

# 202 Definitions

202.01 Rules of Construction

202.02 Definitions

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## 202.01 Rules of Construction

For the purpose of the Subdivision Regulations, certain terms or words used herein shall be interpreted as follows:

- A. The word “person” includes a firm, association, organization, estate, partnership, trust, company, or corporation, as well as an individual.
- B. The present tense includes the future tense, the singular includes the plural, the plural includes the singular, and the masculine includes the feminine.
- C. The word “shall” is a mandatory requirement; the word “should” is preferred; the word “may” is permissive.
- D. The words “used” or “occupied” include the words “intended, designed, or arranged to be used or occupied.
- E. The word “lot” includes the words “plot”, “parcel”, or “tract”.
- F. In the case of any difference of meaning or implication between the text of Subdivision Regulations and any caption, illustration, summary table or illustrative table, the text shall control.

## 202.02 Definitions

**A.A.S.H.T.O.** - American Association of State Highway Transportation Officials. This organization publishes a manual with transportation and roadway standards cited in these regulations.

**Access** - Any driveway or other point of entry or exit, such as a street, road, or highway, that connects to the general street system.

**Access Management** - A set of policies and standards that manage the number and location of access points (driveways) on the public road system.

**Accessory Buildings/Structures** - Buildings and structures that are accessory to a principle building or structure.

**Administrative Officer** - The staff person so designated by the Huron County Commissioners as being responsible for processing and coordinating subdivision proposals on their behalf.

**Agriculture** - Agriculture includes farming, ranching, aquiculture, apiculture, horticulture, viticulture, animal husbandry, including but not limited to the care and raising of livestock, equine, and fur-bearing animals, poultry husbandry and the production of poultry and poultry products, dairy production, the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms, timber, pasturage, any combination of the foregoing, the processing, drying, storage, and marketing of agricultural

products when those activities are conducted in conjunction with, but are not secondary to, such husbandry or production.

**Applicant** - An individual submitting an application for approval of a subdivision or other related action under the authority and provisions of the Huron County Subdivision Regulations.

**Aquifer** - A consolidated or unconsolidated geologic formation or series of formations that are hydraulically interconnected and that have the ability to receive, store, or transmit water.

**Archaeological Resources** - The remains or other physical features that are remnants of previous human activity.

**Architect** - Any person registered to practice architecture by the State Board of Registration as specified in Section 4703.01 through 4703.19 of the Ohio Revised Code.

**Average Daily Traffic (ADT)** - The total number of vehicles that travel that portion of a roadway in an average day.

**Block** - A tract of land bounded by streets or by a combination of streets and public parks, cemeteries, railroad right-of-way, shorelines or waterways.

**Bond** - Any form of security including a cash deposit, surety bond, or instrument of credit in an amount and form satisfactory to the Huron County Commissioners.

**Buffer** - A naturally vegetated area or vegetated area along the exterior boundaries of a development which is landscaped and maintained as open space in order to eliminate or minimize conflicts between such development and adjacent land uses, or to separate a natural feature from development.

**Buildable Area** - Space remaining on a lot after the minimum subdivision and zoning requirements for yards, setbacks, easements, and restrictions have been met.

**Building** - Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or moveable property of any kind.

**Building Envelope** - The portion of a lot or parcel that contains the principal building and accessory structures, required setbacks and on-site wastewater system and water well, if required.

**Building Line** - See "Setback Line"

**Caliper** - The diameter of a tree as measured approximately four feet above the ground.

**Capital Improvements Program** - A proposed schedule of all future projects by the county or municipalities, listed in order of construction priority together with cost estimates and the anticipated means of financing each project. All major projects requiring the expenditure of public funds, over and above the annual local government's operating expenses for the purchase, construction, or replacement of the physical assets for the community are included. This program is normally maintained and updated by the local or County Planning Commission, depending on staff resources.

**Channel** - A natural or artificial watercourse, which continuously or periodically contains moving water or which forms a connecting link between two bodies of water and has a definite bed and banks which confine the water.

**Completely Subdivided** - A tract that is divided into as many lots as the subdivider intends and/or these regulations permit.

**Comprehensive Land Use Plan** - A plan, or any portion thereof, adopted by the County

Planning Commission and County Commissioners, showing the general location and extent of present and proposed land use including housing, industrial, and commercial uses, major streets, parks, schools, and community facilities. The plan establishes the overall goals, objectives, and policies of the County.’

