



Definitions

1.10.01 Interpretations

For the purposes of these regulations, certain terms, words and symbols are to be interpreted as follows, unless the context clearly indicates otherwise:

- A. The word "person" includes an individual, a corporation, a partnership an incorporated association, or any other similar entity.
- B. Tense: Number - Words used in the present tense can include the future; words in the masculine gender can include the feminine and neuter, and vice-versa; words in the singular number can include the plural; and words in the plural can include the singular, unless the obvious construction of the wording indicates otherwise.
- C. Shall, Should, May, Includes - The word "shall" is mandatory; the word "should" is directive but not necessarily mandatory; the word "may" is permissive. The word "includes" shall not limit a term to the specific examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.
- D. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," or "occupied for".
- E. The word "lot" includes the words "plat" or "parcel".
- F. Measurement of Distances - Unless otherwise specified, all distances shall be measured horizontally and at right angles to the line in relation to which the distance is specified.
- G. Interpretation of Undefined Terms - Terms not otherwise defined herein shall be interpreted first by reference to the adopted Comprehensive Plan or Zoning Regulations, if specifically defined therein; secondly, by reference to generally accepted engineering, planning, or other practices

and otherwise according to common usage, unless the context clearly indicates otherwise.

In the event that any question arises concerning the application of regulations, design standards, construction and improvement standards, other criteria, definitions, procedures, or any other provisions of the Versailles, Midway and Woodford County New Urban Subdivision and Site Plan Regulations, the Planning Director or duly authorized designee shall be responsible for interpretation.

**1.10.02
Responsibility
for
Interpretation**

The time within which an act must be done shall be computed by counting working days, excluding the first and including the last day. Saturdays, Sundays, and legal holidays shall be excluded from the computation. The Planning Commission shall determine and cause to be published a list of legal holidays applicable to the computation of time prior to the beginning of each calendar year.

**1.10.03
Computation
of Time**

Agricultural Use – The use of a tract of at least five (5) acres for the production of agricultural or horticultural crops, including but not limited to livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants, including provision for dwellings for persons and their families who are engaged in the above agricultural use on the tract, but not including residential building development for sale or lease to the public, and shall also include, regardless of the size of the tract of land used, small wineries licensed under KRS 243.155, and farm wineries licensed under the provisions of KRS 243.156.

**1.10.04
Definitions**

Block – A surface land area that is separated, and distinguished from, other surface land areas by visible physical boundaries such as streets, railroads, rivers, extremely steep land, or other barriers.

Block Face - That portion of a Block that abuts an individual street.

Blue Line Stream, Solid - A stream defined and designated as such on seven and one-half (7 ½) minute quadrangle topographic maps published by the U.S. Geologic Survey.

Buffer (or buffering) - The use of any man-made or natural materials or open space in any fashion designed to limit the effects of one land use upon adjoining land uses.

Buildable Area - The area of a lot determined by building placement standards and/or setback requirements and not included within an open space that is required by regulation or action of the Planning Commission.

Building - Any permanent structures designed or built for the support, shelter or protection of persons, animals, chattels or property of any kind. This term includes manufactured homes, but does not include awnings, canopies, or similar structures.

Building Permit – A permit issued by the Planning Director or designee authorizing the erection, construction, reconstruction, alteration, repair, conversion, or maintenance of any building, structure or portion thereof.

Building Placement/Setback Line - A line drawn parallel to a lot line at a distance equal to the depth of a required yard. The term also includes front yard setback, side yard setback, rear yard setback, privacy building line and street building line.

Building Placement/Setback Standard - Establishes the basic parameters governing building construction. This includes the envelope for building placement (in three (3) dimensions) and certain required/permitted building elements, such as porches, balconies, and fences.

Building Site – Any group of one (1) or more lot(s) or parcel(s) occupied or intended for development as a unit, whether or not as part of a larger Development site. Building site area does not include surface water bodies or floodways, but does include wetlands.

Building and Zoning Official – The designated representative of the Versailles, Midway and Woodford County Planning Commission who is responsible for the administration and enforcement of zoning and building regulations.

