

CHAPTER 1151

Title and Definitions

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CROSS REFERENCES

Subdivision defined - see Ohio R.C. 711.001;
P. & Z. 1153.06.

1151.01 TITLE.

The official name of Chapters 1151 through 1163 shall be "Subdivision Regulations of the City of Orrville, Ohio," hereinafter known as "Subdivision Regulations." (Ord. 44-66. Passed 10-17-66.)

1151.02 DEFINITIONS GENERALLY.

For the purpose of these Subdivision Regulations, certain terms and words are herein described as follows: The word "may" is permissive and the word "shall" is mandatory.

1151.03 CITY.

"City" means the City of Orrville, Ohio. (Ord. 44-66. Passed 10-17-66)

1151.04 CITY PLANNING COMMISSION.

"City Planning Commission" or "Commission" means the duly appointed Planning Commission of the City which controls the platting of land within the corporate limits of the City or within a distance of three miles of the corporate limits when a plan for such area as provided for in Ohio R.C. Chapter 711 has been adopted. (Ord. 44-66. Passed 10-17-66.)

1151.05 COMPREHENSIVE (GENERAL OR MASTER) PLAN.

"Comprehensive (General or Master) Plan" means the plan made and adopted by the Planning Commission, and hereafter amended and supplemented, indicating the general locations recommended for the principal streets, parks, public buildings, zoning districts, character and extent of community development and other physical aspects of urban and rural planning or portions thereof on file in the office of the Clerk of Council. (Ord. 44-66. Passed 10-17-66.)

1151.06 COUNCIL.

"Council" means the municipal Council of Orrville, Ohio. (Ord. 44-66. Passed 10-17-66.)

1151.07 COUNTY.

"County" means Wayne County, State of Ohio. (Ord. 44-66. Passed 10-17-66.)

1151.08 CROSSWALK.

"Crosswalk" means a right of way, ten feet or more in width, which cuts across a block to facilitate pedestrian access to adjacent streets and properties. (Ord. 44-66. Passed 10-17-66.)

1151.09 DEVELOPER.

"Developer" means any person, partnership or corporation or duly authorized agent thereof who constructs or contracts to construct improvements on subdivided land. (Ord. 44-66. Passed 10-17-66.)

1151.10 EASEMENT.

"Easement" means a right to some benefit, or use out of or over the land of another, created by grant or prescription. (Ord. 44-66. Passed 10-17-66.)

1151.11 ENGINEER.

"Engineer" means a registered engineer authorized to practice civil engineering as defined by Ohio R.C. Chapter 4733. (Ord. 44-66. Passed 10-17-66.)

1151.12 FLOOD PLAIN.

"Flood plain" means that portion of a river or creek valley, adjacent to the river or creek channel, which is covered with water when the river or creek overflows its banks at flood stage, as indicated on the latest Federal Emergency Management Agency Flood Insurance Rate Map, National Flood Insurance Program.

1151.13 IMPROVEMENTS.

"Improvements" means street pavements, with or without curbs or gutters, sidewalks, crosswalks, water mains, sanitary and storm sewers, street trees and other appropriate items.

1151.14 INSPECTION FEE.

"Inspection fee" means costs to the City for supervising construction, which costs are to be paid by the subdivider or developer. (Ord. 44-66. Passed 10-17-66.)

1151.15 KEY LOCATION MAP.

"Key location map" means a drawing at a reduced scale located on the plat which shows legibly, by dimension or other means, enough area beyond the bounds of the proposed subdivision to locate and orient the subdivision within the City, and the relationship of the site to the community facilities which serve or influence the property.

1151.16 LOT WIDTH.

"Lot Width" means the distance measured at the setback line between the sides of a lot, when the two sides are not parallel.

1151.17 LOTS.

- (a) "Lot" means a portion of a subdivision or other parcel of land intended as a unit for transfer of ownership or development.
- (b) "Corner lot" means a lot abutting upon two or more streets at their intersections.
- (c) "Double Frontage Lot" is a lot other than a corner lot with frontage on more than one street.

1151.18 ORIGINAL TRACT.

"Original Tract" means a contiguous quantity of land held in individual or common ownership on the effective date of the adoption of these Regulations. For the purposes of this section, common ownership shall be any contiguous quantity of land in which an individual owns fifty percent or more interest, either legal or equitable, as a joint tenant, a tenant in common, or by means of a partnership, limited partnership or ownership of stock in a corporation or other business entity that owns the land.

1151.19 ORRVILLE OPEN SPACE AND THOROUGHFARE PLAN.

"Orrville Open Space and Thoroughfare Plan" means the system of major thoroughfares for the City as adopted by the Commission and Council, together with all amendments thereto subsequently adopted.

1151.20 PLAT.

"Plat" means a map upon which the subdivider's plan of subdivision is presented and which he submits for approval and intends to record in final form. (Ord. 44-66. Passed 10-17-66.)

1151.21 REGULATIONS.

"Regulations" means the Subdivision Regulations for the City. (Ord. 44-66. Passed 10-17-66.)

1151.22 REPRODUCIBLE TRACING.

"Reproducible tracing" means a drawing from which a print may be directly taken.

1151.23 RE-SUBDIVISION OF LAND.

"Re-subdivision" or replatting of land means the division or joining of parcels in an existing platted subdivision.

1151.24 ROAD OR STREET RIGHT OF WAY.

"Road or street right of way" means a way for vehicular and pedestrian traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, freeway, road, boulevard, avenue, lane, place or however designated. (Ord. 44-66. Passed 10-17-66.)

1151.25 SETBACK LINE, BUILDING.

"Building setback line" means a line indicating the minimum horizontal distance between the street easement or right-of-way line and buildings or any projection thereof other than steps, unless otherwise specifically defined.

1151.26 SITE.

"Site" is a space of ground occupied or to be occupied by a building.

1151.27 STREET (ARTERIAL, COLLECTOR AND MINOR).

(a) "Arterial street (major or primary)" means a public thoroughfare which carries crosstown traffic from several residential neighborhoods or commercial areas thereby servicing several collector streets, and is used primarily for heavy traffic.

(b) "Collector street" means a public thoroughfare which carries traffic from minor streets to the major system of arterial streets and highways, including the principal entrance streets of residential or commercial developments and streets for circulation within such developments.

(c) "Minor street" means public streets, which are used primarily for access to the abutting properties.

1151.28 SUBDIVIDER.

"Subdivider" means any person, firm or corporation or duly authorized agent thereof who undertakes the subdivision of land as defined in Sections 1153.07 through 1153.10.

1151.29 SURVEYOR.

"Surveyor" means a registered surveyor, as defined by the Ohio Registration Act (Ohio R.C. Chapter 4733). (Ord. 44-66. Passed 10-17-66.)