

SECTION 3 DEFINITIONS

3.1 For the purpose of these regulations, certain words used herein are defined as follows:

ABANDONMENT shall mean the relinquishment of property, or a cessation of the use of property, by the owner or lessee without any intention of transferring rights of the property to another owner or of resuming the use of the property.

AGENT shall mean any person, group, corporation, partnership, or other entity representing the ownership of a tract of land.

ALLEY shall mean a minor public service street or public thoroughfare 20 feet or less in width, through a block of lots primarily for vehicular service access to the rear or side of properties otherwise abutting on another street. Buildings facing an alley shall not be construed as satisfying the requirements of this regulation related to frontage on a dedicated street.

BLOCK shall mean a parcel of land platted into lots and bounded by public streets or by waterways, rights-of-way, un-platted land, city-county boundaries, or adjoining property lines.

BOARD shall mean the County Board of Commissioners of Sarpy County, Nebraska.

BUILDING INSPECTOR shall mean the Building Inspector of Sarpy County, Nebraska.

CLERK shall mean the County Clerk of Sarpy County, Nebraska.

COMPREHENSIVE PLAN shall mean the County Comprehensive Development Plan of Sarpy County, Nebraska, as adopted by the Planning Commission and the Board in accordance with the laws of the State of Nebraska.

COUNTY shall mean Sarpy County, Nebraska.

COUNTY ASSESSOR shall mean the Assessor of Sarpy County, Nebraska.

COUNTY ATTORNEY shall mean the County Attorney of Sarpy County, Nebraska.

COUNTY TREASURER shall mean the County Treasurer of Sarpy County, Nebraska.

CUL-DE-SAC shall mean a short public way which has only one outlet for vehicular traffic and does not terminate in a vehicular turn-around.

DEDICATION shall mean the intentional appropriation of land by the owner to some public use.

DEVELOPER See "Subdivider".

DIRECTOR, PLANNING DEPARTMENT shall mean the Director of the Sarpy County Planning Department.

EASEMENT shall mean a space on a lot or parcel of land reserved for or used for public utilities or public or private uses.

ENGINEER shall mean the engineer ordinarily retained by Sarpy County, Nebraska, for the recommendation, advice, and prosecution of engineering work.

HIGHWAY, MAJOR INTER-REGIONAL shall mean a "U.S." or "State" designated highway with 100 feet right-of-way or more on which partial control of access and geometric design and traffic control measures are used to expedite the safe movement of through vehicular traffic.

IMPROVEMENTS shall mean street grading, street surfacing and paving, curbs and gutters, street lights, street signs, sidewalks, crosswalks, water mains and lines, water motors, fire hydrants, sanitary sewers, storm drainage facilities, culverts, bridges, public utilities, or other such installations.

LOT shall mean: A parcel or tract of land which is or may be occupied by a use herein permitted, together with yards and other open spaces herein required, that has frontage upon a street, and is a part of a recorded subdivision plat or has been recorded prior to the adoption of this regulation; or A parcel of real property delineated on an approved record of survey, lot-split or sub-parceling map as filed in the office of the Register of Deeds and abutting or having access to at least one (1) public street or right-of-way.

LOT AREA shall mean the total area, on a horizontal plane, within the lot lines of a lot.

LOT, CORNER shall mean a lot located at the intersection or intersections of two (2) or more streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five degrees, the lot shall be considered an "Interior Lot."

LOT COVERAGE shall mean the portion of a lot or building site which is occupied by any building or structure, excepting paved areas, walks, and swimming pools, regardless of whether said building or structure is intended for human occupancy.

LOT, CURVE shall mean a lot fronting on the outside curve of the right-of-way of a curved street, which street has a center line radius of three hundred (300) feet or less.

LOT DEPTH shall mean the horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

LOT, INTERIOR shall mean a lot other than a corner lot.

LOT LINE shall mean the property line bounding a lot.

LOT LINE, FRONT shall mean the property line abutting a street.

LOT LINE, REAR shall mean a lot line not abutting a street which is opposite and most distant from the front lot line.

LOT LINE, SIDE shall mean any lot line not a front lot line nor rear lot line.

