

Section 2 Rules and Definitions

Subdivision 1 Rules

For the purpose of this Ordinance, words used in the present tense shall include the future; words in the singular shall include the plural, and the plural the singular; and the word "shall" is mandatory and not discretionary.

Subdivision 2 Definitions

For the purpose of this Ordinance, certain words and terms are hereby defined as follows:

Alley. A public right-of-way which affords a secondary means of access to abutting property.

Block. An area of land within a subdivision that is entirely bounded by streets, or by streets and the exterior boundary or boundaries of the subdivision, or a combination of the above with a river, stream or lake.

County. The County of Isanti.

County Board. The Board of County Commissioners of Isanti County.

County Planning Commission. The Isanti County Planning Commission.

Cul-de-sac. A local street with only one outlet that terminates in a vehicular turnaround and having an appropriate terminal for the safe and convenient reversal of traffic movement.

Design Standards. The specifications to landowners or subdividers for the preparation of plats, both preliminary and final, indicating among other things, the optimum, minimum or maximum dimensions of such items as rights-of-way, blocks, easements and lots.

Easement. A grant by a property owner for the use of a strip of land for the purpose of constructing and maintaining utilities, or highway ditch slope, including, but not limited to, sanitary sewers, water mains, electric lines, telephone lines, storm sewer or storm drainage ways and gas lines.

Final Plat. The drawing or map of a subdivision, meeting all of the requirements of the County and the Minnesota State Statutes regarding the platting of land and in such form as required for the purposes of recording.

Comprehensive Plan. The policies, statements, goals and interrelated plans for private and public land and water use, transportation, and community facilities

including recommendations for plan execution, documented in tests, ordinances and maps which constitute the guide for the future development of the county or any portion of the county.

Hardship. Used in connection with the granting of a variance means the property in question can not be put to a reasonable use if used under the conditions allowed by the official controls: the plight of the landowner is due to circumstances unique to his property not created by the landowner.

Highway. Any public road, thoroughfare or vehicular right-of-way with a Federal or State numerical route designation; any public thoroughfare or vehicular right-of-way with an Isanti County numerical route designation; any township road.

Highway, Minor Road, Township Road

Parks and Playgrounds. Public lands and open spaces in Isanti County dedicated or reserved for recreation purposes.

Percentage of Grade. On street center line, means the distance vertically (up or down) from the horizontal in feet and tenths of a foot for each one hundred (100') feet of horizontal distance.

Pedestrian Way. A public or private right-of-way across a block or within a block to provide access for pedestrians and which may be used for the installation of utility lines.

Preliminary Plat. A tentative drawing or map of a proposed subdivision meeting the requirements herein enumerated.

Protective Covenants. Contracts made between private parties as to the manner in which land may be used, with the view to protecting and preserving the physical and economic integrity of any given area.

Road. 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, boulevard, place or however otherwise designated.

Road - Private. A roadway or strip of land reserved for the use of a limited number of persons or purposes, as distinguished from a publically dedicated road.

Road, Marginal Access. Service roads, parallel with and adjacent to a thoroughfare, which provides access from the thoroughfares to abutting properties.

Road Right - of - Way Width. The shortest distance between lines of lots delineating road rights-of-way.

Sketch Plan. A sketch preparatory to the preliminary plat to enable the subdivider to save time and expense in reaching general agreement with the zoning office, as to the objectives of these regulations.

Subdivider. An individual, firm, association, syndicate, co-partnership, corporation, trust or other legal entity having sufficient proprietary interest in the land sought to be subdivided to commerce and maintain proceedings to subdivide the same under this Ordinance.

Subdivision. For purposes of this Ordinance, the term subdivision shall mean any quarter of a quarter section or government lot which has been or is divided into three (3) or more parcels; or any smaller parcel which is divided into two (2) or more parcels all within the same quarter or a quarter section or government lot. The term includes re-subdivision and where appropriate to the context relates to either the process of subdividing or the land being subdivided or to the development for which it is being subdivided.

Variance. Any modification or variation of official controls where it is determined that, by reason of exceptional circumstances, the strict enforcement of the official controls would cause unnecessary hardship.