

## **ARTICLE II – DEFINITIONS**

### **SECTION 200 GENERAL**

For the purpose of these Regulations, words and terms used herein shall be interpreted as follows:

- (a) Words used in the present tense include the future;
- (b) The singular includes the plural; the plural includes the singular;
- (c) The word "person" includes a corporation, institution, partnership and association as well as the individual;
- (d) The word "lot" includes the word "tract" or "parcel;"
- (e) The word "Commission" and the words "Planning and Zoning Commission" mean the Town of Easton Planning and Zoning Commission;
- (f) The word "Council" means the Town Council of Easton;
- (g) The words "Town Engineer" mean the officially appointed Town Engineer of Easton or his/her designated representative;
- (h) The words "Town Clerk" mean the officially appointed Town Clerk of Easton or his/her designated representative.
- (i) The words "Town Planner" shall mean the designee of the Town Engineer charged with the responsibility for administering the Town's Planning and Zoning programs.
- (j) The word "shall" is mandatory; the word "may" is permissive;

### **SECTION 201 SPECIFIC**

- (a) **ALLEY:** A public way affording a secondary means of access to the rear or sides of the lot.
- (b) **APPLICANT:** Any person who submits to the Planning and Zoning Commission subdivision plans for the purpose of obtaining approval thereof.
- (c) **APPLICATION FEE:** Fee collected on a per lot basis, collected at the time of Preliminary Plat submittal; established by resolution of the Easton Town Council.

(d) **AVERAGE DAILY TRAFFIC (ADT):** Average Daily Traffic is the total volume during a given time period (in whole days greater than one day and less than one year) divided by the number of days in that time period. For new residential streets and driveways, the expected ADT is determined by using the Trip Generation Rate table found in Section 702 (d).

(e) **BLOCK:** An area of land containing one or more lots and bounded by streets providing access to such lot or lots. Block boundaries may also include a railroad right-of-way, unsubdivided acreage, river, live stream or any other barrier to the continuity of development.

(f) **BUILDING:** Any structure which is designed built or occupied as a shelter or enclosure of persons, animals, or chattels including any tent, cabin, trailer, or mobile home.

(g) **CUL-DE-SAC (COURT):** A street having one end open to traffic and having the other end permanently terminated by a vehicle turnaround space.

(h) **DEDICATION:** The deliberate setting aside or appropriation of land by its owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

(i) **DEVELOPER:** An individual, partnership or corporation (or agent therefore) that undertakes the responsibility for any or all of the activities covered by these Regulations, particularly the preparation of the subdivision plat and improvement plans showing the layout of the land and the public improvements involved therein. Inasmuch as the subdivision plat is merely a necessary means to the end of assuring a satisfactory development, the term "developer" is intended to include the term "subdivider" even though the personnel involved in successive stages of the project may vary.

(j) **DRIVEWAY:** A driveway is a private minor vehicular access way between a street and a parking area within a lot or property.

(k) **IMPROVEMENTS:** Those physical additions, installations and changes, such as streets, curbs, sidewalks, water mains, sewers, drainage facilities, public utilities, and other appropriate items required to render land suitable for the use proposed.

(l) **IMPROVEMENT PLANS:** Construction plans of the required improvements submitted upon approval of a Preliminary Plat.

(m) **LOT:** A piece or parcel of land occupied or intended to be occupied by a principal building or use or group of buildings and accessory buildings and uses, including all open spaces and yards required by the Zoning Ordinance and having access to a street.

(n) **LOT LINE REVISION:** An adjustment or revision of a line, line of record, or lines on a recorded plat which does not require any improvements or create any new lots or parcels.

(o) **PARKING: ON-LOT.** The number of parking spaces required by the Town of Easton's Zoning Ordinance to be provided off-street. These spaces are intended to serve the normal daily parking needs of the dwelling unit occupants.

(p) **PLAT REVIEW FEE:** Review fee paid at each submittal of a plat; established by resolution of the Easton Town Council.

(q) **PUBLIC WORKS AGREEMENT:** A contract, between the developer and the Town, to complete the necessary improvements in accordance with approved plans and specifications by a given date; such contract to be guaranteed by an approved surety bond or performance bond, a certified check, cash, irrevocable letter of credit or such other security as the Town deems appropriate.

(r) **RESUBDIVISION:** The revision of any plat of record for any purpose.

(s) **SETBACK:** A line beyond which no building or structure is permitted to extend. All setbacks extend from property line to property line.

(t) **STREET:** A public way which provides a means of access to abutting property. The term shall include road, street, avenue, drive, circle, highway, or similar term.

(u) **STREETS CLASSIFICATION MAP:** A map, adopted by resolution of the Easton Town Council, classifying existing streets within the Town of Easton.

(v) **STREET LINE:** The line dividing a street from a lot.

(w) **STRUCTURE:** Anything constructed or erected with a fixed location on the ground, or anything attached to something having a fixed location on the ground. Structures may include, but are not limited to, buildings, mobile homes, walls, billboards, poster panel and fences in excess of forty-eight (48) inches in height.

(x) **SUBDIVISION:** (1) The division of a single lot, tract, or parcel of land or part thereof into two (2) or more lots, tracts, or parcels of land for the purpose, whether immediate or future, of transfer of ownership or of building development; except, for purposes of these Regulations, the transfer or sale of land between owners of adjoining properties which does not involve the creation of any new buildable lots shall not constitute a subdivision. (2) The term "subdivision" includes "resubdivision" and when appropriate to the context shall relate to the process of subdividing or to the land subdivided.

(y) **SUBDIVISION, MINOR:** The division of a single lot, tract or parcel of land into four (4) or fewer lots, tracts, or parcels of land for the purpose, whether immediate or future, of transfer of ownership or of building development. Provided the proposed lots, tracts, or

parcels of land thereby created have frontage on an improved street or streets, and provided that there is not created by the subdivision any new street or streets.