

CHAPTER 2
DEFINITIONS

SECTION:

11-2-1: Definitions

11-2-1: **DEFINITIONS:** As used in this Title, the following words and terms shall have the meanings ascribed to them in this Section:

BLOCK: Any combination of land ownership bounded by streets, roads or highways or a combination thereof or by a combination of streets, roads or highways and public parks, cemeteries, railroad rights of way, streams, or similar manmade or natural physical barriers.

BUILDABLE AREA: That part of the lot not included within the open areas required in Title 10 of this Code, Official Map or other official control.

CUL-DE-SAC: A short street having one end open to traffic and being permanently terminated by a circular turnaround for vehicles.

EASEMENT: A grant by the property owner of the use of a designated portion of land by the public, individuals, groups or corporations for specific purposes.

FINAL PLAT: All required maps, information and documents as set forth in this Title and as required by the Planning Commission.

LOT:	A portion of a subdivision or other parcel of land intended as a unit for transfer of ownership or for development.
MONUMENT:	Concrete and/or metal markers utilized to establish survey points and lot boundaries.
OFFICIAL MAP:	A map of the Municipality and/or any portion thereof lying within the incorporated limits, which shows the exact alignment, gradients, dimensions and other pertinent data for highways and major streets and including specific controls for setbacks from the right of way of buildings or other physical structures or facilities.
PARKS:	Area of public land developed and maintained primarily as pleasurable landscaped areas providing both active and passive recreational pursuits, including tot-lots, playgrounds, neighborhood parks, play fields and special purpose areas.
PRELIMINARY PLAT:	All required maps, information and documents as set forth in this Title and as required by the City Council.
RESUBDIVISION:	A change in a recorded subdivision if such change affects any street layout, affects any area reserved for public use or diminishes the size of any lot.
REVIEWING AGENCIES:	Includes, but are not limited to, the City Engineer, school board, utility companies, park board.
STREETS AND ALLEYS:	
Alleys:	Minor trafficways affording a secondary means of access to abutting properties which are not intended for general traffic circulation.

Collector Streets:	Streets which carry traffic from minor streets to major streets and highways, including the principal entrance streets of a residential subdivision and streets used for circulation within such developments.
Highways:	Routes carrying large volumes of relatively fast moving traffic and are designated as either County, Federal, State or Interstate highways.
Local Streets:	Streets which are used principally for access to abutting properties, especially residential properties.
Major Streets:	Arterials carrying large volumes of local traffic between widely separated areas of the community and which may be designated as County State Aid Highways.
Right Of Way:	The entire area lying between the boundaries establishing and dedicated width.
Roadway:	That portion of a street or alley surfaced for vehicular travel.
Service Access Streets:	Trafficways which are adjacent and parallel to highways or major streets and provide access to abutting properties.
SUBDIVIDER:	A person, persons or corporation responsible for initiating a subdivision proposal whether owners in fee simple or less than fee simple of the land proposed for subdividing.
SUBDIVISION:	The division of a parcel or tract of land into one or more lots or parcels by the owner thereof, or his agent, for the purpose of transfer of ownership or building development. This term shall include resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to land subdivided.

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VARIANCE:

Any departure from the requirements of these regulations that is granted by the appropriate governmental agency. (Ord. 19, 5-1-1978)