**Concept Plan** - The Concept Plan is a required submittal by a developer/subdivider that must be reviewed and approved by the Planning Commission prior to the submittal of a Preliminary Plat. The Concept Plan is not an official plat as defined by Ohio Revised Code 711.01. The Concept Plan shall address the entire development.

**Conservation Development** - An approach to designing a site that maximizes the conservation of open space and which clusters development.

**Construction Plans** - The specifications, maps, or drawings accompanying a subdivision plat, which show the specific location and design of improvements to be installed in the subdivision in accordance with requirements of the County Planning Commission and the County Engineer as a condition for the approval of the plat.

**Contour Interval** - A line on a map or survey that represents where all the land at that elevation is located. Contour maps show topography and United States Geological Survey (USGS) maps are based on 5, 10, or 15 foot contour interval lines.

**County** - Huron County

**County Commissioners** - The Board of County Commissioners of Huron County, Ohio

**County Engineer’s Office** - The County Engineer of Huron County, Ohio

**County Health Department** - The Health Department of Huron County, Ohio

**County Planning Commission** - The County Planning Commission of Huron County, Ohio

**County Planning Department** - The Department, responsible to the Huron County Board of Commissioners, which provides staff planning support to the County Planning Commission in the administration and execution of the Huron County Subdivision Regulations.

**County Sanitarian** - The county staff person responsible for environmental services, including wastewater systems.

**Covenant** - A written promise or pledge.

**Coving** - An approach to designing a subdivision in which lot setbacks are staggered in response to site topography.

**Critical Root Zone** - The area of a tree in which the majority of a tree’s roots lay. Often 95 percent of those roots are found in the upper 12 to 18 inches of soil and the majority of the roots supplying nutrients and water are found just below the soil surface. The total amount of a tree’s roots is generally proportional to the volume of the tree’s canopy and, if the roots only penetrate a thin soil layer, they must spread far from the tree and beyond the canopy.

**Cultural Resources** - Resources and other physical features that are remnants or components of the community’s culture.

**Dedication** - The offering for conveyance of land or public improvements for any general public uses, reserving to the owner no other rights than those of the general public

**Density** - A unit of measurement; the number of dwelling units per acre of land.

**Density, Gross** - Gross density is a measure of total dwelling units per acre of land.

**Density, Net** - Net density is a measure of total dwelling units compared to the total site minus land set aside for roads, parks, and green space.

**Density, Very Low Residential** - Land to be utilized for residential purposes, which is less than 0.5 dwelling unit per acre.

**Density, Low Residential** - Land to be utilized for residential purposes, limited to 0.5 to one dwelling unit per acre.

**Density, Medium - Low Residential** - Land to be utilized for residential purposes, which ranges from one to two dwelling units per gross acre.

**Density, Medium - High Residential** - Land to be utilized for residential purposes, which has more than two dwelling units per gross acre but does not exceed 12 dwelling units per gross acre.

**Density, High - Residential** - Land to be utilized for residential purposes which exceeds 12 dwelling units per gross acre.

**Detention Basin/Pond** - A man-made or natural water collecting facility designed to collect surface and sub-surfaced water in order to impede its flow and to release the same gradually at a rate not greater than that prior to development, into natural or man-made outlets. See also Retention Basin/Pond.

**Development** - The physical improvement of a tract of land.

**Development Agreement** - An agreement between a developer/subdivider and the County Commissioners, which outlines the public improvements to be constructed as part of a subdivision and other related matters.

**Developer** - Any individual, subdivider, firm, association, syndicate, partnership, corporation, trust, or any other legal entity commencing proceedings under the Subdivision Regulations to effect a subdivision of land hereunder for himself or for another. (*See Subdivider.*)

**Ditch** - An excavation either dug or natural for the purpose of drainage or irrigation with intermittent flow.

**Ditch Petition** - The process, governed by the Ohio Revised Code Section 6131.63, and amendments, that details the method for permitting public maintenance of drainage facilities.

**Drainage, Sub-Surface** - A route or course located below the ground surface along which water moves or may move to drain an area.

**Drainage, Surface** - A route or course located on the ground surface, along which water moves or may move to drain an area.

