



# SUBDIVISION ORDINANCE

## ARTICLE TWO DEFINITIONS

LAST UPDATED – AUGUST 2022

## ARTICLE TWO – DEFINITIONS

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### 201 Purpose

Article Two shall be known as the Definitions. The purpose of these provisions is to promote consistency and precision in the interpretation of the Subdivision Ordinance. The meaning and construction of words as set forth shall apply throughout the Subdivision Ordinance, unless where modified in a specific section or where the context of such words or phrases clearly indicates a different meaning or construction.

### 202 Definitions of Terms

For the purposes of this Subdivision Ordinance, certain terms and words are hereby defined. Certain sections contain definitions which are additional to those listed here. Where terms are not specifically defined, their ordinarily accepted meanings or meanings implied by their context shall apply.

### 203 A

1. ADT or Average Daily Traffic: The average number of motor vehicles per day that pass over a given point or segment of street.
2. Alley: A public right-of-way generally designed to provide secondary access to the side or rear of a property whose principal frontage is on another street.
3. Applicant: An owner, developer, or subdivider submitting an application to divide property pursuant to this Ordinance.
4. Approving Authority: The Planning Commission and City Council of the City of Beatrice.
5. ASCE: The American Society of Civil Engineers.

### 204 B

1. Bicycle Lane and Path: A designated lane on a roadway or an exclusive path separated from a roadway, designed specifically to accommodate the physical requirements of bicycling. Bicycle paths are ordinarily designed to accommodate other forms of pedestrian recreation.
2. Buffer: A landscaped area intended to separate and partially obstruct visual or other sensory effects of two adjacent land uses or properties from one another.
3. Building Official: The Chief Building Inspector of the City of Beatrice or his/her designee.

### 205 C

1. Centerline Offset: The gap between the centerline of roads intersecting a common road from the same or opposite sides.
2. Channel: The bed or banks of a natural stream or drainage way which convey the constant or intermittent flow of water, including storm run-off.

3. City: The City of Beatrice, Nebraska.
4. Common Open Space: Land within or related to a development that is not individually owned or dedicated for public use, designed and generally intended for the common use of the residents of the development.
5. Comprehensive Plan: The Comprehensive Development Plan of the City of Beatrice.
6. Concept Plan: A preliminary presentation, including any necessary documentation, of a proposed subdivision, providing adequate information for the purpose of discussion or classification.
7. Cul-de-sac: A local street with only one outlet and with an opposite end providing for the reversal of traffic.
8. Curb: A vertical or sloping edge of a roadway, intended to define the edge of the street channel and to channel or control drainage.

## 206 D

1. Dedication: A grant of land to the City or another public agency for a public purpose.
2. Design standards: Standards that set forth specific improvement requirements.
3. Detention basin: An artificial or natural water collection facility, designed to collect surface or subsurface water and to control its rate of discharge, in order to prevent a net increase in the rate of water flow that existed prior to a development.
4. Developer: The legal or beneficial owner(s) of any land included in a proposed development.
5. Development: A planning or construction project involving substantial improvement or change in the character and/or land use of a property.
6. Divided street: A street whose moving lanes in opposite directions is separated by a physical barrier such as a median.
7. Drainage: The removal of surface or ground water from land by drains, grading, or other means.
8. Drainage plan: The system through which water flows from the land.

## 207 E

1. Easement: A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and which the owner must maintain free of structures which obstruct or limit its use for such purpose.
2. Erosion: The wearing away of a land surface by water, wind, ice, or gravity.

## 208 F

1. Final Approval: The final official action of the City Council, upon a recommendation by the

Planning Commission, permitting the filing of a subdivision with the Gage County Register of Deeds and the conveyance of individual parcels and lots to subsequent owners. Final Approval follows the completion of detailed engineering plans, negotiation of subdivision agreements, posting of required guarantees, and other requirements of this Ordinance.

2. Final Plat: A plan or map prepared in accordance with the provisions of this Subdivision Ordinance and those of any applicable local regulation, which plat is prepared to be placed on record in the office of the Register of Deeds of Gage County, Nebraska.

**209 G**

1. Grade: The slope of a street or other public way, defined as a percentage or ratio of vertical change in elevation to horizontal change in distance.

