

DEFINITIONS

CHAPTER II

DEFINITIONS

The following definitions are recommended as additions or substitutions to the current list of definitions in the Versailles-Midway-Woodford County Zoning Ordinance and Subdivision Regulations. Certain terms in this document are used in very specific ways, often excluding some of the meanings of common usage. Wherever a word is printed in SMALL CAPITAL LETTERS, it is being used as defined herein.

ALLEY

The passageway along the rear of lots that provides access to garages, carports, utilities and services such as garbage collection. ALLEYS generally have a 20 to 30 foot Right of Way.

ARTISANAL WORKSHOP

Shops of special trade including the manufacturing, compounding, assembling, processing, packaging or similar treatment of such products as: baked goods, candy, ceramics, pottery, china, weaving and other textile arts, painting, cooperage, woodworking, and other artistic endeavors and similar trades. Retail sales of products made on the premises are encouraged.

BACK YARD

The open portion of the lot behind the building or FRONT YARD, including the OPEN SIDE of the lot.

BUILDABLE AREA

The building can be placed only within the BUILDABLE AREA (excepting roof eaves and simple stairs). Note that the BUILDABLE AREA sets the limits of the building footprint now and in the future -- additions must be within the designated area. The BUILDABLE AREA is illustrated in and set by the BUILDING PLACEMENT STANDARDS.

BUILDING PLACEMENT STANDARDS

The BUILDING PLACEMENT STANDARDS establish the basic parameters governing building construction. This includes the envelope for building placement (in 3 dimensions) and certain required/permitted building elements, such as porches, balconies, and fences.

CIVIC GREEN, SQUARE

PUBLIC SPACES located within the city, town or Small Community and its neighborhoods, as designated on the REGULATING PLAN. The CIVIC GREEN is a primarily unpaved, formally configured, small public lawn or park. The SQUARE is generally paved, appropriate to a more highly trafficked area. Both types should be surrounded by canopy STREET TREES. Their dimensions shall be no less than a 1:4 ratio, with a minimum tract dimension of 25 feet on one side. Situated at prominent locations and often dedicated to important events and/or citizens, CIVIC GREENS and SQUARES may contain play equipment but shall not include ball fields and courts.

CLUSTER SYSTEM

A CLUSTER SYSTEM is an on-site sewage disposal system which accepts effluent from the pre-treatment unit of more than one (1) structure or facility and transports the collected effluent through a sewage system to one (1) or more common subsurface soil absorption system(s) of conventional, modified or alternative design.

DEFINITIONS

COMMON ACCESS EASEMENTS

An unobstructed passageway for two or more lots, typically crossing or occupying a portion of more than one lot, that provides access to garages, utilities and services such as garbage collection. Common access easements have a minimum 30 foot width to allow truck/vehicle movement.

COMMON LOT LINES

Lot lines shared by private lots, generally side lot lines, perpendicular to the STREET.

CONSERVATION LINE

A line drawn on private lots that stipulates land uses for the purpose of rural conservation.

END LOT

A lot in which one side lot line is adjacent to the STREET. Where a PRIVACY BUILDING LINE is located on the side adjacent to the STREET, *Privacy Side* restrictions do not apply. Special fencing and landscape requirements may apply (see *Fences and Garden Walls* in *Chapter V, Architectural Standards*).

FRONT PORCH

The ground floor platform attached to the front or STREET side of the main building. Required FRONT PORCHES, as defined in the BUILDING PLACEMENT STANDARDS, must be roofed and enclosed by balustrades (railings) and posts that extend up to the roof and may not be otherwise enclosed except with insect screening.

FRONT YARD

The area of the lot from the STREET FRONTAGE to the enclosed portion of the building wall. This area is contiguous with the STREET and includes the FRONT PORCH and front wall of the building.

FRONT YARD FENCE

The wood picket, wrought iron or masonry fence required along the STREET FRONTAGE of all private lots and along COMMON LOT LINES to at least 10 feet back from the STREET BUILDING LINE.

GARDEN EASEMENT

An easement on the lot area between the PRIVACY BUILDING LINE and the COMMON LOT LINE. The reasonable use, as a garden (with no permanent construction), is granted to the adjacent lot owner. (See *Garden Easements* in the BUILDING PLACEMENT STANDARDS section).

GARDEN WALL

A masonry or iron fence required along the STREET FRONTAGE of all lots. This may take the basic form of a FRONT YARD fence or a PRIVACY FENCE depending on its height and placement.

OPEN SIDE

The side of the house and lot opposite the *Privacy Side* and PRIVACY BUILDING LINE (PBL). There are no window restrictions on the OPEN SIDE, and a minimum SETBACK is used, rather than a REQUIRED BUILDING LINE. The OPEN SIDE of the house has less privacy restrictions because the windows on the adjacent side of the neighboring house are restricted by *Privacy Side Manners*.

PEDESTRIAN PATHWAY

PEDESTRIAN PATHWAYS are interconnecting paved walkways that provide pedestrian passage through blocks running from STREET to STREET. These pathways should not be less than 20 feet in width and should provide an unobstructed view through the block.