LOT, NONCONFORMING shall mean a lot having less area or dimension than that required in the district in which it is located and which was lawfully created prior to the zoning thereof, whereby the larger area or dimension requirements were established, or any lot, other than one shown on a plat recorded in the office of the Register of Deeds, which does not abut a public road or public road right-of-way and which was lawfully created prior to the effective date of these Regulations.

LOT, SUBLot shall mean subordinate and integral part of a lot. The subplot shall be identified on the subdivision plat for the purpose of constructing a single townhouse unit.

LOT, THROUGH shall mean a lot having frontage on two (2) dedicated streets, not including a corner lot.

LOT OF RECORD shall mean a lot held in separate ownership as shown on the records of the Register of Deeds at the time of the passing of a resolution establishing these subdivision regulations.

LOT WIDTH shall mean the average horizontal distance between the side lot line, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

MONUMENT shall mean an identification marker established by certified land survey and set by a registered land surveyor at each section corner, angle point, block corner, street center line, or other point.

OUTLOT shall mean a parcel of real property having access to at least on public street or private roadway, but not presently designated for a primary structure or occupancy, but permitting an accessory use as permitted by the zoning district, or reserved for open space and common facilities.

PERSON shall mean an individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, city, county, special district, or any other group or combination acting as an entity, except that it shall not include Sarpy County, Nebraska.

PLANNER shall mean a professional planner ordinarily retained by Sarpy County, Nebraska for recommendations, advice, and the prosecution of planning work.

PLANNING COMMISSION shall mean the Planning Commission of Sarpy County, Nebraska.

PLANNING, DEPARTMENT OF shall mean the Dept of Planning in Sarpy County, which provides administrative support to the Planning Commission and serves as the office of the Planning Commission.

PLAT shall mean a map which delineates the subdivision of a quantity of land. A plat commonly shows lots, blocks, streets and other features relevant to the development and improvement of the property.

PLAT, FINAL shall mean the final plan of the plat, subdivision or dedication of land prepared for filing or recording in conformance with these regulations.

PLAT, PRELIMINARY shall mean the preliminary plan of the plat, subdivision or dedication prepared in accordance with the requirements of these regulations.

REGISTER OF DEEDS shall mean the Register of Deeds of Sarpy County, Nebraska.

ROAD, MAJOR COLLECTOR shall mean a county highway with 80 feet right-of-way or more used to expedite the safe movement of local County vehicular traffic.

ROAD, LOCAL shall mean a road primarily for service to abutting rural property.

SIDEWALK OR WALKWAY shall mean that portion of a dedicated right-of-way or easement intended for pedestrian use only.

STORMWATER MANAGEMENT REGULATIONS shall mean the Sarpy County Storm Water Management Regulations and the Omaha Regional Storm Water Management Design Manual.

STREET shall mean a public thoroughfare or right-of-way dedicated, deeded or condemned for use as such, other than an alley, which affords the principal means of access to abutting property including avenue, place, way, drive, lane, boulevard, highway, road and any other thoroughfare except as excluded in these Regulations.

STREET, COLLECTOR shall mean a street or highway which is intended to carry traffic from minor streets to major streets. Collector streets are usually the principal entrance streets to residential developments and the streets for circulation within the development.

STREET, MAJOR shall mean a street or highway used primarily for fast or high volume traffic, including expressways, freeways, boulevards, and arterial streets.

STREET, MINOR shall mean a street intended primarily to provide pedestrian and vehicular access to the abutting properties.

SUBDIVIDER shall mean any person, group, corporation, partnership, or other entity, or any agency thereof, dividing or proposing to divide land so as to constitute a subdivision.

SUBDIVISION shall mean the subdividing of land into one or more parcels which are smaller than 20 acre lots. No owner of any real property, located in an unincorporated area, except in an area in which any city or village is exercising subdivision control, shall be permitted to subdivide, plat, or lay out said real property in building lots, streets, or other portions of the same intended to be dedicated for public use, or for the use of the purchasers or owners of lots fronting thereon or adjacent thereto, without first having obtained the approval thereof of the Board. At such time as a city or village exercises such control over an unincorporated area by adopting or amending subdivision regulations, its regulations shall supersede those of the County.

SUPERINTENDENT OF ROADS shall mean the superintendent of roads of Sarpy County, Nebraska.

SURVEYOR shall mean the Surveyor of Sarpy County, Nebraska.

ZONING REGULATIONS shall mean the Zoning Regulations of Sarpy County, Nebraska.