**210 H**

**211 I**

**212 J**

**213 K**

**214 L**

1. Lot: A parcel of real property with a separate and distinct number or other designation shown on a plat, record or survey, parcel map, or subdivision map recorded in the office of the Gage County Register of Deeds. A lot is ordinarily established for the purpose of transfer of title and/ or development.
2. Lot Area: The size of a lot measured within its boundaries and expressed in terms of square feet or acres.
3. Lot, Corner: A lot abutting upon two (2) or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension unless otherwise specified by the Building Official.
4. Lot Depth: The horizontal distance between the front and rear lines. For unusual lot shapes, the lot depth will be determined by the Building Official.
5. Lot Frontage: The portion of a lot extending along a street line.
6. Lot Line: The boundary of a lot.
7. Lot, Out: A lot which is not designated for building or occupancy.

**215 M**

1. Main: The principal artery of a system of continuous piping which conveys fluids and to which branches may be connected.
2. Major subdivision: Any subdivision not defined and/or approved as an administrative subdivision.

3. Moving lane: Any traffic lane within a street channel where traffic movement is the primary or sole function.

216 N

217 O

1. Off-site: Located outside the boundaries of the parcel that is the subject of an application.
2. On-site retention: The retention of storm water volume that falls on the site for a given design frequency storm, the site being exclusive of public streets, alleys or other land dedicated for public use.
3. Open space: Any parcel or area of land or water that is essentially retained in an open state and set aside for public or private use.

218 P

1. Parking lane: A lane located on the sides of streets, designated or allowing on-street parking of motor vehicles.
2. Pavement: An impermeable, hard surface, typically asphalt, asphaltic concrete, concrete, or brick or other masonry paver units.
3. Plat: A document, usually a map or maps, expressing the division of land into two or more lots or parcels, any one of which is ten acres or less. Plats include preliminary and final plats.
4. Preliminary Plat: A plat indicating the proposed layout of a development and related information, intended for the purpose of preliminary approval by approving authorities but not for filing with the Gage County Register of Deeds.

219 Q

220 R

1. Register of Deeds: The Register of Deeds of Gage County, Nebraska.
2. Right-of-Way: A strip of land, generally linear, occupied or intended to be occupied by a system that conveys people, traffic, fluids, utilities, or energy from one point to another. Rights-of-way may include streets and roads, crosswalks, bicycle paths, recreational trails, railroads or fixed guide way transit, electric transmission lines, gas pipelines, water mains, or sewer mains.

221 S

1. Sanitary Sewer: A sewer that conducts sanitary wastes from a point of origin to a treatment or disposal facility. In developing areas, sanitary sewers normally include interceptor, outfall, and lateral sewers.
  - (a) Interceptor: A sanitary sewer that serves as a trunk, collecting sewage generated by a number of individual developments.
  - (b) Outfall: A sanitary sewer that may be developed to connect an individual subdivision or development to an interceptor sewer.

(c) Lateral or local: A pipe that connects individual buildings or groups of buildings to an outfall or interceptor sewer.

2. Septic system: An underground system, utilizing a watertight receptacle to receive the discharge of sewage, which provides for the decomposition of wastes produced by development on a single lot.
3. Sidewalk: A paved path provided for pedestrian use, usually located at the side of and detached from a road, but within the right-of-way.
4. Storm Sewer: A conduit which conducts storm drainage from a development or subdivision, ultimately to a drainage way or stream.
5. Street: A right-of-way, dedicated to public use, which provides a primary means of access to an abutting lot or parcel.
6. Street Channel: The actual surface area of a road used to accommodate motor vehicles, including moving traffic lanes, acceleration and deceleration lanes, and parking lanes. On a street with curbs, the street channel is measured from back of curb to back of curb. On streets without curbs, the street channel is measured between the outside edges of the established road surface.
7. Street hierarchy: The conceptual arrangement of streets based on function. The hierarchical approach classifies streets from courts or lanes, which provide access to a limited number of lots, to arterials, which accommodate large volumes of high-speed, regional traffic. Street types contained within the hierarchy include:
  - (a) Local
  - (b) Collector
  - (c) Other Arterials
  - (d) Major Arterials
8. Subdivision: the division of one (1) lot, tract, or parcel into two (2) or more lots, tracts, or parcels, or the combining of two (2) or more lots (or parts of lots) into one (1) parcel, or a combination thereof, when the resultant lots are equal to ten (10) acres or less.

222 T

223 U

224 V

225 W

226 X

227 Y

228 Z

1. Zoning Ordinance: The Zoning Ordinance of the City of Beatrice, as amended.