**Drainage Way** - A watercourse, whether natural or constructed, that drains stormwater from a property.

**Drip Zone** - The drip zone is the area measured from the trunk to the outside reaches of a tree's canopy.

<p style="text-align: center;"><b>Gross Density</b> 40 lots/50 acres = 1.25 lots/acres</p> <p style="text-align: center;"><b>Net Density</b> 50 acres-10 acres (open space/ roads) = 40 acres 40 lots/40 acres = 1.0 lots/acre</p>
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**Driveway/Private** - Every drive, way, place or lane, in private ownership used for vehicular or pedestrian travel by the owner but not by other persons, used to provide access from a public street to a dwelling unit or commercial or industrial activities.

**Dry Hydrant or Draughting Hydrant** - A non-pressurized pipe system permanently installed in lakes, ponds, streams, cisterns, and other structures that provide a means of access to water for the use of fighting fires whenever needed, regardless of weather.

**Dwelling Unit** - Space, within a building, comprising living, dining, sleeping room or rooms, as well as space and equipment for cooking and bathing, and toilet facilities, all used by a group of people living together as a household.

**Easement** - Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of the owner's property, including maintenance.

**Easement, Access** - An easement providing permanent access from a public or private road through a property to another location(s) or property(s). **All easements must be recorded in the Huron County Recorder's Office.**

**Easement, Agricultural Conservation** - An easement intended to protect, preserve and conserve farmland and which shall prohibit the development of said ground.

**Easement, Conservation** - An easement intended to protect, preserve, and conserve a natural feature, which shall prohibit the construction of any buildings or structures within the easement and shall prohibit the removal of all vegetation, except that which is necessary for protecting the public health and safety and/or according to an approved forest management plan, where required.

**Easement, Landscape** - An easement intended to protect a landscaped area or feature.

**Easement, Petition Drainage** - An easement created to allow for the purposes of construction, reconstruction and maintenance of drainage ways funded through assessments, as specified in the Ohio Revised Code, Section 6137.

**Easement, Private** - An easement provided for all interested property owners.

**Easement, Public** - An easement provided for public entities.

**Easement, Utility** - An easement provided for entities and companies providing sanitary sewer, water, storm water, gas, electric, telecommunication, cable television and other public utility services.

**Easement Flow Way** - The flow routes and drainageways necessary to convey the designed storm.

**Engineer** - Any person registered to practice professional engineering by the State Board of Registration as specified in Section 4733.14 of the Ohio Revised Code.

**Engineering Code** - The adopted Huron County Engineering Code for Subdivision Development, containing the companion engineering and construction standards to the Subdivision Regulations. Copies are available from the County Engineer's Office.

**Entry Feature** - A landscaping feature and/or built decorative features located at the entrance to a development.

**Erosion** - The wearing away of the land surface by running water, wind, ice, or other geological agents, including such processes as gravitational creep. Detachment and movement of soil or rock fragments by wind, water, ice, or gravity.

**Escrow** - A deposit of cash from the developer/subdivider to the local government with an approved bank in an account controlled by the County Commissioners and also payable to them, in lieu of an amount required and still in force on a performance or maintenance bond.

**Expressway** - A limited or controlled access highway providing for the expeditious movement of through traffic between major municipalities and not intended to provide land access service.

**F.E.M.A.** - See Federal Emergency Management Agency.

**Federal Emergency Management Agency** - The agency with the overall responsibility for administering the National Flood Insurance Program.

**F.I.R.M.** - See Flood Insurance Rate Map.

**Final Plat** - The final completed plat of a subdivision that is to be filed in the County Recorder's Office, as further described in the Subdivision Regulations and Engineering Code, and any accompanying material as described in the Subdivision Regulations or specifically required by the County Planning Commission. The Final Plat does not include the engineering construction plans as specified in the Engineering Code.

**Flood Elevation** - The elevation of the water surface of the base flood based on the National Geodetic Vertical Datum (NGVD) of 1929 and adjusted data from NAD 1983.

**Flood Insurance Rate Map** - Maps produced by F.E.M.A. which highlight existing 100 year and 500 year flood plains within the County.

**Flooding, Base** - A flood having a 1 percent chance of being equaled or exceeded in any given year.

**Floodplain** - The areas adjoining a watercourse, which are expected to be flooded as a result of a severe combination of meteorological and hydrological conditions.

**Floodway** - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**Floodway, Fringe** - The portion of the 100-year floodplain outside the floodway.

**Forester** - A professional, who develops, cares for, and cultivates forests.

**Forest Delineation** - A qualitative and quantitative study that determines the boundaries of a forest resource through an analysis of its characteristics and supporting ecosystem, including topographical and groundwater considerations.

**Forest Ecosystem** - The organisms that comprise a biotic community, often defined by the predominate tree species (e.g. a beech-maple forest).

**Frontage** - The portion of a lot along a street or road. (See "Lot Frontage".)

**Frontage Street Tree** - A tree provided by a developer, subdivider, builder or homeowner located adjacent to, but outside, a road right-of-way.

**Geographic Information System (GIS)** - A computer system consisting of hardware and software that captures, stores, maintains, and displays spatially referenced data.

**Global Positioning System (GPS)** - A worldwide radio navigation system formed from a cluster of satellites and their ground stations. GPS uses these satellites to calculate positions on the surface of the Earth.

**Grade** - The slope of a road, street, or public way, specified in percentage (%) term

- Gross Acre** - A measurement of the amount of development compared with the total size of the site (i.e. 100 dwellings on a 50-acre parcel equates to two units per gross acre).
- Habitat** - The ecological area that supports a species.
- Hedgerow** - A row of trees and other vegetation along a property line, typically associated with a farm.
- Highway, Limited Access** - A freeway or expressway providing a traffic way for through traffic, in respect to which owners or occupants of abutting property or lands and other persons have no legal right to access to or from the same, except at such points and in such manner as may be determined by the public authority having jurisdiction over such traffic way.
- Historic Resources** - Buildings, structures, and other improvements that are of historic value due to their age or importance.
- Homeowners' Association** - Any planned community operating under a recorded land agreement or declaration of covenants and restrictions through which each lot owner in a subdivision or development is a member and/or each lot is subject to charges for a proportionate share of the expenses for the organization's activities, such as maintenance of common land, roads, and storm or drainage facilities. These planned communities shall be established per O.R.C. Chapter 5312.
- Horse-Drawn Wagon Path** - A path or portion of a public or private right-of-way intended for use by horse-drawn wagons and other similar non-motorized vehicles.
- Hydric Soils** - A hydric soil is a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part.
- House Number** - The house number is the official street address assigned to a tax parcel.
- Improvements** - Street pavements or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, storm drains, street lights, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of land into building sites.
- Intermittent Stream** - A stream that does not flow on a continuous basis.
- Intersection Stopping Sight Distance** - That length of highway that is required to be visible to the driver to allow the driver on a minor highway to safely cross or obtain access to a major highway.
- Joint Ownership** - Joint ownership among persons shall be construed as the same owner, also known as "constructive ownership", for the purpose of imposing subdivision regulations.
- Land Application of Wastewater Effluent** - The act of applying wastewater effluent on undeveloped land (including golf courses) to serve as fertilizer for crops or other landscape material.
- Landmark Tree** - A tree with a minimum caliper of 24 inches.
- Landscape Plan** - A landscape plan is a professionally prepared document, which shall provide sufficient information for the County to determine whether the proposed landscape improvements are in conformance with the other requirements of the Subdivision Regulations.
- Large Lot Divisions** - The division of land into parcels between 5.0000 acres and

20.0000 acres per Ohio revised Code 711.133 and Huron County Subdivision Regulations. (See Section 204.10)

**Leach Fields** - Land designated for the onsite treatment of domestic wastewater.

**Level of Service** - A measurement of the service level of a public road to accommodate traffic volumes.

**Location Map** - See “Vicinity Map”

**Lot** - For purposes of the Subdivision Regulations, a lot is a parcel of land of sufficient size to meet minimum density or, where applicable, zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lots shall have frontage on an improved public street, or on an approved private street having access to a public street.

**Lot Frontage** - The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under “yard” in this chapter. Frontage shall be measured along the right-of-way or centerline, whichever is applicable and shall be continuous.

**Lot Improvement** - Any building, structure, or other object or improvement of the land on which they are situated which constitutes a physical betterment of real property or any part of such betterment.

**Lot Measurements** - A lot shall be measured as follows:

A. Depth of a lot shall be considered to be the distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and the rearmost points of the side lot lines in the rear.

B. Width of the lot shall be considered to be the distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the building setback line determined by local zoning.

**Lot, Minimum Usable Area Of** - The area of a lot is computed exclusive of any portion of the right-of-way or easement of any public or private street. The Huron County Health Department and/or Township Zoning determines minimum usable area if needed for placement/replacement of private household sewage disposal systems and potable water systems.

