

CHAPTER 1179
Subdivision Definitions

1179.01	Intent
1179.02	General Terms
1179.03	Specific Terms

CROSS REFERENCES

Plat and subdivision defined—See Ohio Revised Code 711.001

1179.01—INTENT

Throughout these Subdivision Regulations, the following terms shall have the meaning given herein.

1179.02—GENERAL TERMS

Words used in singular include the plural.

Words used in present tense include the future tense.

The word “shall” is mandatory and the word “may” is permissive.

1179.03—SPECIFIC TERMS

“Building setback line” means a line establishing the limits of a yard which abuts a street and in which yard no building may be located.

“Cul-de-sac” means a local street having one end and open to vehicular traffic and the other end permanently terminated by a vehicular turnaround.

“Dead-End Street” means a street temporarily having only one outlet for vehicular traffic and intended to be extended or continued in the future.

“Easement” means a grant of the use of land for a specific purpose.

“Improvements” means grading, sanitary and storm sewers, water mains, pavement, curbs and gutters sidewalks, street signs, street lights, street trees, and the appropriate appurtenances required to render land suitable for the use proposed.

“Land Use and Thoroughfare Plan” means mapped and/or written proposals for the future development of the area.

“Lot” or “parcel” means a division of land separated or proposed to be separated from other divisions of land by a description on a recorded subdivision plat, recorded survey map, or by metes and bounds for the purposes of sale, lease or separate use.

“Corner lot” means a lot at the point of intersection of an abutting on two intersecting streets.

“Double frontage lot” means a lot, other than a corner lot, that abuts more than one street.

“Lot lines” means the boundaries of a lot.

“Minor subdivision” means a division of a parcel of land along an existing public street or road, not involving the opening, widening, or extension of any street or road, and involving not more than five lots after the original tract has been completely subdivided.

“Pedestrian walkways” means a dedicated public right-of-way limited to pedestrian use.

“Planning Commission” or “Commission” means the City Planning Commission.

“Plat” means a final map of all or a portion of a subdivision which, if approved, may be recorded.

“Preliminary plan” means a drawing for the purpose of study of a major subdivision and which, if approved, permits proceeding with the preparation of the final plat.

“Private survey plat” means a map of one or more parcels of land, prepared by a registered surveyor, for the purpose of providing information necessary or incident to the transfer of such parcels in cases not requiring the platting of such parcels.

“Public utility ”means any person, firm, corporation, governmental agency or board having a public utility commission permit to furnish under regulations to the public, electricity, gas, steam, telephone, transportation or water, or any other similar public utility.

“Regional land use plan” means a plan showing the proposed location of uses in the region.

“Secretary” means the Secretary of the Planning Commission.

“Staff” means persons so designated by the Commission.

“Street” means a public or private right-of-way for vehicular and pedestrian use.

“Subdivider” means any individual, firm, association, corporation, trust or any legal entity, including agents commencing proceedings under these Regulations to subdivide land.

“Subdivision” means:

The division of any parcel of land shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites or lots, any one of which is less

than five acres for the purpose, whether immediate or future, of transfer of ownership, provided that the division or partition of land into parcels of more than five acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners, where such sale or exchange does not create additional building sites, shall be exempted; or

The improvement of one or more parcels of land for residential purposes, structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants or lease holders or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities.