

SECTION 3-DEFINITIONS

WORDS AND TERMS

For the purpose of this ordinance, certain words and terms used herein shall be interpreted or defined as follows: Words used in the present tense include the future, words in the singular number include the plural, and the plural the singular, unless the natural construction of the word indicates otherwise; the word "lot" includes the word "parcel"; the word "shall" is mandatory and not directory; the word "approve" shall be considered to be followed by the words "or disapproved"; any reference to this ordinance includes all ordinances amending or supplementing the same; all distances and areas refer to measurement in a horizontal plane.

- 3-1 Agent: The representative of the governing body who has been appointed to serve as the agent of the Council and/or the Planning Commission in approving the subdivision plats.
- 3-2 Alley: A permanent service way providing a secondary means of access to abutting properties.
- 3-3 Building Line: The distance which a building is from the front lot line or front boundary line.
- 3-4 Commission: The Planning Commission of Wytheville, Virginia.
- 3-5 Cul-de-sac: A street with only one outlet having an appropriate turn-around for a safe and convenient reverse traffic movement.

- 3-6 Clean-out: A vertical section of pipe with a removable cap at ground surface level used for cleaning clogged sewer lines.
- 3-7 Developer: An owner of property being subdivided, whether or not represented by an agent.
- 3-8 Easement: A grant by a property owner of the use of land for a specific purpose or purposes.
- 3-9 Engineer: An engineer licensed by the Commonwealth of Virginia.
- 3-10 Governing Body: The Town Council of Wytheville, Virginia.
- 3-11 Health Official: The health director or sanitarian of Wythe County, Virginia.
- 3-12 Health Department (Department of Health) (State Health Department): The Commonwealth of Virginia Department of Health.
- 3-13 Highway Engineer: The Resident Engineer employed by the Virginia Department of Transportation (VDOT).
- 3-14 Jurisdiction: The area or territory subject to the legislative control of the governing body.
- 3-15 Lateral: The section of water or sewer line extending between the water main or sewer main to the property line.
- 3-16 Lot: A numbered and recorded portion of a subdivision intended for transfer of ownership or for building development for a single building and its accessory buildings.
- 3-17 Lot, Corner: A lot abutting upon two (2) or more streets at their intersection; the shortest side fronting upon a street shall be considered the front of the lot, and the longest side fronting upon a street shall be considered the side of the lot.

- 3-18 Lot, Depth of: The mean horizontal distance between the front and rear lot lines.
- 3-19 Lot, Double Frontage: An interior lot having frontage on two (2) streets.
- 3-20 Lot, Interior: A lot other than a corner lot.
- 3-21 Lot of Record: A lot which has been recorded in the office of the clerk of the appropriate court.
- 3-22 Lot, Width of: The mean horizontal distance between the side lot lines.
- 3-23 Plat: Includes the terms: map, plat, plot, replat or replot and plat of subdivision; a map or plan of a tract or parcel of land which is to be or which has been subdivided, and/or the schematic representation of land divided or to be divided and information in accordance with State Code Sections 15.2-2241, 15.2-2242, 15.2-2258, 15.2-2262, and 15.2-2264 and applicable provisions of this Subdivision Ordinance. When used as a verb, “plat” is synonymous with “subdivide.”
- 3-23A Preliminary Plat: Means the proposed schematic representation of development or subdivision that establishes how the provisions of State Code Sections 15.2-2241, 15.2-2242 and applicable sections of this Subdivision Ordinance will be achieved.
- 3-24 Property: Any tract, lot, parcel or several of the same collected together for the purpose of subdividing.
- 3-25 Street: The principal means of access to abutting properties.
- 3-26 Street, Public Use of: The unrestricted use of a specified area or right of way for ingress and egress to two or more abutting properties.
- 3-27 Street, Major: A heavily traveled thoroughfare or highway that carries a large volume of through traffic, or anticipated traffic exceeding five hundred (500) vehicles per day.

- 3-28 Street, Other: A street that is used primarily as a means of public access to the abutting properties with anticipated traffic of less than five hundred (500) vehicles per day.
- 3-29 Street, Service Drive: A public right of way generally parallel and contiguous to a major highway, primarily designed to promote safety by eliminating promiscuous ingress and egress to the right of way by providing safe and orderly points of access to the highway.
- 3-30 Street Width: The total width of the strip of land dedicated or reserved for public travel, including roadway, curbs, gutters, sidewalks and planting strips.
- 3-31 Subdivide: To divide any tract, parcel or lot of land into two or more parts.
- 3-32 Subdivider: An individual, corporation or registered partnership, owning any tract, lot or parcel of land to be subdivided, or a group of two or more persons owning any tract lot or parcel of land to be subdivided, who have given their power of attorney to one of their group or to another individual to act on their behalf in planning, negotiating for, in representing, or executing the legal requirements of the subdivision.
- 3-33 Town of Wytheville Standards: Those standards adopted by the Town of Wytheville Engineering Department which are published for use by the Town of Wytheville Engineering Department in the construction of all improvements in the Town. These standards include references to the Virginia Department of Transportation and other construction industry standards.