

### § 151.03 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**ALLEY.** A public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on a street.

**APPLICANT.** The owner of land proposed to be subdivided for his or her representation. Consent shall be required from the legal owner of the premises.

**BASE LOT.** A lot meeting all the specifications within its zoning district prior to being divided into a two-family or quadraminium subdivision.

**BLOCK.** An area of land within a subdivision that is entirely bounded by streets, or by streets and the exterior boundary or boundaries of the subdivision, or a combination of the above with a river or lake.

**BOULEVARD.** The portion of the street right-of-way between the curb line and the property line.

**BUILDING.** Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or movable property of any kind, and includes any structure.

**CITY.** The City of Waterville.

**CITY COUNCIL.** The governing body of the City of Waterville.

**COMPREHENSIVE PLAN.** The group of maps, charts and texts that make up the comprehensive long-range plan of the city.

**DESIGN STANDARDS.** The specifications to land owners or subdividers for the preparation of plats, both preliminary and final, indicating among other things, the optimum, minimum or maximum dimensions of such items as rights-of-way, blocks, easements and lots.

**EASEMENT.** A grant by a property owner for the use of a strip of land and for the purpose of constructing and maintaining drives, utilities, including, but not limited to wetlands, ponding areas, sanitary sewers, water mains, electric lines, telephone lines, storm sewer or storm drainage ways and gas lines.

**FINAL PLAT.** A drawing or map of a subdivision, meeting all of the requirements of the city and in such a form as required by LeSueur County for the purpose of recording.

**INDIVIDUAL SEWAGE DISPOSAL SYSTEM.** A septic tank, seepage tile sewage disposal system, or any other approved sewage treatment device.

**LOT.** Land occupied or to be occupied by a building and its accessory buildings, together with such open spaces as are required under the provisions of Chapter 150, having not less than the minimum area required by Chapter 150 for a building site in the district in which the lot is situated and having its principal frontage on a street.

**LOT, CORNER.** A lot situated at the intersection of two streets, the interior angle of the intersection not exceeding 135 degrees.

**LOT IMPROVEMENT.** Any building, structure, place, work of art, or other object, or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of such betterment. Certain lot improvements shall be properly bonded as provided in these regulations.

**OUTLOT.** A lot remnant or parcel of land left over after platting, which is intended as open space or other use, for which no development is intended and for which no building permit shall be issued.

**OWNER.** Includes the plural as well as the singular, and where appropriate shall include a natural person, partnership, firm association, public or quasi-public corporation, private corporation, or a combination of them.

**PARKS and PLAYGROUNDS.** Public land and open spaces in the city dedicated or reserved for recreation purposes.

**PERCENTAGE OF GRADE.** On street center line, means the distance vertically from the horizontal, in feet and tenths of a foot for each 100 feet of horizontal distance.

**PEDESTRIAN WAY.** The public right-of-way or private easement across a block or within a block to provide access for pedestrians and which may be used for the installation of utility lines.

**PLANNING COMMISSION.** The Planning Commission of the city.

**PRELIMINARY PLAT.** A tentative drawing or map of a proposed subdivision meeting.

**PROTECTIVE COVENANT.** Contracts made between private parties as to the manner in which land may be used, with the view to protecting and preserving the physical and economic integrity of any given area.

**PUBLIC IMPROVEMENT.** Any drainage ditch, roadway, parkway, sidewalk, pedestrianway; tree, lawn, off-street parking area, lot improvement, or other facility for which the city may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

**QUADRAMINIUMS.** Are single structures which contain four subdivided dwelling units all of which have individually separate entrances from the exterior of the structure.

**SETBACK.** The distance between a building and the property line nearest thereto.

**STREET.** A public right-of-way affording primary access by pedestrian or vehicles or both, to abutting properties, whether designated as a street, highway, thoroughfare, parkway, road, avenue, or boulevard.

**STREET WIDTH.** The shortest distance between lines of lots delineating the street's right-of-way.

**STREETS - COLLECTOR STREET.** Those streets which carry traffic from local streets to the major system of arterials and highways. **COLLECTOR STREETS** primarily provide principal access to residential neighborhoods, including, to a lesser degree direct land access.

**STREETS - CUL-DE-SAC.** A local street with only one outlet end having an appropriate terminal for the safe and convenient reversal of traffic movement.

***STREETS - LOCAL STREET.*** Those streets which are used primarily for access to abutting properties and for local traffic movement.

***STREETS - MARGINAL ACCESS STREET.*** Those local streets which are parallel and adjacent to thoroughfares and highways; and which provide access to abutting property and protection from through traffic.

***STREETS - THOROUGHFARES, ARTERIAL STREETS.*** Those streets carrying larger volumes of traffic and serving as links between various subareas of the community. ***THOROUGHFARES*** or ***ARTERIAL STREETS*** are intended to provide for collection and distribution of traffic between highways and collector streets; hence regulation of direct access to property is critical.

***SUBDIVIDER.*** Any individual, firm, association, syndicate, co-partners, corporation, trust or other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under this chapter.

***SUBDIVISION.*** The division of land resulting in a parcel of land less than two and one-half acres in area or less than 150 feet in width, for the purpose of transfer of ownership or building development or, if a new street is involved, any division of land. The term includes ***RESUBDIVISION*** and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided.

***TANGENT.*** A straight line which is perpendicular to the radius of a curve where a tangent meets a curve.

***TWO-FAMILY DWELLING.*** A dwelling designed exclusively for occupancy by two families living independently of each other.

***UNIT LOTS.*** Lots created from the subdivision of a two-family dwelling or a quadruminium having different minimum lot size requirements than the conventional base lot within the zoning district.

***VERTICAL CURVE.*** The surface curvature on a street, road and highway centerline located between lines of different percentage of grade.  
(Ord. passed - -)