Caliper - The diameter of a tree trunk, usually measured at 4.5 feet above the natural grade of the surrounding ground.

Certificate of Completion – A written approval issued by the Planning Director or Building and Zoning Official and the Engineering Official that indicates that: all public improvements required in connection with a subdivision or site development have been completed to the satisfaction of the applicable local government and the Planning Commission; a Defect Security has been provided; all review and inspection fees have been paid; and the Record Plat can be recorded or the Performance Guarantee released.

Civic Building - A building that houses a civic use.

Civic Green - A primarily unpaved, formally configured, small public lawn or park surrounded by canopy street trees. Its dimensions are typically in a 1:4 ratio, with a minimum tract dimension of twenty five (25) feet on one side.

Civic Use - Buildings and facilities owned, operated or reserved by a corporation or association of persons for civic, social, fraternal or recreational purposes and not operated or maintained primarily for profit.

Cluster System - An on-site sewage disposal system that accepts effluent from the pre-treatment unit of more than one (1) structure or facility and transports the collected effluent through a sewage system to one (1) or more common subsurface soil absorption system(s) of conventional, modified or alternative design.

Common Access Easement - An unobstructed passageway for two (2) or more lots, typically crossing or occupying a portion of more than one (1) lot, that provides access to garages, utilities and services such as garbage collection.

Common Area - Any part of a development designed and intended to be used in common by the owners, residents or tenants of the development and by the general public if the area is so designated. These areas may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the owners, residents, tenants and/or the general public.

Common Improvements - All streets, driveways, parking spaces, and other vehicular use areas, and all uses, facilities, structures, buildings, and other improvements, or portions thereof, which are designed and provided for the common use, benefit, and enjoyment of all residents or occupants of all or a designated portion of a development or neighborhood, or for the protection of adjacent properties.

Common Lot Lines - Lot lines shared by private lots, generally side lot lines, perpendicular to the street.

Common Open Space - All open space, or portions thereof, including landscaping, screening, and buffering, which is part of a Common Area.

Comprehensive Plan - The plan for the physical development of the area within the jurisdiction of the Planning Commission, which has been adopted by the Planning Commission, the Fiscal Court, and the City Council of Midway and the City Council of Versailles.

Conservation Easement - The grant of a property right stipulating that the described land will remain in its natural or existing state and limiting further future or additional development.

Conservation Line - A line drawn on private lots that stipulates land uses for the purpose of rural conservation.

Construction Easement - A temporary easement designed to accommodate grading, sloping and other construction related activities outside a permanently dedicated right-of-way or easement.

Construction Plans or Drawings - The maps or drawings accompanying a subdivision plat or site plan and showing the specific location and design of improvements to be installed for the subdivision or site in accordance with the requirements of the Subdivision and Site Plan Regulations. This term also includes Construction Drawings.

Cul-de-Sac - See Street

Commentary Pertaining to the Definition of Cul-de-Sac

Although cul-de-sacs are generally not permitted by the Subdivision and Site Plan Regulations, they are recognized as a type of street. The use of cul-de-sacs is restricted through the waiver process and specifically approved by the Planning Commission on a case-by-case basis. The use of this type of street is intended to address atypical site characteristics of topography or geology, or to preserve environmental features and resources.

Curb - The stone or concrete boundary at the edge of the pavement of a street, which also usually includes gutters.

Day - Unless otherwise specified, the term shall mean calendar day.

Deceleration Lane - An added roadway lane that permits vehicles to slow down and leave the main vehicle stream.

Dedication - The transfer of property from the owner to another party.

Deed - A legal document conveying ownership of real property.

Deed Restriction - See Restrictive Covenant

Defect Security - A bond or other instrument acceptable to the Planning Director and Engineering Official provided as a guarantee for the replacement or construction costs of any defect in the public improvements

required for a subdivision or site development identified within a two (2) year maintenance period following the issuance of a Certificate of Completion.

Developer - Any person, firm, corporation, partnership, or association, including the holder of an option or contract to purchase, who shall lay out, for the purpose of sale or development, any subdivision, or part thereof, as defined herein, either for himself or others.

