

## **SECTION 2 - DEFINITIONS**

(Repealed and Replaced 9/12/06)

### **WORDS AND TERMS**

For the purpose of this ordinance, certain words and terms used herein shall be interpreted or defined as follows:

Words used in the present tense include the future, words in the singular number include the plural, and the plural the singular, unless the natural construction of the word indicates otherwise; the word "lot" includes the word "parcel"; the word "shall" is mandatory and not directory; the word "approve" shall be considered to be followed by the words "or disapproved"; any reference to this ordinance includes all ordinances amending or supplementing the same; all distances and areas refer to measurement in a horizontal plane.

**ALLEY:** A permanent service way providing a secondary means of access to abutting properties.

**BOUNDARY LINE ADJUSTMENT:** Where adjacent property owners vacate a boundary line and no new building lots are created. Such property line adjustments must contain the original parcel and/or have a common border with the original parcel. In order for such realignment of property lines not to be considered an act of "subdivision," only one boundary adjustment per parcel of record as of the effective date of this section shall be allowed in any one-year period.

**BUILDING LINE:** The distance which a building is from the front line or front boundary line.

**COMMISSION:** The Planning Commission of Caroline County.

**COUNTY:** Caroline County, Virginia.

**CUL-DE-SAC:** A street with only one outlet.

**BOND:** Certified check, cash escrow or performance bond in an amount and form approved by the Commission of Caroline and held by the governing body.

**EASEMENT:** A grant by a property owner of the use of land for a specific purpose or purposes.

**ENGINEER:** An engineer licensed by the Commonwealth of Virginia.

**GOVERNING BODY:** The Board of Supervisors of Caroline County, Virginia.

**HEALTH OFFICIAL:** The Health Director of Caroline County, Virginia.

**HIGHWAY ENGINEER:** The Resident Engineer employed by the Virginia Department of Highways.

**JURISDICTION:** The area of territory subject to the legislative control of the governing body.

**LOT:** A numbered and recorded portion of a subdivision intended for transfer of ownership.

**LOT, CORNER:** A lot abutting upon two (2) or more streets at their intersection; the shortest side fronting upon a street shall be considered the front of the lot, and the longest side fronting upon a street shall be considered the side of the lot.

**LOT, DEPTH OF:** The mean horizontal distance between the front and rear lot lines.

**LOT, DOUBLE FRONTAGE:** An interior lot having frontage on two (2) streets.

**LOT, INTERIOR:** A lot other than a corner lot.

**LOT LINE VACATION:** When two (2) or more lots are legally combined by survey and/or deed creating one (1) larger lot.

**LOT OF RECORD:** A lot which has been recorded in the office of the Clerk of the appropriate court.

**LOT, WIDTH OF:** The mean horizontal distance between the side lot lines.

**PLAT:** Includes the terms: map, plan, plot, replat, or replot; a map or plan of a tract or parcel of land which is to be, or which has been subdivided. When used as a verb "plat" is synonymous with "subdivide".

**PROPERTY:** Any tract, lot, parcel or several of the same collected together for the purpose of subdividing.

**ROAD:** Same as street.

**RECORDATION:** The term "to record," verb transitive, or the term "record" when used as a verb shall mean the filing for recordation. The actual receipt by the Clerk of the Circuit Court of Caroline County, Virginia, or one of his duly authorized deputies of the item or writing to be recorded; and, payment of all fees and/or taxes due or to be collected by the office of such Clerk for recordation, and, issuance by such clerk or duly authorized deputy of a receipt for the fees and/or taxes collected incident to the receipt of such item or writing for recordation.

**RESUBDIVISION:** To divide any legally recorded subdivision (whether approved and recorded as provided in the county subdivision ordinance or recorded prior to applicability of such subdivision ordinance) including the relocation, alteration, and vacation of lot lines.

**STREET:** The principal means of access to abutting properties.

**STREET OR ALLEY, PUBLIC USE OF:** The unrestricted use of a specified area or right-of-way for ingress and egress to two (2) or more abutting properties.

**STREET, LOCAL:** A street that is used primarily as a means of public access to abutting properties expected to carry low to medium volumes of traffic.

**STREET, PRIMARY:** A street that carries or is expected to carry a volume of through traffic exceeding four hundred (400) vehicles a day.

**STREET, SECONDARY COLLECTOR:** A street that is used to collect local traffic for transfer to primary streets expected to carry medium to high volumes of traffic.

**STREET, SERVICE DRIVE:** A public right-of-way generally parallel and contiguous to a major highway, primarily designed to promote safety by eliminating promiscuous ingress and egress to the right-of-way by providing safe and orderly points of access to the highway.

**STREET, WIDTH:** The total width of the strip of land dedicated or reserved for public travel, including roadway, curbs, gutters, sidewalks and planting strips.

**SUBDIVISION:** A division, subdivision, or resubdivision of a lot, tract, or parcel of land situated wholly or partly within the boundaries of the County into two (2) or more lots, tracts or parcels of land for the purpose, whether immediate or at some future time, of the transfer of ownership of any of these, or for the purpose of the erection of a building or other structure on any one of them.

**SUBDIVISION, MAJOR:** All subdivisions which are not classified as minor subdivision, including but not limited to subdivisions of three (3) or more lots, or any size subdivisions requiring a new street or extension of public water and/or sanitary sewer, or any other public improvements or any re-subdivision of a previously vacated lot line in a residential development of record. Review and approval of a major subdivision shall be in accordance with Section 3-1 of these regulations.

**SUBDIVISION, MINOR:** Any subdivision containing not more than two (2) lots not involving any new street or road construction, or the extension of public facilities, or the creation of any public improvements, and not in conflict with any provision or portion of the Comprehensive Plan, Official Zoning Map, Zoning Ordinance, or these regulations. A Minor subdivision shall also include boundary line adjustment(s) between adjacent property owners where no new building lots are created and family divisions. Review and approval of a minor subdivision shall be in accordance with Section 3-1.1 of these regulations.

**SUBDIVIDER:** An individual, individuals, corporation or partnership owning any tract or parcel of land to be subdivided.

**SUBDIVISION DEVELOPER OR DEVELOPER:** An individual, corporation or partnership which acquires lots within a subdivision for the purpose of resale following construction thereon of improvements or any individual, corporation or partnership which acquires from a subdivider or his successor in interest the right to construct improvements within a subdivision for resale.

**SUBDIVISION AGENT OR DIRECTOR OF PLANNING:** The representative of the Board of Supervisors of Caroline County who has been appointed to serve as the agent of the Board in enforcing this ordinance.