

- a) Normal servicing of air conditioning systems; and other such similar minor services for automobiles, but not including any operations or uses listed under major auto repair or any other similar use. For the purpose of minor repair, there shall be no outdoor overnight storage of vehicles. Any vehicles kept overnight shall be parked in a parking stall inside the building used by the business.
- 432) **Vehicle Sales:** The use of any building or land for a business involving the sale of new or used motorized vehicles. Such establishments may include office space, parking lots for the display and storage of vehicles available for sale, parking area for customers and employees, vehicle repair facilities, facilities for body work, painting or restoration and sale of parts. Vehicle sales shall not include auto wrecking yards, junkyards or outside storage of metals, inoperable motor vehicles, tools, equipment and any other miscellaneous junk or rubbish.
- 433) **Vehicle Storage:** The storage of motorized vehicles on a lot or tract for the use of holding such vehicles for sale, distribution or storage.
- 434) **Vested Property Right:** The right to undertake and complete the development and use of property under the terms and conditions of a Site Specific Development Plan approved pursuant to requirements of this Zoning Ordinance.
- 435) **Veterinary Hospital:** ~~See Animal Hospital.~~ A facility for the care of sick or injured animals. Such facilities may include veterinarians' offices, administrative offices, space for examination, surgery, and recovery, and for boarding of animals while under treatment. Areas where animals are boarded during treatment may include outdoor runs, corrals or pasture if such areas are adequately sized and fenced.
- 436) **Veterinary Clinic – Small Animal:** ~~See Animal Hospital.~~
- 436) **View Triangle/Vision Area:** See Sight Triangle Area.
- 437) **Vocational School:** See School, Professional, Trade or Vocational.
- 438) **Walkway:** An all-weather surface designed to accommodate pedestrian movements.
- 439) **Warehousing and Distribution:** A use engaged in storage, sales, and distribution of manufactured products, supplies, and equipment, but excluding bulk storage of materials that are inflammable, explosive, that create hazardous or commonly recognized offensive conditions.
- 440) **Watercourse:** A river, creek, gulch, stream, or similar conduit, or a tributary of such a conduit, with or without perceptible bed or banks, in which flows of water occur on a regular or continuous basis.
- 441) **Water Treatment Plant:** A facility for the treatment of water to ensure health standards are met prior to water distribution for human use or consumption. Said facility is to comply with all applicable State and Federal standards.
- 442) **West Colfax Overlay District:** That area along West Colfax Avenue identified on the zoning maps with a shaded pattern to which these standards and regulations are applicable. Also referred to in this Ordinance as the "Colfax Overlay District".

**Wetland**: An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that, under normal circumstances, does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic