic services to doctors or dentists and where no fabrication is conducted on the premises except the custom fabrication of dentures.
- (59) "Landowner" means the legal or beneficial owner or owners of all of the land proposed to be included in a development. The holder of an option or contract to purchase, a lessee or other person having an enforceable

- proprietary interest in such land, shall be deemed to be a landowner for the purposes of this Code.
- (60) Landscaped area" means that part of a lot that is devoted to the growing of grass, shrubs, trees and other plant materials, including statuary, ponds, and ornamental features. All trees, shrubs, and other plants required in this Zoning Code shall be of first-class nursery grade.
  - (61) Living unit" means the room or rooms occupied by a family, which must include a kitchen and the minimum sanitary facilities required in the Housing and Property Maintenance Standards (Chapter 1711 of the Codified Ordinances).
  - (62) Loading space" means a space having a minimum dimension of twelve (12) feet by thirty-five (35) feet and a vertical clearance of fourteen (14) feet, unless such dimensions or clearance are varied by the Board of Site Arrangement or as otherwise provided or in this Zoning Code, within the main building or on the same lot providing for the standing, loading or unloading of trucks.
  - (63) Lot" means land occupied or intended for occupancy by a use permitted in this Zoning Code, including one main building, together with its accessory buildings and uses, the yards, parking and loading spaces required herein and having its principal frontage upon a street or upon an officially approved place.
  - (64) Lot, corner" means a lot abutting upon two (2) or more streets at their intersection.
  - (65) Lot, depth of" means the mean horizontal distance between the front and rear lot line.
  - (66) Lot, double frontage" means an interior lot having frontages on two (2) streets.
  - (67) Lot, interior" means a lot other than a corner lot.
  - (68) Lot, irregular" means any lot that is not square or rectangular in shape, that has nonparallel side lot lines, or nonparallel front and rear lot lines and/or side lot lines that are not normal to the principal access street.
  - (69) Lot, panhandle" means a lot whose only owned access to the street is a narrow strip of land. The narrow strip of land known and referred to as the "panhandle" shall be defined as a strip of land displaying a minimum width at any point of twenty (20) feet and a maximum width of less than the minimum lot width required for building purposes. The owner of the lot shall own all parts of the lot including the panhandle.
  - (70) Lot line" means a line dividing one lot from another or from a street or alley.
  - (71) "Lot line, front" means any lot line that abuts a public right-of-way or, in the case of a panhandle lot, that is adjacent to the strip of land that connects the buildable area to the right-of-way.
  - (72) "Lot line, rear" means the lot line that is opposite the front lot line.
  - (73) "Lot line, side" means any lot line that is not a front or rear lot line.
  - (74) Lot, minimum area of" means the area of a lot computed exclusive of any portion of the right-of-way of any public or private thoroughfare.
  - (75) Lot of record" means a lot that is a part of a subdivision, the map of which has been recorded in the office of the County Recorder, or a parcel of land, the deed of which was recorded in the office of the County Recorder prior to the adoption of this section.
  - (76) Lot width" means the width of a lot at the front yard line.

- (77) Maneuvering space" means the unobstructed area needed for a truck to back, in a single movement, directly from the access street into a loading space, the depth of which is measured perpendicular to and from the front of such loading space to the curb side of the most remote traffic lane in the access street.
- (78) Master Plan" means the Master Plan (aka the Comprehensive Plan) for the City of Blue Ash, Ohio, as adopted by Council.
- (79) Mobile home or trailer" means any vehicle for carrying materials or to function as a dwelling unit and designed to be hauled, propelled, or transported along a highway, including camping trailers, house trailers, motor homes, tent trailers, boat trailers, materials trailers and farm wagons. For dwelling unit definition purposes, mobile homes include a structure of vehicular, portable design, originally built on a chassis and designed to be moved from one site to another, and to be used with or without a permanent foundation. All such units are not allowable as dwelling units within Blue Ash Zoning districts.
- (80) Motel" means a building in which lodging is provided and offered to the public for one (1) or more days for compensation, with exterior ingress and egress. As such, it is open to the public in contra- distinction to a boarding house or a multiple dwelling.
- (81) Nonconforming use" means a building, structure or premises legally existing and/or used at the time of adoption of this Code or any amendment thereto and which does not conform with the use regulations of the district in which located.
- (82) Nursing home and facilities" means a building or buildings in which elderly, chronically ill and disabled persons who are patients therein will be provided full support living facilities including twenty-four (24) hour nursing supervision. The nursing home and facility may include as an adjunct thereto dwelling units for rent or lease to persons age sixty-two (62) years or over, or chronically ill or disabled persons, including spouse of any such person, who can lead reasonably independent lives, and require minimal support facilities, supervision, maintenance and nursing care. Because the dwelling units are an adjunct thereto, they must be maintained and remain under the control and supervision of the operator of the full support nursing home and facilities.
- (83) Parking space" means a durably surfaced area, unenclosed or enclosed in the main building or in an accessory building having an area of not less than 162 square feet, a minimum width of nine (9) feet and a minimum depth of eighteen (18) feet, exclusive of driveways, permanently reserved for the temporary storage of one automobile.
- (84) Place" means an open unoccupied space other than a street permanently reserved as the principal means of access to abutting property.
- (85) "Premises" means land together with any buildings or structures occupying it.
- (86) "Public service facility" means the erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping stations, sewage disposal or pumping plants and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a municipal or other governmental agency, including the furnishing of electrical, gas, rail transport, communication, public water and sewage services.

