

# LYON COUNTY SUBDIVISION REGULATIONS

## ARTICLE 2, DEFINITIONS

### 201. DEFINITIONS

Definitions for the interpretation of these rules and regulations as follows:

**Access Control.** The limitation of public access to and from properties abutting roads or highways. Access Control may be used on highways and major roads when deemed necessary to improve safety.

**Agricultural Use.** The growing of crops, pasturage, nursery, or the raising of poultry, cattle and other livestock, including the structures necessary for carrying out farming operations and the residence (s) of those owning and operating the premises, such as a member of the family thereof, or of an employee thereof, all on a tract of not less than 40 acres. Agriculture shall also include the sale of products on the premises, that are raised or produced on the premises, but shall not include feedlots as defined by state statute.

**Alley.** A dedicated public right-of-way along the side of or the rear of lots intended to provide a secondary means of access to and from streets and such lots.

**Arterial Street.** A street serving major traffic movements, designed primarily as a traffic carrier between various sections of the county and which forms part of the through-street network.

**Block.** A piece or parcel of land entirely surrounded by public highway, streets, streams, railroad right-of-way, or parks, or a combination thereof.

**Collector Street.** Any street designed primarily for the purpose of gathering traffic from local or residential streets and carrying it to the major street system.

**Cul-de-sac.** A street having one end open to traffic and being permanently terminated by a vehicular turnaround.

**Design.** The location of streets, alignment of streets, grades and widths of streets, alignment of easements, grades and widths of easements, alignment and rights-of-way for drainage and sanitary sewers, and the designation of minimum lot area, width and length.

**Dimensioned Drawing.** A drawing which: (a) shows all dimensions of a lot or tract of land, (b) shows size and location from all property lines of any existing or proposed structure and (c) size of any adjacent street and all utility easements.

**Double Frontage Lot.** A lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot.

**Easement.** A grant by the property owner to the public, a corporation, or persons, of the use of a strip of land for specific purposes.

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**Engineer.** Shall mean the Lyon County Engineer.

**Final Plat.** A plan or map prepared in accordance with the provisions of this Regulation and those of any other applicable local regulation, which plat is prepared to be placed on record in the office of the

Register of Deeds of Lyon County.

**Governing Body.** The Board of Lyon County Commissioners.

**Improvements.** Street work and utilities that are to be installed, or agreed to be installed by the owner on the land to be used for public or private use of the lot owners in the subdivision and local neighborhood traffic and drainage needs, as a condition precedent to the approval and acceptance of the final map or filing of the record of the survey map thereof.

**K.D.H.E.** The Kansas Department of Health and Environment.

**Land Surveyor.** A licensed land surveyor registered in the State of Kansas or licensed to practice in the State of Kansas who is responsible for the survey and preparation of the Final Plat.

**Local Street.** A street or road, which provides primarily for direct access to adjoining properties and is designed to serve minor traffic needs.

**Lot.** A portion of land in a subdivision, or other parcel of land, intended as a unit for transfer of ownership or for development. All lots shall have frontage upon a Public Street.

**Major Thoroughfare.** A street, highway, or roadway designated as such on the official Major Street Plan.

**Marginal Access Streets or Frontage Roads.** A minor street, which is generally parallel to or adjacent to a major traffic thoroughfare, highway, or railroad right-of-way, and provides access to abutting properties.

**Minimum Standards.** Shall mean the current Kansas Minimum Standards for Boundary Surveys as adopted by the Kansas State Board of Technical Professions.

**Minor Plat.** A subdivision of land, into three or more lots, and not involving any additional new streets.

**Pedestrian Way.** A right-of-way dedicated to public use, which cuts across a block to facilitate pedestrian access to adjacent streets and properties.

**Planning Board.** Shall mean the Lyon County Planning Board.

**Preliminary Plat.** A map made for the purpose of showing the design of a proposed subdivision and the existing conditions in and around it; this map need not be based on accurate or detailed final survey of the property.

**Secretary.** Secretary of the Planning Board.

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**Setback Line or Building Line.** A line on a plat generally parallel to the street right-of-way, indicating the limit beyond which buildings or structures may not be erected or altered except as otherwise provide in the Zoning Regulations.

**Street or Road.** A right-of-way, dedicated to the public use, which provides principal vehicular and pedestrian access to adjacent properties.

**Subdivision.** The division of a tract of land into two or more lots or parcels for the purpose of transfer of

ownership or building development, or, if a new street is involved, any division of a parcel of land. The term "subdivision" includes "re-subdivision", and the term "re-subdivision" as used herein shall include any further subdivision of a lot of parcel of land previously subdivided, for sale, use, or other purposes, which varies from the latest approved subdivision of the same.

**Zoning Administrator:** Secretary to the Planning Board, or other individual as designated by the Governing Body.