Development - Except where the context otherwise requires, "development" shall mean the performance of any man-made change to improved or unimproved real estate including, but not limited to, building or mining, dredging, filling, grading, paving, excavating, or drilling operations; the permanent storage of materials and equipment; the making of any material change in the use or appearance of any structure or land; the division of land into two or more parcels; and any construction of improvements to facilitate a residential, commercial, business, industrial, or public use.

Development Plan - Written and graphic material for the provision of a development, including any or all of the following: location and bulk of buildings and other structures, intensity of use, density of development, streets, ways, parking facilities, signs, drainage of surface water, access points, a plan for screening or buffering, utilities, existing manmade and natural conditions.

Commentary Pertaining to the Definition of Development Plan

The definition is taken from the Kentucky Revised Statutes, Chapter 100.111 and modified. It generally refers to the Development Plan that is a required submittal for the review and action by Planning Commissions in regard to applications for Zoning Map Amendment.

Development Site - The property under consideration for a development, which may contain one or more Building Sites and shall be under single ownership at the time of application. Should the Development Site contain more than one (1) Building Site, any applicable Development plan setback requirements shall be established from the Development Site Perimeter.

Easement - Any strip of land for public or private utilities, drainage, sanitation, access or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of servitude.

Easement, Garden - An easement area between a privacy building line and the common lot line.

End Lot - A lot in which one (1) side lot line is adjacent to the street.

Engineer - A person currently registered and licensed to practice civil engineering by the Kentucky State Board of Registration for Professional Engineers and Land Surveyors.

Engineering Official (also includes the terms City Engineer or County Engineer) – The City of Versailles, Kentucky, and the Engineer appointed thereof; the County of Woodford, and the Engineer appointed thereof.

Erect - To build, construct, reconstruct, alter, relocate, raise, assemble, attach, hand, place, suspend or affix and shall also include the painting of wall signs.

F.E.M.A. - The U.S. Federal Emergency Management Agency or any successor agency.

Fill - A deposit of soil, rock, or other non-deteriorating material used to replace or supplement the original soil or subsoil. “Construction” fill is a term used to describe fill upon which any permanent structure or human occupancy or other permanent construction for human use (such as roads, parking areas, etc.) shall be built.

Floodplain - Low lying land that is susceptible to flooding from any source. The floodplain consists of two (2) sections--the floodway, which is the channel for a watercourse and that portion of land needed for the passage of a determined amount of water (normally a 100-year flood), and the flood fringe or that portion of the floodplain outside the floodway, but still subject to flooding.

Floor Area Ratio (FAR) – The ratio of gross floor area of a building or buildings on a lot or building site divided by the net area of the lot or building site.

Front Porch - The ground floor platform attached to the front or street side of the main building.

Front Property Line - The shorter building lot line which coincides with the right-of-way of the street or other defining element such as a sidewalk or common open space. In the case of a building lot abutting only one (1) street the frontage line is the line parallel to and common with the edge of

the sidewalk. In the case of a corner lot, that part of the building lot having the narrowest frontage on any street shall be considered the frontage line.

Front Yard - The area of the lot from the street frontage to the enclosed portion of the building wall. This area is contiguous with the street and includes the front porch and front wall of the building.

Geologic Hazard Area - An area in which environmental problems are so numerous that even severely limited development could pose a serious problem to the immediate or surrounding areas. Examples include excessive floodplain areas, clustering of sink holes, cliff areas, areas that have potential collapse problems due to underground caves near the surface, and similar areas.

Grade - It is the average elevation of the finished ground surface at the outside of a fence or wall, or at the outside walls of a building. In case walls or fences are parallel to and within five (5) feet of a sidewalk, said ground level shall be measured from the elevation of the sidewalk. If there is no sidewalk and a wall or fence is parallel to and within five (5) feet of the roadway pavement, ground level shall be measured from the elevation of the roadway pavement.

Grading - Any stripping, cutting, filling, or stockpiling of earth or land, including land in its cut or filled condition, to create new grades.