**Lot of Record** - A lot which is a part of a subdivision plat recorded in the Office of the County Recorder, or a lot or parcel described by metes and bounds, the description, instrument, or conveyance of which has been so recorded.

**Lot Split** - See “Minor Subdivision”

**Lot Type** - Terminology used in the Subdivision Regulations with reference to corner lots, double frontage lots, interior lots, and through lots as follows:

A. Corner Lot - A lot located at the intersection of two or more streets.

B. Interior Lot - A lot other than a corner lot with only one frontage on a street.

C. Through Lot - A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as “double frontage lots”.

D. Reversed Frontage Lot - A lot on which frontage is at right angles

to the general pattern in the area. A reversed frontage lot may also be a corner lot.

**Major Subdivision** - All subdivisions not classified as minor subdivisions, including but not limited to subdivisions of more than five lots, or any size subdivision requiring any new street or extension of the local government facilities, or the creation of any public improvements.

**Marsh** - A type of wetland where the soil is usually waterlogged during the growing season. Vegetation includes cattails, bulrushes, spike rushes, grasses, and various other marsh plants. Marshes would include any wetland "Type 3" or greater, as defined by the U. S. Fish and Wildlife Service Circular No. 39.

**Minor Subdivision** - A division of a parcel of land (0.0001 acre to 5.0000 acres) that does require a plat to be approved by a planning authority. Also known as a "lot split".

**Monuments** - Permanent concrete or steel markers used to establish all lines of the plat of a subdivision, including all lot corners, boundary line corners, and points of change in the street alignment. For a detailed description, refer to OAC 4733.37.03.

**NAD** - National Adjusted Datum of 1983

**National Register of Historic Places** - A registry of federally designated historic properties, sites, and districts.

**Natural Resource Conservation Service (NRCS)** - A governmental agency with the responsibility of ensuring development is in compliance with the conservation efforts of natural resources. Previously known as the Soil Conservation Service, NRCS is an agency of the U. S. Department of Agriculture.

**NAVD** - National Adjusted Vertical Datum, 1929

**NGS** - National Geodetic Survey, a branch of NOS which is a branch of NOAA.

**NOAA** - National Oceanic & Atmospheric Administration, a branch of the Department of Commerce.

**NOS** - National Ocean Service

**No-Build Reserve** - An acre of a lot and/or subdivision plat designated as an area in which no buildings, structures, or other improvements, including utilities, are to be located.

**Nonresidential Subdivision** - A subdivision whose intended uses is other than residential, such as commercial or industrial. Such subdivisions shall comply with the applicable provisions of the Subdivision Regulations.

**Off-Site** - Any premises not located within the area of the property to be subdivided, whether or not in the common ownership of the applicant for subdivision approval.

**Ohio Historic Inventory** - An inventory of state recognized historic resources.

**Ohio Natural Heritage Database** - An inventory of state recognized historic resources.

**Ohio Administrative Code** - Abbreviated OAC for reference purposes.

**Ohio Department of Natural Resources (ODNR)** - The department of the State of Ohio responsible for ensuring a balance between wise use and protection of our resources for the benefit of all.

**Ohio Department of Transportation (ODOT)** - The department of the State of Ohio

charged with creating, maintaining, and supporting infrastructure to move people and goods within the state. ODOT is divided into districts, with District 3 responsible for Huron County.

**Ohio Revised Code** - Abbreviated ORC for reference purposes in the Subdivision Regulations. ORC is a set of laws enacted by the state legislature governing the conduct of and scope of regulation by political subdivisions and agencies of the State of Ohio.

**Open Space** - An area open to the sky, which may be on the same lot with a building. The area may include, along with the natural environment features, swimming pools, tennis courts, or any other recreational facilities that the County Planning Commission deems permissive. Streets, structures for habitation, and the like shall not be included.

**Original Tract**- Any legal recorded parcel which existed on or before the date of January 01, 2007. This provides the basis for Subdivision Regulation 204.03D.

**Owner** - Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in land sought to be subdivided under the Subdivision Regulations.

**Parking Lot** - An open area, excluding a street or other public right-of-way, used for the parking of vehicles and available to the public, whether for free or for compensation.

**Parking Space, Off-Street** - For the purpose of the Subdivision Regulations, an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

**Parking Space, On-Street** - For the purpose of the Subdivision Regulations, an on-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides located within the street or alley right-of-way.