- (87) "Recreation vehicle" means a motor home, mobile home, house trailer, truck camper, boat, travel trailer, and or any other vehicle (e.g., van, pickup, camper, bus converted to motor home) which is principally designed and used for recreation purposes, as opposed to being regularly used for transportation purposes.
- (88) "Residential group home" means a facility operated by a nonprofit corporation, licensed by the State of Ohio, providing continuing care and twenty-four (24) hours per day supervision by qualified persons. A qualified person shall mean a person qualified by education, training and experience, or any combination thereof, for the position that they hold in the residential group home.
- (89) "Recycling center" means a building in which used material is separated and processed prior to shipment to others who will use those materials to manufacture new products.
- (90) "Restaurant" means a place where prepared food and beverages are served for consumption on the premises either by providing seating for inside or outside consumption or providing parking spaces for outside consumption.
- (91) "Restaurant, drive-in/drive-thru" means restaurants that have as part of operations drive-in/drive-thru facilities in which food and beverages are dispensed directly to occupants of an automobile.
- (92) "Retail sales and services" means any site that contains retail sales or services.
- (93) "Retail sales and services, large" means any site that contains retail sales or services and contains a building with any single-tenant space with more than 40,000 square feet of floor area.
- (94) "Right-of-way" means a strip of land taken or dedicated for use as a public way. In addition to a roadway, it may incorporate curbs, lawn strips, sidewalks, lighting, and drainage facilities, and may include special features such as grade separation, landscaped areas, viaducts, and bridges.
- (95) "School, private" means any school other than a public school, including schools owned and operated by a business establishment, a foundation or an institution, as well as private or parochial elementary, junior or senior high schools, or private and parochial colleges and universities.
- (96) "School, public" means any school operated by a public school district or by a City, county, state or Federal government agency.
- (97) "Screen" means any shrubbery, hedges, trees, or other growth, fences, walls, retaining walls, structure or any tangible barrier or obstruction of material above the surface of the ground, with the purpose of preventing or minimizing the view of any object from a level line of sight. The height, width and length of the screen shall be such to minimize views of the structure, area, vehicle or item to be screened. The screen as herein defined may be located adjacent to the structure, area, vehicle, or item to be screened; may be located anywhere within the same lot or premises; or may be located on the perimeter of the lot or premises, providing that no horizontal line of sight from six (6) feet above the ground is possible from a point off the lot or premises.
- (98) "Secondary road or street" means a public right of way intended for main travel within the City, as opposed to a street normally serving only interior subdivision traffic.

- (99) "Self-service storage facility" means a building or group of buildings consisting of individual, self-contained units that are leased or owned for storage of business and household goods or contractors' supplies.
- (100) "Separate tract" means a parcel of land or a group of contiguous parcels of land under one ownership on February 25, 1971.
- (101) "Setback" means the minimum horizontal distance between any building or structure and the related front, side or rear property line.
- (102) "Sign" means a name, word, letter, writing, identification, description, display model or illustration which is placed upon, affixed to, painted or represented upon a structure, or any part thereof, or in any manner upon a parcel of land or lot, and which publicizes an object, product, place, activity, service, person, candidacy, institution, organization or business. The word "sign" shall also include banners, pennants, insignia, commercial signs, bulletin boards, ground signs, poster billboards and electric signs, wherever placed. The word "sign" shall not include the following:
- A. Signs erected and maintained pursuant to and in discharge of any governmental function, or required by any law, ordinance, resolution, or governmental regulation.
  - B. The flag, pennant, or insignia of any nation, state, county, city, or other political unit, or of any political, educational, charitable, philanthropic, civic, professional, or religious campaign, drive, monument or event.
  - C. Signs not exceeding one (1) square foot in area and bearing only property numbers, name of street, post office box numbers, or names of occupants of premises.
- (103) "Sign, area of" means the total exterior surface of the portion of a sign that displays the message and any background that is integral to the message and differentiated from the building or structure to which it is attached, computed in square feet, of a sign having but one exposed exterior surface; one-half (1/2) the total of the exposed exterior surface computed in square feet of a sign having more than one such surface.
- (104) "Sign, building identification" means a sign that identifies the building on a site or the name of a development that contains multiple tenants.
- (105) "Sign, tenant identification" means a sign that identifies a tenant in a building or in a development that contains multiple tenant spaces.
- (106) "Sign, deteriorating" means any sign, which because of its construction, the length of time it has been displayed, or lack of maintenance, has become an eyesore or blighting influence.
- (107) "Sign, permanent" means any sign which is permanently affixed to a structure or mounted in the ground, not easily movable without disassembly because of construction and placement, and is not constructed from materials of temporary durability such that its use is for short duration.
- (108) "Sign, off-premises" means any sign unrelated to a business or profession conducted, or a commodity or a service sold or offered upon the premises where such sign is located.
- (109) "Sign, on-premises" means any sign relating to a business or profession conducted, or a commodity or service sold or offered upon the premises where such sign is located.

