

2.00 DEFINITIONS

2.01 RULES

For the purpose of this ordinance, certain words used herein are defined. The word “shall” is mandatory. Words used in the present tense include the future; the singular number includes the plural and the plural includes the singular. The masculine shall include the feminine and neuter.

2.02 DEFINITIONS

- A. Abuts. Is next to.
- B. Alley. A public way primarily designed to serve a secondary access to the side or rear of property with principle frontage on another street.
- C. Block. An area of land within a subdivision that is entirely bounded by streets or a combination of streets, exterior boundary lines of the subdivision, bodies of water, or other topographic features.
- D. Boulevard. The portion of the street right-of-way between the curb line and the property line.
- E. Building. Any structure used or intended for supporting or sheltering any use or occupancy.
- F. Building Setback Line. A line parallel to a street between which line and the nearest street right-of-way line no building may be erected or placed.
- G. City Administrator. The appointed executive of the City, or his or her designee.
- H. City Council. The governing body of the City of Chisago City.
- I. Comprehensive Plan. The Comprehensive Plan prepared and adopted by the City indicating the general locations recommended for major land uses, streets, parks, public buildings, and other public improvements.
- J. County Board. The governing body of Chisago County.
- K. Crosswalk or Pedestrian Way. The publicly owned right-of-way which crosses a block and furnishes pedestrian access to adjacent streets or properties.
- L. Design Standards. Specification to land owners or subdivider for the preparation of plats, both preliminary and final, indicating among other things, the optimum, minimum or maximum dimensions of such items as right-of-ways, blocks, easements, and lots.
- M. Developable Land. That area of the property exclusive of those areas that are prohibited from development due to steep slopes (greater than 25%), wetlands,

floodplain, and drainage ponding or easement areas.

- N. Easement. A grant by an owner to use a strip of land by the public, corporation, or person for specific purposes as the construction of utilities, drainage ways, and roadways.
- O. Easement - Drainage. An easement for the purpose of ponding or draining water.
- P. Easement – Pedstrian. An easement for the purpose of providing pedestrian access to a place.
- Q. Easement – Utility. An easement for the placement of utilities.
- R. Engineer. The City or county engineer or duly authorized consulting engineer.
- S. Final Plat. The final map, drawing or chart on which the subdivider plan of subdivision which will be submitted to the County Recorder’s office. Said plat must conform to these subdivision regulations and all appropriate state laws.
- T. Flood. A temporary rise in stream flow or stage that results in inundation of the areas adjacent to the channel.
- U. Flood Fringe. That portion of the flood plain outside the floodway. Flood fringe is synonymous with the term “floodway fringe” used in the Flood Insurance Rate Maps.
- V. Flood Plain. The area adjoining the watercourse which has been or hereafter may be covered by the regional (100 year) flood.
- W. Floodway. The channel of the watercourse and those portions of the adjoining flood plains which are reasonably required to carry and discharge the regional flood.
- X. Grade – Percentage of. The rise and fall of a street in feet and tenths of a foot for each 100 feet of horizontal distance measured at the center line of the street.
- Y. Lot. The smallest unit of a subdivision individually numbered or designated on the plat for purposes of description, recording, conveyance, development, or taxation.
- Z. Lot (of Record). A parcel of land, whether subdivided or otherwise legally described, as of the effective date of this ordinance legally described and recorded as such in the County Recorder’s office or approved by the City as a lot subsequent to such date, and which is occupied by or intended for occupancy by one (1) principle building or principle use together with any accessory buildings or such open spaces as required by this ordinance and having its principle frontage on a street or a proposed street approved by the City.

- AA. Lot – Corner Lot. A lot with a street in front and along one of the sides.
- BB. Lot Depth. The mean horizontal distance between the street right-of-way line and the opposite rear line of the lot measured in the general direction of the side lot lines.
- CC. Lot – Double Frontage. A lot having frontage on two parallel or approximately parallel streets.
- DD. Lot – Landlocked. A lot without access to a street.
- EE. Lot – Lakeshore. A lot having frontage on a lakeshore or other body of water.
- FF. Lot – Width. The mean horizontal distance between the side property lines of a lot as measured at the building lines.
- GG. Metes and Bounds Description. A description of real property which is not described by reference to a platted lot or block, but is described by starting at a known point and describing the bearings and distances of the lines forming the boundaries of the property.
- HH. Monuments. A meal marker set to mark specific points on a piece of property.
- II. Ordinary High Water Level. The line delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominately aquatic to predominately terrestrial.
- JJ. Owner. A person(s), partnership(s), association(s), firm(s), corporation(s) or combination thereof having proprietary interest in the land sought to be subdivided.
- KK. Parks and Playgrounds. Public land and open spaces dedicated or reserved as part of the subdivision process for recreational purposes.
- LL. Pedestrian Way. A public land and open spaces dedicated or reserved as part of the subdivision process.
- MM. Planning Commission. The Planning Commission of the City of Chisago City.
- NN. Planned Unit Development. A development consisting generally of mixed land uses and housing types in which densities are calculated on a project-wide basis permitting the clustering of houses or buildings and the provision of common open space.
- OO. Plat. The map or drawing indicating the subdivision or resubdivision of land, intended to be filed for record.
- PP. Plat – Preliminary. The preliminary map, drawing, or chart indicating the proposed layout of the subdivision to be submitted to the Planning Commission

of the City for their consideration as to its compliance with the City's ordinances, policies, and these regulations along with required supporting data.

