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## **ARTICLE 7**

### **DEFINITIONS AND INTERPRETATIONS**

For the purposes of these Subdivision Regulations, the enumerated specific terms and words shall be used and interpreted as defined hereafter and in Kentucky Revised Statutes, Chapter 100, unless the context otherwise requires.

#### **Section 7.100 Tense**

The use of the present tense shall be interpreted to include the future.

#### **Section 7.200 Number**

The singular shall be interpreted to include the plural and the plural to include the singular.

#### **Section 7.300 Mandatory Requirements**

The word *shall* is mandatory and not directory.

#### **Section 7.400 Words and Terms Defined**

##### **7.401 Access**

A point at which provisions are made for vehicular entrance to or exit from a street from or to a lot or other street.

##### **7.402 Administrative Official**

Any department, employee, or advisory elected or appointed body which is authorized to administer any provision of the zoning regulations, subdivision regulations, and if delegated, any provision of any housing or building regulations or any other land use control regulations.

##### **7.403 Alley**

A minor way primarily for vehicular service access to the back or sides of properties otherwise abutting on a street.

##### **7.404 Artery or Arterial Street**

A major traffic way which serves or is designed to be use primarily for fast or heavy volumes of traffic.

##### **7.405 Block**

A piece of land entirely surrounded by public streets, railroad right-of-way lines, parks, streams, etc., or a combination thereof. The length of a block shall be the greatest distance between right-of-way lines on opposite sides of the block.

#### **7.407 Building Principal**

A building, including any permanently covered space such as porches and carports, and attached garages in which is conducted the principal use of the lot on which it is situated. In a residential district, any dwelling shall be deemed to be the principal building on its lot.

#### **7.408 Certificate of Occupancy**

A certificate issued by the authorized officer after building has taken place certifying that the building meets minimum standards for human occupancy.

#### **7.409 Collector of Secondary Street**

A street which carries or is designed to carry intermediate traffic between minor streets and the major system of arterial streets, including the principal entrance streets within a development for circulation therein. This type of street performs equally the task of moving vehicles and providing access to the abutting properties.

#### **7.410 Comprehensive Plan**

A plan prepared to serve as a guide for public and private actions and decisions to assure the development of public and private property in the most appropriate relationship within the planning area. The Comprehensive Plan shall include, as a minimum: a statement of goals and objectives, principles, policies, and standards; a land use plan element; a transportation plan element; and a community facilities plan element.

#### **7.411 Cul-de-Sac, or Dead End Street**

A minor street or a portion of a street with only one vehicular outlet to another street at one end, and with a vehicular turn-around facility at the other end.

#### **7.412 Easement**

Authorization by a property owner for the use by others, of any designated part of his property, for a specified purpose and time as described in the conveyance of land by such easement.

#### **7.413 Farm**

A parcel of 15 acres or more zoned agricultural Tracts of 15 acres or more are not subject to dimensional requirements except that a minimum of 100 feet of road frontage is required and no portion of the farm may have less than the required 100 feet of road frontage unless it is an existing tract. Farms shall be used for agricultural purposes which are defined as, but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard, fruit, vegetables, flowers, ornamental plants and trees.

#### **7.414 Floodplain**

An area which would be under water as the result of the largest rainfall during a fifty-year period.

#### **7.415 Lot**

A parcel of land of less than five (5) acres. When newly created must have a minimum depth to width ratio of 4 to 1. The width of the lot is the dimension at the front property line.

#### **7.416 Major Subdivision**

The subdivision of land into three or more lots; or which does require the construction, improvement, or widening of streets; or the major construction of utility lines and other public services, singularly or in combination of any of the above.

#### **7.417 Marginal Street Access**

A minor street parallel to and adjacent to an arterial street and which provides access to abutting properties thus serving to reduce the number of access points to the arterial street and therefore providing protection from through traffic.

#### **7.418 Minor Street**

A street used or designed to be used primarily for access to abutting properties and which will carry limited volumes of traffic.

#### **7.419 Minor Subdivision**

The subdivision of land into two (2) lots, with a minimum of two (2) acres per lot with a minimum of 250 feet of road frontage per lot which must have a minimum residual tract of fifteen (15) acres with a minimum of 100 feet of road frontage, which does not require the construction, improvement, widening of streets or the major construction of utility lines and other public services.

#### **7.420 Official Map**

Any map or plan adopted by the Triple S Planning Commission pursuant to the provisions of Kentucky Revised Statute.

**7.421 Owner**

The holder of legal title of a particular property through a deed of record.

**7.422 Planning Commission**

Triple S Planning Commission

**7.423 Plat**

A map of the subdivision.

**7.424 Preliminary Layout**

The preliminary document in the shape of a map or drawing and supplementary material by way of which the subdivider's proposed layout of the subdivision is presented to the Planning Commission for consideration and tentative approval.

**7.425 Sketch Plan**

A free-hand sketch made on a topographic survey map showing the subdivider's general objectives and desires from his subdivision in relation to existing conditions and in regard to the future development of his land, presented to the Planning Commission for its informal consideration.

**7.426 Street**

A way set aside for vehicular traffic, regardless of size or designation, but excluding private driveways serving a single lot.

**7.427 Subdivision or Re-Subdivision**

A division of real property, improved or unimproved, as a unit or as contiguous units, into two or more parcels, lots, plots, sites or other division of land, with or without streets, for the purpose of immediate or future sale, transfer of ownership, or building development, except that the division of land for agricultural purposes in parcels of more than ten (10) acres not involving any new streets or easement of access shall be exempted from the application of this term. The original parcel would be the status as existed as of November 15, 1961. Minor boundary adjustments for consolidation purposes only and not for building development are exempted from subdivision determination.

**7.430 Subdivider**

Any person, firm, corporation, partnership, estate, association, or other group or combination acting as a unit, who shall lay out, divide, or propose to divide for the purpose of sale or development, any subdivision as defined herein, either for himself or others, including any agent of any subdivider.

#### **7.435 Subdivision Plat**

The final map or drawing on which the subdivider's plan of the subdivision is presented to the Planning Commission for final approval and which, if approved, will be submitted to the County Clerk for recording.

#### **7.440 Tract**

Any parcel of land with an area of 5 acres to less than 15 acres. Tracts of land 5 acres to 10 acres, unless existing, must have minimum depth to width ratio of 4 to 1. The width shall be measured at the front property line. Tracts of land from 10 to 15 acres do not have to conform to the 4 to 1 ratio requirement but must have a minimum of 250 feet of road frontage on a public road or street and no portion of the tract may be a width of less than 250 feet. This also includes an agricultural tract as defined and in the proper zone.

#### **7.442 Urban Service Area**

The area within a two mile radius of the corporate boundary of Shelbyville and Simpsonville.

#### **7.445 Zoning Permit**

A permit issued by the authorized officer allowing a proprietor or his agent to construct, alter, or remove a building, etc., or engage in similar activity which would alter the character of the lot in question.