

Article 16-3

DEFINITIONS OF TERMS

Sections:

16-301 Definitions.

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For the purpose of these regulations, the following terms, phrases, words, and their definitions shall have the meaning given in this section. When inconsistent with the context, words used in the present tense shall include the plural and words in the plural shall include the singular. The masculine gender includes the feminine and neuter genders.

Affidavit of Correction: A signed and notarized affidavit stating facts relating to minor typographical corrections, conflicts and ambiguities on a recorded plat, map or other document allowed by Statute or Ordinance.

Affidavit of Exemption: A signed and notarized affidavit by all owners of record stating the exemptions in the Subdivision Regulations for which a property qualifies.

Alley: A public right-of-way which affords secondary means of access to abutting property.

Amended Plat: A recorded plat that documents the correction of substantial errors found on an approved and recorded plat.

Arterial Street: A street which serves or is designed to serve heavy flows of traffic between communities and/or other heavy traffic generating areas.

Block: An area of land within a subdivision that is entirely bounded by streets or a combination of streets, exterior boundary lines of the subdivision and/or bodies of water.

Boundary Line Adjustment: Modification of the size or alignment of adjacent parcels through the reconfiguration of their common boundary, where an additional parcel is not created, and which does not require the addition, vacation, or

modification of publicly dedicated property or infrastructure.

Building: Any structure having enclosed space and a roof for the housing and/or enclosure of persons, animals or chattels, except mobile homes and mobile offices.

Major or Minor Collector Street: A street which serves or is designed to serve as a traffic way for a neighborhood or as a feeder to an arterial street.

Commission: The duly appointed Planning and Zoning Commission of the City of Rock Springs.

Comprehensive Plan: A plan, which indicates the general locations recommended for various functional classes of land uses, places and structures and for the general physical development of the City and includes any plan or program separately prepared and any amendment therein. Also known as the Master Plan.

Council: The City Council of the City of Rock Springs.

Cul-De-Sac: A dead-end street with a circle at the end for turning around.

Dead-End Street: A street in which traffic cannot continue through.

Easement: The right to use the real property of another for a specified purpose.

Half Street: A street designed to provide access to only one side of the right-of-way.

Licensed Engineer: A person licensed as a professional engineer by the State of Wyoming.

Lot: A parcel, piece, tract or portion of land designated by metes and bounds, land survey, or other means and separated from other parcels or portions by said description for the purpose of sale, lease, or separation thereof.

Lot, Butt: A lot located on the end of a block excluding the two corner lots.

Lot, Corner: A lot located at the intersection of two streets, having two adjacent sides abutting streets.

Lot, Depth: The mean horizontal distance between the front lot line and the rear lot line.

Lot Line: The property line bounding a lot except that where any portion of a lot extends into the right-of-way or a proposed

public right-of-way, the line of such right-of-way shall be the lot line.

Lot, Through: Any lot other than a corner lot which abuts more than one street.

Lot, Width: The horizontal distance between the side lot lines of the lot measured parallel to the front line of the lot at the front setback line.

May: Means permissive.

Minor Street: A street intended to serve primarily as an access to abutting properties.

Minor Subdivision: Any subdivision or resubdivision of land which creates not more than four (4) lots.

Official Map: The map established by the Council in accordance with State Statutes showing streets, highways, and parks and drainage, both existing and proposed. The official map may be a part or parts of the Comprehensive Plan.

Owner: Any individual, firm, association, syndicate, co-partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these regulations.

Parcel Consolidation: A minor boundary line adjustment that involves combining two or more parcels of land into a single parcel of land.

Parkway: That portion of a street right-of-way between the curb or curb line and the property line.

Pedestrian Way: A path, sidewalk, crosswalk or other designated place for use by pedestrians.

Person: A natural person, firm, corporation, partnership or association or any combination of the above, or any other legal or commercial entity.

Public Land: Land owned and/or operated by a governmental unit, including school districts.

Publication: An official notice as prescribed by State Statutes or City Ordinance.

Restrictive Covenant: A civil document used in developments to regulate the use, appearance and maintenance of property and oftentimes enforced through a homeowners'

association (HOA). Also known as Covenants, Conditions and Restrictions (CC&Rs).

Resubdivision: Any amendment, including a lot split, to an already approved and recorded plat, except for Boundary Line Adjustments in accordance with Section 16-504, Plat Corrections in accordance with Section 16-505, and Parcel Consolidations in accordance with Section 16-506 of this Ordinance.

Setback: The minimum horizontal distance, measured perpendicular from a building line to a lot line.

Service Street: A marginal access street which is generally parallel and adjacent to a major street and provides secondary access to abutting property.

Shall: Means mandatory.

Street Pavement: The wearing or exposed surface of the roadway used by vehicular traffic.

Street, Private: A street which is not a public street.

Street, Public: Any street which has been dedicated to the City, or is otherwise publicly owned by the City, and is improved and constructed to the appropriate standards as required by the Subdivision Ordinance. (Ord. No. 92-10, 5-5-92).

Street, Right-of-Way: Any street which has been dedicated to the City, or is otherwise publicly owned by the City, but is unimproved. (Ord. No. 92-10, 5-5-92).

Street or Road: A public right-of-way which affords the primary means of access to abutting property.

Street Width: The width of the right-of-way, measured at right angles to the center lines of the streets.

Subdivider: Any person who lays out any subdivision or parts thereof either for themselves or others.

Subdivision: The division, or resubdivision, of a lot, tract, parcel or other unit of land into two or more parts.

Surveyor: A person duly registered as a land surveyor by the State of Wyoming.

Used For: To include the phrases: "arranged for," "designed for," "intended for," "maintained for," and "occupied for."

Zoning District: An area as prescribed
by the adopted Zoning Ordinance.
(Ord. No. 2007-04, 3/06/07).

(Ord. 2019-14, 7/16/19)