

ARTICLE II

DEFINITION OF TERMS

Section 200. General

Unless a contrary intention clearly appears, the following words and phrases shall have for the purpose of these Regulations the meanings given in the following clauses.

Section 201. Inclusions

1. For the purposes 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.
 - (c) The plural includes the singular.
 - (d) The word “person” includes a corporation, unincorporated association, or a partnership as well as the individual.
 - (e) The word “lot” includes the word “plot” or “parcel”
 - (f) The term “shall” is always mandatory.
 - (g) The word “building” includes the word “structure” and shall be construed as if followed by the phrase “or part thereof”.
 - (h) The word commission and the word Planning Commission always mean the Taylorsville-Spencer County Joint Planning and Zoning commission.
 - (i) The word “street” means a way for vehicular traffic, whether designated as a court, boulevard, avenue, cul-de-sac, expressway, highway, lane, and road, or however otherwise designated.
 - (j) The word city always means the city of Taylorsville, including all the land area of Spencer County.
 - (k) The word “waterhouse” includes channel, creek, ditch, drain, dry run, spring and stream.

Section 202. Subdivision

1. The word “subdivision” shall mean the division of a tract of parcel of land into three (3) or more parcels for the purpose, whether immediate or future, of sale or of building development provided, however, that a division of land for agricultural purposes into parcels of five (5) acres or more and which does not involve a new street shall not be deemed a subdivision. The term “subdivision” shall refer to the land subdivided or to the process of subdividing according to the context.

Section 203.

Streets.

1. A public or private open way used or intended to be used for passage or travel by vehicular traffic. If private, such way must be used or intended to be used as the principal means of access to abutting lot or lots or to more than two (2) dwellings on a lot on which a private way is exclusively located. Streets are further classified as herein provided below.
2. Street Types
 - a. Arterial - Highways that are designated or utilized primarily for high vehicular speeds or for heavy volumes of traffic.
 - b. Collector – Those that carry intermediate volumes of traffic from minor streets to arterial streets.
 - c. Minor - Those that are used or will be used primarily for access to abutting properties and which carry or will carry limited volumes of traffic.
 - d. Marginal Access - Are minor streets which are parallel to and adjacent to arterial streets and highways and which serve to reduce the number of access points to the arterial streets and thereby increase traffic safety.
 - e. Cul-de-sac - A minor street with only one vehicular outlet to another street at one end, and with a vehicular turn-around facility at the other end.

Section 204.

Other Terms.

1. Block: An area bounded by streets.
2. Building setback Line: The line parallel to the street line at a distance therefrom equal to the depth of the minimum required front yard.
3. Lot: A parcel of land used or set aside and available for use as the site of one or more buildings and building accessory thereto or for any other purpose, in one ownership and not divided by a street, nor including any land within the limits of a public or private way upon which said lot abuts, even if the fee to such way is in the owner of the lot. A lot for the purposes of these Regulations or may not coincide with a lot of record.
4. Plat, Final: A. complete and exact subdivision plan, prepared for official recording as required by statute, to define property rights, proposed streets, rights-of-way, easements and physical improvements or and in the land.

5. Plat, Preliminary: A tentative subdivision plat, showing the approximate location and size of proposed streets, lots and improvements as a basis for consideration by the Planning commission and others prior to preparation of a final plat.
6. Right-of-Way Line: The dividing line between a street or road and a lot. The right-of-way line is the same as the street line.
7. Subdivider: A person who is the owner, or authorized agent of the owner, of land to be subdivided.
8. Yard, Front: An open space extending across the full width of the lot and lying between the street line at the nearest point of the building.
9. Zoning Ordinance: The Ordinance adopted by the Taylorsville-Spencer County Joint Planning and Zoning Commission.