
Sec. 201. Definitions.

For the purpose of this ordinance, the following terms shall take the meaning set forth in this Section. Terms not expressly defined shall be given their customary meaning from common parlance or as defined in other chapters of the Petoskey Municipal Code of Ordinances.

Access management: A method of planning, design, and implementation of land use and multi-modal transportation strategies that maintain a safe flow of traffic while accommodating the access needs of adjacent developments. This includes the systematic control of the location, spacing, design, and operation of driveways, median openings, interchanges, and street connections.

Accessory building: A detached building that is subordinate in size and character to a principal building situated on the same lot or parcel. The accessory building may contain a garage, carport, or storage area. When an accessory building is attached to the main building with a wall or roof (not including open roofs such as a pergola), the accessory building shall be considered a part of the main building for setback purposes.

Accessory use or accessory: A use which is clearly incidental to, customarily found in connection with, and (except in the case of accessory off-street parking spaces or loading) located on the same zoning lot as the principal use to which it is related.

When "accessory" is used in this text, it shall have the same meaning as accessory use.

An accessory use includes:

- a. Residential accommodations for caretakers.
- b. Swimming pools for the use of the occupants of a residence or their guests.
- c. Domestic storage in a barn, shed, carriage house, or similar accessory building/structure.
- d. A newsstand primarily for the convenience of the occupants of a building, which is located wholly within such building, and has no exterior signs or displays.
- e. Storage of merchandise normally stocked in connection with a business or industrial use, unless such storage is excluded in the applicable district regulations.
- f. Storage of goods used in or produced by industrial uses or related activities, unless such storage is excluded in the applicable district regulations.
- g. Accessory off-street parking spaces, open or enclosed, subject to the accessory off-street parking regulations for the district in which the zoning lot is located.
- h. Uses clearly incidental to a main use, such as offices of an industrial or commercial complex that are located on the site of the commercial or industrial complex.
- i. Accessory off-street loading subject to the off-street loading regulations for the district in which the zoning lot is located.
- j. Accessory sign subject to the sign regulations for the district in which the zoning lot is located.

Access-way: A public or private street, service drive, alley, driveway, or other means of approach or departure from a property. The access-way provides ingress or egress to a property, parcel, or site via a curb cut at an existing or proposed public street outside the property limits of the site development.

Adult or sexually oriented uses: See article 28 of the Zoning Ordinance for definitions.

Affordable housing: Housing that meets the current United States Department of Housing and Urban Development (HUD) criteria.