Greenway - A linear open space, at least thirty feet (30') wide, established along either a natural corridor, such as a riverfront, stream valley, or ridge line, or overland along a railroad right-of-way converted to recreational use, a canal, scenic road, or other route designed and managed for public use including wildlife habitat. A greenway is an open space connector linking parks, nature preserves, cultural features, or historic sites with each other and with populated areas.

Groundwater - The supply of freshwater under the surface in an aquifer or geologic formation that forms the natural reservoir for potable water.

Home Owners Association - A community association, other than a condominium association, that is organized in a development in which individual owners share common interests and responsibilities for costs and upkeep of common open space or facilities. Participation in the Association may or may not be mandatory.

Improvements (or Site Improvements) - Any grading, filling, or excavation of unimproved property; additions or alterations to existing buildings or other structures requiring alterations to the ground; the

construction of new buildings or other structures, including parking lots; and street pavements, curbs and gutters, sidewalks, alley pavements, walkway pavements, water mains, sanitary sewers, storm sewers or drains, street names, signs, landscaping, permanent reference monuments (PRM's) permanent control points (PCP's), or any other improvement required by these regulations or by the Planning Commission.

Infrastructure - Facilities and services needed to sustain industry, residential, commercial and all other land use activities.

Land Clearing - Removal of all trees and/or vegetation from the land surface to the mineral soil.

Landscaping - Landscaping shall consist of, but not be limited to, grass, ground covers, shrubs, vines, hedges, trees, berms and architectural landscape features and material.

Land Surveyor - A person currently registered and licensed to practice land surveying by the Kentucky State Board of Registration for Professional Engineers and Land Surveyors.

Land Use - A description of how land is occupied or utilized. The terms "land use" and "use of land" shall be deemed also to include building use and use of building.

Lot - The least fractional part of land having fixed boundaries, and (when part of a subdivision) having an assigned number, letter, or other name through which it is identified. This term includes tract and parcel.

Lot Area - The total land area within the fixed boundaries of a lot.

Lot, Corner - See End Lot

Lot Depth, Mean - The mean distance from the front street line of the lot to its opposite rear line, measured in the mean general direction of the sidelines of the lot.

Lot, Flag - A lot or building site which has a minimum frontage on a public or private street, which is reached via a private drive or lane, and whose width some distance back from the street boundary line meets all ordinance requirements.

Lot Frontage - The linear distance measured along the narrow dimension of a lot adjoining a street right-of-way.

Lot Frontage, Primary - That side of the lot abutting a street along the narrow dimension of the lot.

Lot Frontage, Secondary - That side of the lot abutting a street that is not the primary frontage.

Lot, Interior - A lot other than a corner or end lot.

Lot Line (or Property Line) - Any legal boundary of a lot. Where applicable, the lot line may coincide with the right-of-way line.

Lot of Record - A lot which is included in a subdivision the plat of which has been recorded in the office of the Clerk of Woodford County, or a parcel of land, not exceeding forty thousand (40,000) square feet in area, the deed of which was recorded in the office of the Clerk of Woodford County.

Lot, Through - An interior lot having frontage on two (2) parallel or approximately parallel streets.

Lot, Reverse Corner - A corner or end lot the street side lot line of which is substantially the continuation of the front lot line of the first lot to its rear.

Lot, Reverse Frontage - A through lot or corner lot intentionally designed so that the front lot line faces a local street rather than facing a parallel or perpendicular major thoroughfare.

Lot (or parcel) Split - The division of one (1) lot or parcel into two (2) lots or parcels that is accomplished through the preparation and recording of deeds establishing the new lots or parcels.

Lot Width, Mean - The mean distance from a side line of the lot to its opposite side line, measured in the mean general direction of the front and rear lines of the lot.

Lowest Adjacent Grade - The lowest natural elevation of the ground surface, prior to construction, next to the proposed wall of a building.

Monument - A physical structure which marks the location of a corner or other survey point set in accordance with the Minimum Standards of Practice for Land Surveying adopted by the Kentucky State Board of Registration for Professional Engineers and Land Surveyors.

