

4. **Board or Township Board:** The Clark Township Board of Trustees.
5. **Condominiums:** Condominiums may be defined generally as a system of separate ownership of individual units in a multi-unit project. It is a system of ownership of real property whereby a parcel of real estate and the building or buildings existing thereon are owned by more than one person, each of whom has two separate and distinct real property interests: (1) Fee simple ownership of a unit or apartment; and (2) an undivided interest, together with all of the other unit owners in the project, in the common elements. **Ordinance #74, May 10, 1989**
6. **Area:** See District
7. **Basement:** That portion of a building below the first floor joists, at least half of whose clear ceiling height is above the level of the adjacent ground.
8. **Boardinghouse:** A dwelling in which both lodging and meals are furnished to three or more residents for compensation. A resident is defined for this definition only as a person who intends to stay at this facility for over three months in continuous period of time, or otherwise makes this location a permanent residence.
9. **Boat House (Also known as or called a Boat Storage Building):** Permanent or temporary, fixed or floating, enclosed or unenclosed structure used for the sheltering of a privately owned boat(s). Where the house or shed is constructed over the water, over an access channel to the water, and is used only for the private storage of a boat(s) and not as a for-hire or commercial enterprise.
10. **Building:** A structure erected on-site, including mobile home, mobile structure, pre-manufactured structure, pre-cut structure, above or below ground, designed primarily for the shelter, support, or enclosure of persons, animals, property of any kind. This definition shall be construed as a general term, and is modified by other definitions, terms, or ordinances throughout this Zoning Ordinance. Only with regards to this definition, any conflict of terms between this definition and any other definition, the second term shall apply.
11. **Accessory Building:** A building which is in fact subordinate to, and located on, the same lot with a primary building, the use of which is incidental to that of the primary building or the primary use of the land, and is not attached by any part of the primary building by a common wall or common roof or common foundation. The Clark Township Zoning Board of Appeals has the final power to determine the status of a building as either accessory or not if conflict arises regarding such status.
12. **Building Height:** Shall be measured from the lowest point at finished grade to the highest point of roof. ***Amended December 10, 1996*** The lowest point of finished grade shall be measured from the lowest elevation along the outside perimeter of the building.
13. **Building Line:** A line beyond which the foundation wall or any enclosed or covered porch, vestibule or other portion of a building shall not project.
14. **Care Homes:** Includes rest and nursing home, convalescent homes and boarding homes for the aged, established to render nursing care for chronic or convalescent patients. This definition specifically excludes facilities for care of violent patients, mental patients, epileptics, alcoholics, drug addicts, prisoner and/or convicted criminal's half-way houses and rehabilitation houses, or senile psychotics dangerous to the community.
15. **Cellar:** The portion of a building below the first floor joists at least half of whose clear ceiling height is below the level of the adjacent ground. Such a portion of a building shall not be used for habitation.
16. **Deck:** A free - standing platform or a floor-like platform. **Ordinance #51, April 8, 1980.**