

## ARTICLE III

### DEFINITIONS

Unless otherwise expressly stated, the following terms shall, for the purpose of these regulations, have the meaning indicated.

#### 3.1 GENERAL

Words in the singular include the plural, and words in the plural include the singular. The word "persons" includes a corporation, unincorporated association and "building" includes "structure" and shall be construed as if followed by the words "or part thereof". The word "street" includes "road", "highway", and "land"; and "watercourse" includes "drain", "ditch", and "stream". The word "shall" is mandatory unless otherwise indicated.

- 3.21 Alley** - A strip of land over which there is a right-of-way, municipally or privately owned, on which no building fronts, serving as a secondary means of access to two or more properties.
- 3.22 Bond** - A performance bond duly issued by a bonding or surety company approved by the Town Board with security acceptability to the Town Board or a performance bond duly issued by the developer-obligor accompanied by security in the form of cash, certified check or U. S. Government bearer bonds deposited with the Town Board in the full amount of the obligation. The cash may be withdrawn after the work has been performed as certified by the ENGINEER with a 10% holdout until acceptance.
- 3.23 Board** - The words Planning Board shall mean the Planning Board of the Town of Peru.
- 3.24 Crosswalk** - A right-of-way, municipally or privately owned, which cuts across a block to furnish access for pedestrians to adjacent street or properties.
- 3.25 Easement** - A right granted to use certain land for a special purpose non inconsistent with the general property rights of the Owner.
- 3.26 Engineer** - Unless otherwise hereinafter indicated means the duly designated engineer of the Town of Peru if there be no such official, a licensed professional engineer employed by the Town Board.
- 3.27 Family Dwelling Unit** - Housekeeping accommodations for one or more persons living as a family.
- 3.28 Final Subdivision Plat** - A plan prepared for recording by a licensed professional engineer or surveyor. See 4.33B.
- 3.29 Improvement** - Those physical changes to the land necessary to produce usable and desirable lots from raw acreage including grading, pavement, curb, gutter, storm sewers and drains and betterments to existing watercourses, sidewalks, street signs, crosswalks, shade trees, sodding or seeding, street name signs, and monuments.
- 3.30 Lot – Double Frontage** - A lot, generally opposite ends of which both abut on streets.

- 3.31 Master Plan** - The comprehensive plan, or part thereof, which may consist of several maps, data, etc., adopted by the Planning Board, indicating the general locations recommended for major motorways, parks, and other public open spaces, public building sites, routes for public utilities.
- 3.32 Official Map** - is a map established by the Town Board under Section 270 of the Town Law, showing the streets, highways, and parks theretofore laid out, adopted and established by law and all changes or additions thereto made under the provisions of the Section 273 of the Town Law.
- 3.33 Owner** - Means the Owner of the land proposed to be subdivided, or his agent.
- 3.34 Plat** - (also referred to as Final Subdivision Plat) - means the final map, drawing or chart upon which the Owner's plan of subdivision is presented to the Planning Board for approval, and which, if approved, will be submitted to the county clerk for recording.
- 3.35 Preliminary Plat** - A plan prepared by a licensed professional - See 4.33B. - engineer or surveyor or a qualified site planner, showing existing features of the land and proposed street, utility and lot layout within and adjacent to subdivision.
- 3.36 Right-Of-Way** - A strip of land between property lines opened for use as a street, alley or crosswalk.
- 3.37 Setback or Building Line** - A line, generally parallel to the line, beyond which the front foundation wall of a building may not project into the front yard.
- 3.38 Sight Distance** - The distance an object eighteen inches (18") off the pavement (a tail light) is visible from an eye level four and one half feet (4 1/2') above the pavement (average height driver's eyes).
- 3.39 Streets** - The term "street" means a way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, land, drive, place, or other similar designation. The following functional classification is used in these regulations;
- A.** Arterial Streets - Those which are used primarily for fast or heavy traffic, usually with complete or partial control over access from abutting property.
  - B.** Collector Streets - Those which carry traffic from minor streets of major systems of arterial streets and highways.
  - C.** Minor Streets - Those which are used primarily for access to the abutting properties.
  - D.** Marginal Access Streets - Minor streets which are parallel to and adjacent to arterial streets and highways and which provide access to abutting properties and protection from through traffic.
  - E.** Cul-De-Sac Streets - Minor streets with one end open for public vehicle and pedestrian access and the other end terminating in a vehicular turnaround. The length of a cul-de-sac street shall be measured along the center line from its intersection with the center line of the street from which it runs to the center of the cul-de-sac turnaround.
  - F.** Service Drives - Minor private ways which are used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.

- 3.40 Subdivider** - A person who is the registered Owner, or authorized agent of the registered Owner of land proposed for subdivision.
- 3.41 Subdivision** - The division of a single lot, tract or parcel of land or part thereof into two or more lots, tracts or parcels of land including changes in street lines or lot lines for the immediate future of transfer of ownership or building development. When land is divided into less than five subdivisions on an existing road and requires no public improvements, the Planning Board may determine that this does not constitute a division within this structure. Provided further, a division of land for agricultural purposes into a parcel of more than ten acres not involving any new street or easement of purpose shall not be included within the meaning of subdivision.
- 3.42 Planning Board** - The Planning Board of the Town of Peru
- 3.43 Other Definitions** - The definitions established in the Town of Peru Zoning Ordinance shall apply to these regulations unless they specifically provide for a different definition.