Open Side - The side of the house and lot opposite the Privacy Side and Privacy Building Line (PBL).

Owner - Any person, group of persons, partnership, corporation, or any other legal entity having legal title to or sufficient proprietary interest to undertake development of a lot or parcel.

Pavement - That portion of a street intended for vehicular movement.

Pavement Width - The width of the pavement of a street, as measured from edge to edge but excluding the curbs, if any.

Pedestrian Pathway - An interconnecting paved walkway that provides pedestrian passage through blocks running from street to street. These pathways should provide an unobstructed view through the block.

Performance Guarantee - Any security that may be accepted in lieu of a requirement that certain improvements be made before the Planning Commission approves a plat.

Perimeter - The boundaries or borders of a lot, tract, or parcel of land.

Planning Director - The designated representative of the Versailles, Midway and Woodford County Planning Commission who is responsible for the preparation of the community's comprehensive plan and the administration and enforcement of land development regulations.

Phase - The designated portion of a larger development, which is to be constructed as a unit and which is so designed that it can stand on its own even if the other phases of the development are never constructed.

Plat (or Subdivision Plat) - A map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the applicable regulations established by the Planning Commission. This term includes replats, amended plats and revised plats, as well as Major and Minor plats.

Plat, Record - The final map of all or a portion of the subdivision which is presented to the appropriate authority for final approval in accordance with the applicable regulations, and which, if approved, shall be filed with the Clerk of Woodford County

Plat, Major or Minor - The difference between a Major and Minor Subdivision Plat is the number of lots to be created. A Major Plat will create four (4) or more lots, and a Minor Plat will create five (5) or fewer lots.

Plan, Preliminary - The preliminary map indicating the proposed layout of the subdivision which is submitted for tentative approval and meeting the

requirements established by the Planning Commission relating to preliminary plats.

Planning Commission - The Versailles, Midway and Woodford County Planning Commission established as the Planning Unit for Woodford County.

Privacy Building Line (PBL) - The PBL is a required building line for new lots in subdivisions with a minimum frontage width less than sixty (60) feet. The PBL is set consistently along a given street, allowing houses to open to the other side, toward their side yards.

Privacy Fence - Fences and hedges along alleys and common lot lines behind the front wall of the building.

Property - A lot, parcel, or tract of land together with the building and structures located thereon.

Property Owners Association - An association or organization, whether or not incorporated, which operates under and pursuant to recorded covenants or deed restrictions, through which each owner of a portion of a subdivision - be it lot, parcel, site, unit plat, condominium, or any other interest - is automatically a member as a condition of ownership and each such member is subject to a charge or assessment for a pro-rated share of expenses of the association which may become a lien against the lot, parcel, unit, condominium, or other interest of the member.

Public Space - Any area, lot, building site or development site that has been reserved or dedicated for public use.

Public Utility - Any public or private utility, such as but not limited to, storm drainage, sanitary sewers, electric power, water service, gas service, or telephone line, whether underground or overhead.

Regulating Plan - Provides specific information for the disposition of each property or lot. The plan specifies building placement standards for each lot and shows how each building contributes to the larger neighborhood and town and shows the arrangement of the public space in relation to private space.

Required Building Lines - There are two (2) types, privacy building lines (PBL) and street building lines (SBL). These are lines to which a majority of the building footprints must be placed.

Residual Tract - A lot created by a subdivision the total extent of which is not shown on the plat and having a minimum area of ten (10) acres.

Resubdivision (or Replat) - Any change in a map of an approved or recorded subdivision plat that affects any street layout on the map or area reserved thereon for public use or any lot line, or that affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Restrictive Covenant - A restriction on the use of land usually set forth in the deed.

Commentary Pertaining to Definition of Restrictive Covenant
<p>Restrictive covenants are typically created by property owner/homeowner associations or developers to govern aspects of development not usually addressed through zoning, subdivision or site plan regulations. Restrictive covenants are not enforced by the Planning Commission, rather they are enforced through action of the property or homeowner's association or through the judicial system.</p>

Right-of-Way - A strip of land owned or controlled by a governmental agency over which the public has right of passage, including the streets, parkways, medians, sidewalks, and driveways constructed thereon.