**Parcel Number** - The number assigned to any unit of land in the possession of or recorded as the property of one person.

**Pedestrian Friendly** - The density, layout, and infrastructure that encourages walking and biking within a subdivision or development, including short setbacks, front porches, sidewalks, and bike paths.

**Perennial Stream** - A stream with continuous flow.

**Performance Agreement** - An agreement by a sub-divider or developer with Huron County for the amount of the estimated construction cost, guaranteeing the completion of physical improvements, according to plans and specifications, within the time prescribed by the developer's/sub-divider's agreement.

**Phase, Subdivision** - A plan in which the applicant proposes to immediately subdivide the property but will develop it in one or more individual phase(s) over a period of time.

**Planning Department** - The Planning Department of Huron County, Ohio.

**Planning Commission** - See "County Planning Commission"

**Plat** - The drawing on which the developer's/subdivider's plan of subdivision is presented to the County Planning Commission for review and consideration for

approval.

**Preliminary Plat** - The plat(s) and documentation demonstrating that all applicable subdivision regulations are presented to the County Planning Commission for review and consideration for approval.

**Prime Agriculture Soils** - Prime agriculture soils, as defined by the U. S. Department of Agriculture, are soils that are best suited to producing food, feed, forage, fiber, and oilseed crops. Prime agriculture soils produce the highest yields with minimal inputs of energy and economic resources and farming these soils results in the least damage to the environment. These soils are a non-renewable resource.

**Prosecutor, County** - The Prosecutor of Huron County.

**Public** - Open to common use, whether or not under public ownership.

**Public Improvement** - Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree lawn, off-street parking area, lot improvement, or other facility for which the local government shall be responsible for maintenance and operation, or which may affect an improvement for which local government responsibility is established. All shall be properly bonded or constructed.

**Public Right-Of-Way** - A strip of land occupied, or intended to be occupied, by a street, crosswalk, railroad, road, or for another special use as a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities and may include special features (required by the topography or treatment) such as grade separations, landscaping areas, viaduct, and bridges. The usage of the term “street right-of-way” for land-platting purposes shall mean that every right-of-way hereafter established and shown on a Final Plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or area of such lots or parcels.

**Public Way** - An alley, avenue, boulevard, bridge, channel, ditch, easement, expressway, freeway, highway, right-of-way, sidewalk, street, subway tunnel, viaduct, walk or other ways in which the general public or a public entity have a right of access or which are dedicated, whether improved or not.

**Public Utility** - A public or private corporation that provides a utility service, such as electric, telephone, cable, sewer, water, gas, or other similar public service.

**Re-Plat** - A change in the map of an approved or recorded subdivision plan or plat if such change significantly affects any street layout on such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions and which results in a change in the intent of the County Planning Commission’s original approval. The provisions of the prior approved subdivision must be completely vacated for the replat to be approved. All owners must sign off without number until officially re-recorded for new number.

**Reserve** - The identification and setting aside of an area of land on a Preliminary Plat or Final Plat for common use.

**Retention Basin/Pond** - A man-made or natural water collecting facility (pond, pool, or basin) used for the permanent storage of water runoff. See also Detention Basin/Pond.

**Riparian Buffer** - A vegetated buffer strip along a watercourse that filters storm water and provides wildlife habitat.

**Road, Private** - Private roads are not allowed in Huron County. This is effective on the date of acceptance of these amendments in calendar year 2013.

**Road, Public** - A public way, typically bounded between property lines, intended for vehicular traffic, dedicated to the public and improved to public standards. (*See Engineering Code*)

**Screening** - A wall, fence, mound, and/or landscaping designed and installed to create a screen between adjacent properties or uses.

**Setback Line** - A line established by the Subdivision Regulations, zoning resolution, or County Health Department requirements, generally parallel with and measured from the road right of way line or the lot lines defining the limits of a yard in which no building, other than an accessory building or structure, may be located above the ground, except as may be provided in the Subdivision Regulations. County Health Department requirements may establish this setback line to be either a minimum or a maximum.

**Sewage Disposal Systems, Household** - Any sewage disposal or treatment system or part thereof for a single family, two-family, or three family dwelling which receives sewage as approved by the County Health Department.

