

## CHAPTER 2

### RULES AND DEFINITIONS

#### SECTION:

- 6-2-1: Rules for Construction
- 6-2-2: Definitions

6-2-1: **RULES FOR CONSTRUCTION:** In the interpretation of this Ordinance, the rules and definitions contained herein shall be observed and applied, except when the context clearly indicates otherwise:

- A. Words used in the present tense shall include the future; and words used in the singular number shall include the plural number, and the plural the singular.
- B. The word "shall" is mandatory and not discretionary.
- C. The word "may" is permissive.
- D. The word "lot" shall include the words "plot", "piece", and "parcel".
- E. The phrase "used for" shall include the phrases "arranged for", "designed for", "intended for", "maintained for", and "occupied for".

6-2-1: **DEFINITIONS:**

#### ALLEY:

A public right of way primarily for vehicular traffic along the side or in the rear of properties which affords only a secondary means of access to abutting properties.

**BLOCK:**

A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights of way, bulkhead lines or shore lines of waterways, or corporate boundary lines of the Village.

**BUILDING:**

Any structure with substantial walls and roof securely affixed to the land and entirely separated on all sides from any other structure by space or by walls in which there are no communicating doors, windows or openings; and which is designed or intended for shelter, enclosure or protection of persons or animals.

**BUILDING  
SETBACK LINE:**

A line parallel to the street line at a distance from it, regulated by the front yard requirements of the Orangeville Zoning Ordinance.

**VILLAGE  
ENGINEER:**

The person or firm charged with the responsibility of Municipal engineering matters.

**CROSSWALK:**

A public right of way located across a block to provide pedestrian access to adjacent streets or alleys.

**CUL-DE-SAC:**

A minor street having one open end and being permanently terminated by a vehicular turnaround.

**DATUM  
PLANE:**

A reference point from which elevations are measured. The datum plane is mean sea level as established by the (U.S.G.S.) United States Geodetic Survey.

**EASEMENT:**

A grant by a property owner for the use of a strip of land by the general public, a corporation, or a certain person or persons for a specific purpose or purposes.

LAND USE  
PLAN:

Reference to "Land Use Plan" shall mean the approved Land Use Plan of the Village.

GROSS LAND  
AREA:

The entire area of a development including lots, streets and alleys, measured to the center line of any bounding streets.

LOT:

A parcel of land legally described as a distinct portion or piece of land of record.

LOT,  
THROUGH:

A lot having frontage of two (2) parallel or approximately parallel streets, and which is not a corner lot. On a through lot, both street lines shall be deemed front lines.

OFFICIAL  
MAP:

The map showing the streets, highways and parks theretofore laid out, adopted and established by law and any amendments or additions thereto resulting from Village Board action or approval of subdivision plats.

PLANNED  
DEVELOPMENT:

A parcel or tract of land, initially under single ownership or control, which contains two (2) or more principal buildings and more than one principal use planned and constructed as a unified development where specific regulations of a given zoning district are modified through the issuance of a special use permit.

PLAT:

A plan, map, drawing or chart on which the subdivider's plan for the subdivision of land is presented and which he submits for approval and intends to record in final form.

PLAT,  
FINAL:

The drawings and documents presented for final approval, as described in Section 6-3-4-2 hereof.

PLAT,  
PRELIMINARY:

The drawings and documents presented for tentative approval, as described in Section 6-3-3-1 hereof.

ROADWAY:

The paved area within a street right of way intended for vehicular traffic, including all curb and gutter facilities.

STREET:

A public way other than an alley, which affords a primary means of access to abutting property.

STREET,  
MAJOR:

A street of considerable continuity which serves or is intended to serve as a major traffic artery.

STREET,  
MARGINAL  
ACCESS:

A minor street which is parallel and adjacent to highways and major streets and which provides access to abutting properties and protection to local traffic from fast, through moving traffic on the highways and major streets.

STREET,  
MINOR:

A street primarily used as access to abutting properties.

STREET,  
PUBLIC:

Any major, secondary or minor street which is shown on the subdivision plat and is or is to be dedicated to public use.

STREET,  
SECONDARY OR  
COLLECTOR:

A street which carries traffic from minor streets to the major street system, including the principal entrance streets of residential developments and streets for circulation within such development.

STREET WIDTH:

The shortest distance between lines of lots delineating the public street.

SUBDIVIDER:

The person or persons responsible for preparing and recording the plats of the subdivision and for carrying out all appropriate requirements relating thereto as outlines in this Ordinance.

SUBDIVISION:

The division of land into two (2) or more parts, any of which is less than five (5) acres for the purpose, whether immediate or future, or transfer of ownership or building development, including all public streets, alleys, ways for public service facilities, parks, playgrounds, school grounds or other public grounds, and all the tracts, parcels, lots or blocks and numbering of all such lots, blocks or parcels by progressive numbers, giving their precise dimensions; provided, however, that the following shall not be considered a subdivision and shall be exempt from the requirements of this Ordinance:

- A. The division of lots or blocks of less than one acre, of any recorded subdivision which does not involve any new streets or easements of access.
- B. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- C. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities which does not involve any new streets or easements of access.
- D. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- E. The conveyance of land for highway or other public purposes or grants or conveyances

relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

F.

Conveyance made to correct descriptions in prior conveyances.

G.

The division of lots of record after the adoption of this Ordinance into no more than two (2) parts and not involving any new streets or easements of access; provided, that the two (2) parts meet the requirements of the applicable zoning regulations and all other ordinances of the Village.