DEFINITIONS

PRIVACY BUILDING LINE (PBL)

The PBL is a REQUIRED BUILDING LINE for new lots in subdivisions with a minimum frontage width less than 60 feet. The building must be placed along the PBL, generally 3 feet from one side lot line. Windows are restricted on this side of the building. The PBL is set consistently along a given STREET, allowing houses to open to the other side, toward their side yards. The PBL is further explained in the BUILDING PLACEMENT STANDARDS.

PRIVACY FENCE

Fences and hedges along ALLEYS and COMMON LOT LINES (behind the front wall of the building) may be as high as 8 feet above the adjacent ground. A wire fence (with wooden framework) shall have a hardy species of hedge or climbing vine planted along it.

PUBLIC SPACE

Property (STREETS, ALLEYS, CIVIC GREENS, SQUARES, and parks) within the public domain and physically within a city, town, or Small Community within which citizens may exercise their rights. At its most ideal level, PUBLIC SPACE and public buildings can be characterized as being *of, for, and by the People*.

REGIONAL COMMERCE DISTRICT

The REGIONAL COMMERCE DISTRICT is a district with special standards allowing large-scale retail and commercial buildings to be built, as well as residential and workplace uses, that may attract users from beyond the County limits.

REGULATING PLAN

The REGULATING PLANS are the "master plans" for cities, towns and VILLAGES in the County that provide specific information for the disposition of each property or lot. The REGULATING PLANS specify the BUILDING PLACEMENT STANDARD for each lot and show how each building contributes to the larger neighborhood and town and show the arrangement of the PUBLIC SPACE (STREETS, CIVIC GREENS, parks, greenbelts, etc.) in relation to private space.

REQUIRED BUILDING LINES: PRIVACY BUILDING LINE (PBL) and STREET BUILDING LINE (SBL)

There are two types of REQUIRED BUILDING LINES: PRIVACY BUILDING LINE (PBL) and STREET BUILDING LINE (SBL). These are lines to which a majority of the building footprints must be placed. Exceptions, such as stepped-back wall lines, may be allowed to a limited extent in the middle of the block along the STREET FRONTAGE only (away from the façade corners). See also SETBACK.

SETBACK

This is a line beyond which the building *shall not* extend. The building is not required to extend to this line. For example: a building SETBACK of 8 feet means that the building shall come *no closer* than 8 feet. The SETBACK is the standard technique of conventional zoning. This Code more often uses REQUIRED BUILDING LINES to define the STREET.

SIDEWING

The portion of a building extending along a side lot line toward the ALLEY or garage. This may be built initially or as a later addition. The SIDEWING sits within the BUILDABLE AREA of the lot as shown in the BUILDING PLACEMENT STANDARDS.

SMALL COMMUNITY

Unincorporated settlements of one or more neighborhoods within Woodford County, including and limited to the three designated communities of Mortonsville, Millville and Nonesuch.

DEFINITIONS

STOOP

A ground floor entry platform at the front and/or STREET side of a building. STOOPS, where required by the BUILDING PLACEMENT STANDARDS, may be roofed but they shall not be enclosed.

STREET, STREET FRONTAGE, AND SIDE STREET

1. STREET includes all PUBLIC SPACE (STREETS, CIVIC GREENS, SQUARES, and parks) -- but not ALLEYS.
2. STREET FRONTAGE refers to the lot line that coincides with the greater STREET Right of Way and generally the shorter lot dimension.
3. SIDE STREET is the STREET of the lesser Right of Way, generally with the longer lot line along it.

STREET BUILDING LINE (SBL)

The SBL is the REQUIRED BUILDING LINE (no setback), generally 5 to 20 feet from the STREET FRONTAGE. The building (generally the FRONT PORCH) shall be *built-to* the SBL. The SBL distance from the STREET FRONTAGE for each lot is defined in the BUILDING PLACEMENT STANDARDS.

STREET TREE

A deciduous canopy tree as listed in the Canopy Shade Tree list (see *Chapter VI, Streetscape Standards*). STREET TREES are of a hardy species, large enough to form a canopy with sufficient clear trunk to allow traffic to pass under unimpeded.

STREET TREE ALIGNMENT LINE

A generally straight line that STREET TREES are to be planted along. This alignment is parallel with the STREET and unless specified in the REGULATING PLAN is set 5 feet off the curb-face.

STREETSCAPE

This term refers to the various components that make up the STREET, both in the Right of Way, and on private lot frontages. It includes pavement, parking spaces, planting areas, STREET TREES, streetlights, sidewalks, FRONT YARD FENCES, FRONT YARDS, FRONT PORCHES, etc.

TOWN PLANNER

The TOWN PLANNER administers and enforces this Code for new construction and is empowered to review and approve all construction plans within Versailles, Midway and Woodford County and to recommend revisions to this Code as necessary.

"WHERE CLEARLY VISIBLE FROM THE STREET"

Many requirements of this Code, especially the ARCHITECTURAL STANDARDS, apply *only* where the subject is "clearly visible from the STREET." Note that the definition of STREET includes Parks, CIVIC GREENS, SQUARES, and all public areas except ALLEYS. The intent here is to restrict control to the public realm where it has significance and limit public interference in the private realm.

WORKING COURTYARD

The open portion of the lot behind the building or GARDEN WALL where production, transfer, storage and such work activities may take place. Parking, truck loading docks, etc. are located in the WORKING COURTYARD.