**Sewers, Central or Package Sewerage System or Sewer Districts** - A complete, independently operating sewer system including collection and treatment facilities constructed by the developer/subdivider, to the standards of the County or Ohio Environmental Protection Agency (OEPA), to serve a new subdivision in an outlying area. Such a system must be approved and accepted by the Board of County Commissioners for transfer of ownership to and operation by the County.

**Sidewalk** - That portion of the road right-of-way outside the vehicular roadway, which is improved for the use of pedestrian traffic. See also "Walkway".

**Sight Distance** - A visual distance along a road or across an intersection.

**Site** - A lot or parcel proposed for development.

**Slope** - The deviation of a surface from the horizontal, usually expressed in percent or degrees.

**Slope, Steep** - Steep slopes are slopes of 25 percent or greater.

**Soil and Water Conservation District (SWCD)** - As organized under Chapter 1515 of the Ohio Revised Code; referring either to the Soil and Water Conservation Board or its designated employee(s).

**Soil Survey** - The Soil Survey of Huron County, Ohio, as prepared by the U. S. Department of Agriculture, as amended.

**Storm Water** - The rainfall that accumulates on the ground.

**Stream** - A course of running water, usually flowing in a particular direction in a defined channel and discharging into some other stream or body of water. (*See Channel*)

**Street** - See "Road"

**Subdivider** (*see Developer*) - The following apply:

- A. A person having an interest in land and who causes it, directly or indirectly, to be divided into a subdivision.
- B. A person who directly or indirectly sells, leases, or develops or offers to sell, lease, or develop, or advertises to sell, lease, or develop any interest, lot, parcel, site, unit, or plat in a subdivision.
- C. A person who engages directly or through an agent in the business of

selling, leasing, developing, or offering for sale, lease, or development a subdivision or any interest, lot, parcel, site, unit or plat in a subdivision.

- D. A person who is directly or indirectly controlled by or under direct common control with any of the foregoing.

**Subdivision** - As per Section 711.001, ORC:

- A. 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, however, 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
- B. The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of 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.

**Subdivision, Open Space** - A clustered neighborhood design with a gross density comparable to nearby Rural and Semi-Rural subdivisions.

**Subdivision, Rural** - A very low density, conventional neighborhood designed as a smaller, self contained development.

**Subdivision, Semi-Rural** - A low density, conventional neighborhood design with a curvilinear street pattern.

**Subdivision, Village Cluster** - A traditional neighborhood design with compact development in a pedestrian-friendly environment, typically with a grid street pattern and centered on a common open space.

**Surety** - A bond, usually to back the performance of an individual or company.

**Surveyor** - Any person registered to practice surveying by the State of Ohio Board of Registration, as specified in Section 4733.14 of the Ohio Revised Code.

**Tax Map Department** - The Tax Map Department as administrated by the Huron County Auditor's Office and the Huron County Engineer's Office.

**Technical Review Committee** - A committee responsible for the review of applications and development plans per the Subdivision Regulations.

**Thoroughfare Plan** - The most recent plan adopted by the County Planning Commission indicating the location of thoroughfares within the County.

**Thoroughfare, Street, Road** - The full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic and designated as follows:

- A. Alley - A minor street used primarily for vehicular service access to the back or side of properties abutting on another street.
- B. Arterial - A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually on a continuous route with high operating speed. Recommended right-of-way is 100 feet.
- C. Boulevard - A divided street which can carry large or small amounts of vehicular traffic depending upon parking regulations and lot access.

- D. Collector, Major - A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from major local streets to arterial streets, including the principal entrance and circulation routes within subdivisions. Recommended right-of-way is 80 feet.
- E. Collector, Minor - A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from major local streets to arterial and major collector streets, including the principal entrance and circulation routes within subdivisions. Recommended right-of-way is 60 feet.
- F. Cul-de-Sac - A local street with one end open to traffic and the other end permanently terminating in a circular turnaround.
- G. Local - A street primarily for providing access to residential, commercial or other abutting property. Recommended right-of-way is 60 feet.
- H. Loop - A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the 180 degree system of turns are not more than 1,000 feet from said arterial or collector street, not normally more than 600 feet from each other.
- I. Minor - A street whose sole function is to provide access to abutting properties. It serves or is designed to serve not more than nine dwelling units and is expected to or does handle an ADT of up to 90 vehicles per day.
- J. Private - A strip of privately owned land providing access to abutting properties.
- K. Stub-Street - A street that is typically short in length, continued to the property line with the intention of extending to another development in the future. A stub street is often called a temporary dead-end street and in accordance with the Engineering Code, utilizes a temporary turnaround.