- QQ. Protective Covenants. Contracts made between private parties as to protecting and preserving the physical and economic integrity of any given area.
- RR. Reserve Strip. Any strip or parcel of land not included as a part of a building lot and held for development in the future.
- SS. Right-of-Way. Land dedicated and publicly owned for use as a street or for other public purposes.
- TT. School District. Independent School District No. 2144.
- UU. Screen Plantings. Vegetation planted to screen one use from another one.
- VV. Service Lane. A frontage road or marginal access street parallel with and adjacent to high volume arterial streets and highways, which provides access to abutting properties and protects through traffic.
- WW. Shoreland District. Lands located within the following distances from public water; (1) 1,000 feet from the ordinary high water level of a lake, pond, or flowage; and (2) 300 feet from a river or stream or the landward extent of a flood plain designated by ordinances on such river or stream, whichever is greater.
- XX. Sidewalk. A paved pedestrian pathway separated from the roadway by distance or grade.
- YY. Sketch Plan. A drawing preceding the preliminary plat which shows the proposed subdivision of property. This plan is not necessarily drawn to scale and exact accuracy is not a requirement. Its purpose is to enable the subdivider to save time and expense in reaching general agreement with the local community and planning officials as to the form of the plat and the objectives of these regulations.
- ZZ. Street. A public right-of-way affording primary access by pedestrians and vehicles to abutting properties, whether designated as a street highway thoroughfare, parkway, road, avenue, or boulevard.
- AAA. Street, Arterial or Major. A street of considerable continuity, which is used primarily for heavy through traffic between major traffic generation areas.
- BBB. Street – Collector. A feeder street which provides connection primarily between arterial streets or arterial streets and minor streets. Collector streets include the principal entrance streets of a residential development and the principal streets for circulation within such development.
- CCC. Street – Commercial or Industrial. A street designed to accommodate

commercial or industrial traffic needs.

- DDD. Street – Cul-de-sac. A comparatively short, minor street having one end open to traffic and the other end permanently terminated by a vehicular turn around.
- EEE. Street Extension. A platted or planned extension of an existing street.
- FFF. Street – Marginal Access. A minor street which is parallel and adjacent to a highway or an arterial street and which provides access to abutting properties and protection from through traffic. Parking shall be prohibited on these streets.
- GGG. Street – Minor or Local. A street which serves primarily as access to abutting properties and is not intended to carry through traffic.
- HHH. Street – Partial. A street or right-of-way that only partially meets width requirements. Also referred to as a half street.
- III. Street – Private. A street owned by a private individual or individuals and not maintained by the City.
- JJJ. Street – Right-of-way. A tract of land platted or dedicated for use as a street. Normally includes both the paved portion of the right-of-way and an additional portion on either side.
- KKK. Street Tree. A tree planted close to or within the street right-of-way.
- LLL. Street Width. The street right-of-way width, measured at right angle to the center line of the street.
- MMM. Subdivider. Any individual, firm, association, syndicate, partnership, corporation, trust, or legal entity having sufficient interest in the land sought to be subdivided to commerce and maintain proceedings to subdivide the same under this ordinance.
- NNN. Subdivision. The division of a lot, tract, or parcel of land into two (2) or more lots, tracts or parcels for the purpose of transferring ownership or building development or if a new street is involved, any division or development of a parcel of land. The term includes resubdivision of land.
- OOO. Tangent. A straight line that is perpendicular to the radius of a curve where it intersects a curve.
- PPP. Thoroughfare. A highway or expressway designed for and carrying mainly through traffic with limited access.
- QQQ. Vertical Curve. The surface curvature on a street center line located between lines of different percentages of grade.
- RRR. Wetland. Land transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow

water. For the purpose of this definition, wetland must have the following three characteristics; (1) predominance of hydric soil; (2) are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adopted to life in saturated soil conditions; and (3) under normal circumstances support a prevalence of such vegetation.

2.03 USE OF SKETCH PLAN

- A. For purposes of preliminary discussion only, before a submission of a preliminary plat application, a subdivider may request that the Planning Commission consider a subdivision sketch plan. The Planning Commission has sole discretion to grant or refuse such a request. Subject to the granting of a request, subdivider may prepare or have his surveyor and/or planner draw a sketch plan of the site to be subdivided.
- B. No formal action shall be taken by the Planning Commission on a sketch plan. Consideration shall be limited to planning review and comment.
- C. The subdivider shall furnish the City Administrator with fifteen (15) copies of the sketch plan.
- D. The City, at its discretion, may choose to not expend any City funds for staff to formally review a sketch plan unless the subdivider agrees to pay all such costs and makes adequate provisions, such as cash deposit, to do so.

(Adopted: June 1997. Amended: Ord. #____.)