Scenic Byway - As utilized in the Subdivision and Site Plan Regulations, this term means any classified street that has also been determined to have scenic, culturally significant and/or historic characteristics that should be preserved and protected. The determination can be made by any local, state or federal agency or unit of government, but must be officially shown on the Major Thoroughfare Plan Map contained in the Comprehensive Plan to have protected status via these regulations.

Sediment - Solid material that may be mineral or organic and is in suspension, is being transported, or has moved from its site of origin by water.

Sedimentation - The deposition of waterborne sediment into a body of running water, into a lake, on property other than the site of origin, or on public rights-of-way.

Setback - See Building Line

Sidewalk - An improved walkway intended primarily for pedestrians, usually running parallel to one or both sides of the pavement of a street.

Sidewing - The portion of a building extending along a side lot line toward the alley or garage.

Sight Distance (across intersections) - A straight line with unobstructed view measured in either direction across the corner between points, each seventy (75) five feet back from the theoretical intersection of the edges of the pavement prolonged; one point four feet above the grade of the pavement edge, the second point one foot above the grade of the pavement edge.

Sight Distance (along road) - A straight line with unobstructed view measured between a point four (4) feet above the finished grade of a road, at the center line of each traffic lane, and a point at a given minimum distance away from the first point, located one (1) foot above finished grade at the center line of the same traffic lane.

Sight Distance Triangle - A triangular-shaped area of unobstructed vision at street intersections defined by lines of sight between points at a given distance from the intersection of street right-of-way lines.

Small Community - Unincorporated settlements of one (1) or more neighborhoods within Woodford County, including and limited to the three (3) designated communities of Mortonville, Millville and Nonesuch.

Stoop - A ground floor entry platform at the front and/or street side of a building. Where required by the building placement standards, stoops may be roofed but not enclosed.

Street - A street, in its general sense herein, is an area of land designated for public use within defined limits in order to provide a means for vehicular and pedestrian movement. The right-of-way limits of any street shall include the street pavement, curb and gutter (or open ditches), sidewalks, and may provide space for the location of utilities. The right-of-way limits of any street shall be coincident to the property line of the adjacent or the abutting lot. Streets are classified specifically herein as follows:

1. **Expressways:** Expressways rank first in the classification of streets, and are used only for vehicular movement without access to abutting properties. Interchange of traffic between expressways and other streets (only arterial streets when possible) is accomplished by grade separated interchange with merging deceleration and acceleration lanes.

2. **Arterials:** Arterial streets rank second in the classification of streets and are used primarily for vehicular movement and are used secondarily for vehicular access to abutting properties. Access to abutting properties, if permitted, should be provided by means of a marginal access street in order to serve several abutting properties, rather than providing each abutting property to have its own individual access thereto. Arterial streets are the link between expressways and collector streets, and generally rank next to expressways in traffic volume, speed limit control and right-of-way limits.
3. **Collector Streets:** Collector streets rank third in the classification of streets and are principally used for vehicular movement, however, access to abutting properties are planned and controlled so that minimum disturbance is made to the traffic flow on said collector street. Collectors are the link between arterial and minor streets, and generally rank next to minor streets in right-of-way widths, and speed control.
4. **Neighborhood and Small Community Streets:** Local streets rank fourth in the classification of streets and are used primarily for providing access to abutting properties. Vehicular movement on these street types should have an origin or destination in the immediate vicinity, whereas all types of through traffic should be discouraged. These street types are the primary link between generator points (homes, offices, stores, etc.) and collector streets. Neighborhood and small community streets require the least amount of vehicular movement and may be further classified into five categories as follows:
 - a. **Continuing Streets:** Continuing streets are minor streets having two (2) open ends; each end generally connecting with different streets. One (1) or more other streets may intersect such a street between its two (2) open ends, and property abuts both sides of such a street;
 - b. **Marginal Access Streets:** Marginal access streets are minor streets generally having two or more access points to the major system by connecting to a street of higher classification. Property that abuts only one side of such a street whereas the other side thereof should generally be parallel and adjacent to a street of higher classification. Marginal access streets are sometimes called access or frontage roads.