**Topography** - The configuration of the surface, including its relief and the position of natural and constructed features.

**Traffic Control Device** - Signs, signals, markings, and other devices prescribed to regulate, guide, or warn traffic.

**Tree** - A large, woody plant having one or several self-supporting stems or trunks and numerous branches; may be classified as deciduous or coniferous.

**USGS** - The United States Geological Survey (USGS) collects and distributes data regarding the location and extent of physical features and natural resources.

**Utility Services** - Any above- and below-ground structures or facilities (other than buildings, unless such buildings are used as storage incidental to the operation of such structures or facilities) owned by a government entity, a non-profit organization, a corporation, or any entity defined as a public utility for any purpose by (the appropriate provision of state law) and used in connection with the production, generation, transmission, delivery, collection or storage of water, sewage, electricity, gas, oil, or electronic signals.

**Variance** - A variance is a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where

owing to conditions peculiar to the property and not the result of the action of the applicant or property owner, a literal enforcement of the regulations would result in unnecessary and undue hardship.

**Vicinity Map** - A drawing located on a submittal which sets forth, by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within Huron County in order to better locate and orient the area in question.

**Walkway** - A dedicated public way for pedestrian use only, whether along the side of a road or access way between blocks and parcels.

**Wastewater System, Central** - A wastewater system constructed to Huron County or Ohio Environmental Protection Agency standards to serve a new community or other development in an outlying area. It includes wastewater treatment and collection facilities.

**Wastewater System, Community** - A public wastewater system that serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

**Wastewater System, Non-Community** - A public wastewater system that is not a community wastewater system.

**Wastewater System, Individual or Household** - A wastewater system designed to serve only one individual or household, as approved by the County Health Department.

**Wastewater System, Private** - A private wastewater system for the provision of removing wastewater, if such system has fewer than 15 service connections and does not regularly serve an average of at least 25 individuals daily at least 60 days out of the year.

**Wastewater System, Public** - A wastewater system for the provision of removing wastewater, if such system has at least 15 service connections or regularly serves an average of at least 25 individuals daily for at least 60 days of the year.

**Watercourse** - A channel in which a flow of water occurs either continuously or intermittently in a definite direction. The term applies to either natural or built channels. (*See Channel.*)

**Watershed** - The drainage basin in which the subdivision drains or that land whose drainage is affected by the subdivision.

**Water System, Central** - A water system constructed to Huron County or Ohio Environmental Protection Agency standards to serve a new community or other development in an outlying area. It includes water treatment and distribution facilities.

**Water System, Community** - A public water system that serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

**Water System, Non-Community** - A public water system that is not a community water system.

**Water System, Individual or Household** - A water system designed to serve only one individual or household, as approved by the County Health Department.

**Water System, Private** - A private water system for the provision of water for human consumption, if such system has fewer than 15 service connections and does not

regularly serve an average of at least 25 individuals daily for at least 60 days out of the year. A private water system includes any well, spring, pond, or hauled water and any equipment for the collection, transportation, filtration, disinfection, treatment, or storage of such water extending from and including the source of the water to the point of discharge from any pressure tank or other storage vessel; to the point of discharge from the water pump where no pressure tank or other storage vessel is present; or, in the case of multiple service connections serving more than one dwelling, to the point of discharge from each service connection. A private water system does not include the water service line extending from the point of discharge to a structure.

**Water System, Public** - A system for the provision to the public of piped water for human consumption, if such system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days of the year. This term includes any collection, treatment, storage, and distribution facilities under control of the operator of such system and facilities not under such control, which are used primarily in connection with such system. A public water system is either a “community water system” or a “non-community water system”.

**Wetland** - Those areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and, under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated hydric soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

**Yard** - A required open space unoccupied and unobstructed by any structure or portion of a structure.

- A. Yard, Front - A yard extending between side lot lines across the front of a lot and from the front of the principal building.
- B. Yard, Rear - A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building.
- C. Yard, Side - A yard extending from the principal building to the side lot line on both sides of the principal building between the lines establishing the front and rear yards.

**Zoning** - The regulations and limitations by districts of the height, bulk and location, including percentage of lot occupancy, building setback lines, and other structures and of the premises in such districts.

**Zoning Inspector** - A person appointed by the Township Trustees to enforce the zoning regulations in their township, including new subdivisions.