

Article 2. Definitions**Sec. 19-2-1. Rules of construction; definitions.**

For the purposes of this chapter, the present tense may include the past or future, the singular number may include the plural, the masculine gender may include the feminine or neuter, and the following terms shall have the indicated meaning:

ALLEY: A service roadway providing a secondary means of public access to abutting property and not intended for general traffic circulation.

CENTRAL SEWERAGE SYSTEM: A sewage system consisting of pipelines or conduits, pumping stations, force mains or sewerage treatment plants, or any of them, or an extension of any existing system which is designed to serve three or more connections and used for conducting or treating sewage, as that term is defined in Chapter 3.1 (Sec. 62.1-44.2 et seq.) of Title 62.1 of the Code of Virginia³, to serve or to be capable of serving three or more connections. (Ord. 9-17-08)

CENTRAL WATER SYSTEM: A water supply consisting of a well, springs, or other source and the necessary pipes, conduits, mains, pumping stations, and other facilities in connection therewith, to serve or to be capable of serving three or more connections. (Ord. 9-17-08)

CODE: The Code of Virginia, 1950, as amended.

COMMISSION: The Planning Commission of Fluvanna County, Virginia.

COMPREHENSIVE PLAN: The Fluvanna County Comprehensive Plan.

CUL-DE-SAC: The turnaround at the end of a dead-end street

FAMILY SUBDIVISION: A single division of a lot or parcel for the purpose of a gift or sale to any natural or legally defined offspring, spouse, sibling, grandchild, grandparent, or parent of the property owner.

FLOODPLAIN: Any area defined as such in chapter 22 of this code.

³*Editor's note:* The editor of this code has inserted "of the Code of Virginia", which did not appear in the ordinance adopted 9-17-08.

SUBDIVISIONS

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LOT: A parcel of land, including a residue, described by metes and bounds or otherwise or shown on a plat, and intended as a unit of real estate for the purpose of ownership, conveyance or development.

LOT OF RECORD: A parcel of land recorded by the Clerk of the Circuit Court as an individual unit of real estate for the purpose of ownership or conveyance.

MAJOR SUBDIVISION: The division of a parcel of land into six or more lots, and not a family subdivision. A subdivision shall be deemed to be a major subdivision if the parcel from which such subdivision is divided was, within the five years next preceding the application, divided into an aggregate of five or more lots or divided in such a way as to create a new public or central water or sewer system or one or more public streets.

MINOR SUBDIVISION: Any division of a parcel of land creating fewer than six lots, and not a family subdivision.

PLAT: A schematic representation of a parcel or subdivision.

PLAT, PRELIMINARY: A plat showing the existing boundaries and certain existing features of a parcel to be subdivided, together with the property lines of proposed lots and certain proposed features and improvements.

PLAT, FINAL: A plat showing the new property lines and certain features and improvements installed pursuant to the preliminary plat, showing their location as built, and prepared for recordation. Final plat approval gives the subdivider the right to record such plat with the Clerk of the Circuit Court and to convey the individual lots shown thereon.

PROPERTY OWNERS' ASSOCIATION: An entity established, pursuant to Section 55-508 et seq. of the Code of Virginia, or otherwise, for the purpose of maintaining land or property owned in common by the owners of property in a subdivision.

PUBLIC WATER OR SEWER SYSTEM: A water or sewer system owned and operated by a municipality, county, or other political subdivision of the Commonwealth.

RESIDUE: The remainder of a lot after a subdivision has detached one or more lots, which residue shall be deemed, for purposes of this chapter, to be a new lot.

RIGHT-OF-WAY: A strip or other portion of a parcel of land conveyed to a person, a partnership, a property owners' association, a corporation, or a government agency for the purpose of constructing and maintaining a road or utility facility, or a similar use.

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SKETCH PLAN: A conceptual, informal map of a proposed subdivision and the surrounding area, of sufficient accuracy to be used for the purpose of discussion.

STREET: A thoroughfare for vehicular traffic, interchangeable with the terms avenue, boulevard, court, drive, highway, lane, road, or any similar term.

SUBDIVIDER: Any individual, partnership, corporation or group thereof owning or having an interest in land, or representing the owners of any land and proposing to subdivide such land.

SUBDIVISION: The division of any lot, parcel or tract of record into two or more lots, parcels or tracts, including residue, for the purpose of recordation, transfer of ownership, lease, or building development any one of which lots, parcels or tracts is less than 60 acres in area or has less than 1,500 feet of frontage on a highway maintained by the Virginia Department of Transportation. As the context requires, the term "subdivision" may mean the land divided, the process of division, or both.

SUBDIVISION AGENT: The individual appointed and authorized by the Fluvanna County board of supervisors to administer and enforce this chapter.