- (110) "Sign, temporary" means a sign intended for use for only a limited period of time.
- (111) "Sign, ground" means any sign that is not attached to a building and that has a base that contacts the ground over at least 80 percent of the maximum width of the structure.
- (112) "Sign, pole" means any freestanding sign that is not a ground sign.
- (113) "Sign, wall" means any sign painted on or attached to and erected parallel to the face of, or erected and confined within the limits of, the outside wall of any building and supported by such wall or building and which displays only one advertising surface.
- (114) "Storage container, household" means any container less than 40 square feet than does not require a foundation and that is designed for storage of household equipment such as lawnmowers, garden tools and supplies, chainsaws, play equipment, grills, lawn furniture, and the like.
- (115) "Story" means that portion of a building, other than a cellar, included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between the floor and the ceiling next above it.
- (116) "Story, half" means a space under a sloping roof which has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than sixty percent (60%) of the floor area is finished off for use. A half-story may be used for occupancy only in conjunction with and by the occupants of the floor immediately below.
- (117) "Street" means all property dedicated or intended for public or private street, highway, freeway or roadway purposes or subject to public or private easements thereon.
- (118) "Street line" means a dividing line between a lot, tract or parcel of land and the public right of way of a contiguous street.
- (119) "Structural alterations" means any change in the supporting members of a building, such as bearing walls or partitions, columns, beams, or girders or any substantial change in the roof or in the exterior walls.
- (120) "Structure" means anything constructed or erected, the use of which requires permanent location on the ground or attached to something having a permanent location on the ground, including but without limiting, the generality of the foregoing, advertising signs, billboards, backstops for tennis courts, fences and pergolas.
- (121) "Structure, temporary" means anything constructed or erected in a manner such that it provides the benefit of a permanent structure, but does not have a permanent foundation, is not permanently attached to the ground, and is not otherwise regulated by the Building Code. Temporary structures include tents, portable carports, temporary storage containers, and the like, but do not include play equipment or household storage containers.
- (122) "Suburban farm" means a tract developed for growing produce, pasturage and dairying. It includes truck gardening and the sale of products grown or raised on the premises but not separate structures for the sale and display of such products, and animal and poultry husbandry when such animals and poultry are maintained in such a manner and at such a distance from nonfarm residences that no annoyance or interference results.

- (123) "Swimming pool" means any receptacle for water, or an artificial pool of water having a depth at any point of more than two (2) feet, intended for the purpose of immersion or partial immersion therein of human beings, and including all appurtenant equipment.
- (124) "Townhouse" means a one, two, or more story dwelling unit that is connected to another dwelling unit by a common wall.
- (125) "Vehicle, automotive or motor" means any self-powered vehicle moving on wheels or runners used as a means of transport.
- (126) "Yard" means an open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided in this Zoning Code. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the minimum horizontal distance between the lot line and the main building shall be used.
- (127) "Yard, front" means a yard extending the full width of the lot between a principal building and the front lot line.
- (128) "Yard, rear" means a yard extending the full width of the lot between a principal building and the rear lot line. On corner lots, the rear yard shall be considered as parallel to the street upon which the lot has the lesser dimension.
- (129) "Yard, side" means an open space between the front and rear yards of a lot and between the side lot lines and the main building or any projections thereof.
- (130) "Zoning Code" means the Comprehensive Zoning Ordinance of Blue Ash, which was adopted by Ordinance No. 2003 –1 passed March 13, 2003 and is codified as Chapters 1121 through 1189.  
(Ord. 2003-1. Passed 3-13-03.)