

CHAPTER VI: DEFINITIONS

6.1 RULES OF INTERPRETATION. For the purpose of interpretation of this ordinance, the following rules of language shall apply:

- A. the particular controls the general;
- B. in case of difference of meaning or implication between the text of the Code and the captions for each section, the text shall control;
- C. the word "shall" is always mandatory. The word "may" is permissive and is at the discretion of the Board of Supervisors, Zoning Commission, Board of Adjustment or the Administrator, as the context may require;
- D. words used in the present tense include the future; words in the singular include the plural; and words of one gender include all other genders, unless the context clearly indicates the contrary; and
- E. all words, terms and phrases not otherwise defined herein shall be given their usual and customary meaning, unless the context clearly indicates a different meaning was intended.

6.2 DEFINITIONS. The following terms are supplementary to the definitions in Chapter II of the Zoning Ordinance.

Administrator. The Clinton County Zoning Administrator or designee of the Administrator.

Alley. A permanent public service way or right-of-way, designed to provide a secondary means of access to abutting property.

Auditor. The County Auditor of Clinton County, Iowa.

Board. The Board of Supervisors of Clinton County, Iowa.

Building Line. A line established on a plat as a restrictive covenant, beyond which no building may be placed. The building lines need not correspond to the front, side, or rear yard requirements established in the zoning ordinance, and where they do not, the most restrictive requirement will apply.

Collector Road. A street or road intended to carry vehicular traffic from residential or local streets to arterial streets.

Commission. The Planning & Zoning Commission of Clinton County, Iowa.

County. Clinton County, Iowa.



Cul-de-sac. A short minor road having one end open to motor traffic, and other end being terminated by a vehicular turnaround.

Easement. Authorization of by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

Final Plat. The map or drawing, on which the subdivision plan is presented in the form which, if approved by the Board and Planning & Zoning Commission, will be filed and recorded with the County Recorder.

Lot Splits. The division of a single lot into 2 lots.

Original Parcel. A quarter of a quarter section (40 acres), government lot, or part thereof entered of record in the office of the County Recorder as a single lot or parcel on or before May 8, 1964.

Preliminary Plat. A study, or drawings indicating the proposed manner or layout of the subdivision which is submitted to the Board and Planning & Zoning Commission for consideration.

Residential Street or Local Road. A road used primarily for access to abutting property and includes area service roads as defined by the Iowa functional roads and streets classification system.

Right-of-Way. The area measure between property lines, dedicated to and accepted for public use and providing access to abutting properties.

Road or Street. A right-of-way other than an alley dedicated or otherwise legally established to and accepted for the public use, usually affording the principal means of access to abutting property. A road may be designated as a street, highway, thoroughfare, parkway, avenue, lane, drive, place or other appropriate designation.

Street, (Arterial). A thoroughfare that links communities and urban centers and that carries high volumes of traffic at relatively high speeds. See adopted Master Plan.

Street, (Local). A thoroughfare that provides access to individual lots and that carries low volumes of traffic at low speed. See adopted Master Plan.

Street, (Major Collector). A thoroughfare that links important uses within the County to each other, carries moderate volumes of traffic at low speeds and collects the traffic from local streets. See adopted Master Plan.



Street, (Minor Collector). A thoroughfare that links local roads, carries low volumes of traffic at low speeds and collects traffic from local streets. See adopted Master Plan.

Subdivider. Any person, firm, corporation, partnership, or association who shall layout, for the purpose of sale or development, any subdivision or part thereof as defined herein, either for himself or others.

Subdivision. The accumulative effect of dividing an original lot, tract, or parcel of lands, as of May 8, 1964 into 2 or more lots for the purpose of immediate or future sale or transfer for development purposes excluding public roadways, public utility extensions, and land taken by condemnation. The term includes a resubdivision or replatting. When appropriate to the context, the word may relate to the process of subdividing or the land subdivided.

Any lot not in compliance with the provisions of the subdivision definition at the time of its effective date (July 6, 1992) shall not be required to comply with such provisions unless or until a new division, re-subdivision or replatting occurs following that effective date.