- c. **Loop Streets:** Loop streets are minor streets having two (2) open ends each and generally connecting with the same street. No other streets intersect between its two (2) ends and property abuts on both sides thereof.
- d. **Cul-de-Sacs:** Cul-de-Sacs are minor streets having only one(1) open end providing access to another street, and a closed end providing a turn-around circle for vehicular movement. No streets of this type shall dead-end at the closed end, unless future plans provide for its continuation for an open end or a turn-around circle. Temporary turn-around circles may be required when deemed necessary by the Planning Commission.
- e. **Alleys:** Alleys are streets generally having two (2) open ends with each end connecting to different streets. Alleys generally provide service and access to the rear of abutting properties on both sides thereof and are not intended for general traffic circulation

Street Tree Alignment Line - A generally straight line that street trees are to be planted along. This alignment is parallel with the street.

Street Tree - A deciduous canopy tree, of a hardy species, large enough to form a canopy with sufficient clear trunk to allow traffic to pass under unimpeded.

Stub Street - A street that usually ends at a property line and is designated to be extended to adjoining property in the future.

Subdivider - Any person, firm, corporation, partnership, or association, including the holder of an option or contract to purchase, who shall lay out, for the purpose of sale or development, any subdivision, or part thereof, as defined herein, either for himself or others.

Subdivision (of Land) - The division of a parcel of land into three (3) or more lots, or parcels, for the purpose, whether immediate or future, of sale, lease, or building development, or if a new street is involved, any division of a parcel of land; providing that a division of land for agricultural use and not involving a new street shall not be deemed a subdivision. The term includes re-subdivision and when appropriate to the context, shall relate to the process of subdivision or to the land subdivided; any division or re-division of land into parcels of less than one (1) acre occurring within twelve (12) months following a division of the same land shall be deemed a subdivision within the meaning of this section.

Subdivision, Major - Shall be those subdivisions of land which are generally of major significance to the community's future development, and shall include all subdivisions which do not conform to the definitions established for minor subdivisions. Generally, major subdivisions would be those that create four (4) or more lots for sale or building development for housing residential, commercial, or industrial activities. Subdivisions that meet the minor subdivision definition may be treated as major subdivisions whenever the Commission staff feels such to be necessary. Major subdivision plans shall conform specifically to the requirements of these regulations.

Subdivision, Minor - Shall be those subdivisions of land that involve three (3) lots and are generally of minor planning significance to the community's future development. Such minor subdivisions shall conform specifically to the requirements established in these regulations.

Street Tree - A deciduous canopy tree that is typically a hardy species, large enough to form a canopy with sufficient clear trunk to allow traffic to pass under unimpeded.

Street Tree Alignment Line - A generally straight line that street trees are to be planted along. The alignment is parallel with the street and unless specified otherwise is set five (5) feet of the curb-face or edge of pavement.

Streetscape - This term refers to the various components that make up a street, both in the right-of-way, and on private lot frontages. It includes pavement, parking spaces, planting areas, street trees, streetlights, sidewalks, front yard fences, front yards, front porches, etc.

Town Planner – The designated representative of the Planning Commission with responsibility for the review of subdivision and site plans.

Variance – Permission from the Board of Zoning Adjustment or the Planning Commission to modify or depart from the dimensional subdivision and site plan standards.

Waiver - Permission from the Planning Commission to modify or depart from the non-dimensional subdivision and site plan standards.

Working Courtyard - The open portion of the lot behind the building or garden wall where production, transfer, storage and such work activities may take place.

VERSAILLES, MIDWAY AND WOODFORD COUNTY
NEW URBAN SUBDIVISION AND SITE PLAN
REGULATIONS

Zoning Ordinance - The officially adopted Zoning Ordinance of Versailles-Midway and Woodford County together with any and all amendments thereto.

VERSAILLES, MIDWAY AND WOODFORD COUNTY
NEW URBAN SUBDIVISION AND SITE PLAN
REGULATIONS