

2 Definitions

For the purpose of these regulations, certain terms and words shall be used and interpreted as defined hereafter and in Kentucky Revised Statutes, Chapter 100. Words used in the present tense include the future. The singular number includes the plural, and the plural the singular. The word "shall" is mandatory.

2.1 ACCESS - A point at which provisions are made for vehicular entrance to or exit from a street to or from a lot or other street.

1. Limited Access - Access which is provided only at specific intervals, provided for in the design of a street, usually a street interchange or intersection of major arterials.

2. Controlled Access - Access which is given at certain points designated by the Planning Commission. These points of access are usually to marginal access streets or collector streets intersecting an arterial street.

2.2 ACCESSORY STRUCTURE - Any structure other than the principal structure, and detached therefrom by a reasonable distance, directly incidental to or required for the enjoyment of the permitted use of any premises; also, as specifically designated under the zoning district regulations of the Hancock County Zoning Regulation.

2.3 ACCESSORY USE - Any use, other than the principal use, directly incidental to or required for the enjoyment of the permitted use of any premises; also as specifically designated under the zoning district regulations of the Hancock County Zoning Regulation.

2.4 ADMINISTRATIVE OFFICER - The administrative officer is that individual appointed in Hancock County to administrate the Hancock County Zoning Regulation. He may be known as the Building Inspector, Codes Enforcement Officer, Codes Administrator, Zoning Administrator or various other titles descriptive of his work unless otherwise stated in this or any other ordinance.

2.5 BLOCK - A tract of land enclosed by streets. The length of a block is measured between right-of-way lines of the through streets that intersect the streets running along one side of the block. The length of a block is the greatest distance between streets on opposite sides of the block.

2.6 BUILDING - Any structure constructed or used for residence, business, or industry, or other public or private purpose, or accessory thereto, and including but not limited to, tents, lunch wagons, dining cars, trailers, trailer coaches, billboards, signs, fences, roller rink, and similar structures, whether stationary or movable.

2.7 BUILDING LINE - A line beyond which no building or part thereof shall project, except as otherwise provided by this regulation.

2.8 BUILDING PERMIT - A permit issued by the Administrative Officer allowing a property owner or his agent to construct, alter or remove a building etc., or engage in similar activity which would alter the character of the lot in question.

2.9 BUILDING, PRINCIPAL - A building, including covered porches, carports and attached garages in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be the principal building on the lot on which same is situated.

2.10 CERTIFICATE OF OCCUPANCY - A certificate issued by the Administrative Officer after building has taken place which certifies that the building meets minimum standards for human occupancy and the plans on which the permit is issued.

2.11 LOT - A piece, parcel or plot of land occupied by or to be occupied by one principal building and its accessory buildings and including the open spaces required under this Regulation, and having its principal frontage on the street.

1. Corner Lot - A lot which abuts on two intersecting streets at their intersection.

2. Double-Frontage Lot - Any lot other than a corner lot which abuts on two streets

2.12 MOBILE HOME - Any portable or mobile vehicle used or designated to be used for living purposes, whether or not its wheels, rollers, or skids are in place.

2.13 MOBILE HOME PARK - A tract of land prepared for the placement of two (2) or more mobile homes.

2.14 MAJOR SUBDIVISION - The subdivision of land into six (6) or more lots and/or requires the construction, improvement, and widening of streets; or the major construction of utility lines and other public services.

2.15 MINOR SUBDIVISION - The subdivision of land into five (5) or less lots which does not require the construction, improvement, and widening of streets; or the major construction of utility lines and other services.

2.16 MINOR PLAT - The plat of a minor subdivision.

2.17 MULTI-BUILDING DEVELOPMENT - Multi-building development is the construction of two or more buildings on a single plot of ground which is under single ownership, and which will not be divided and sold into smaller parcels.

2.18 SUBDIVISION - The division of a parcel of land into two or more lots or parcels for the purpose, whether immediate or future, of sale, lease or building development, or if a new street is involved, any division of a parcel of land; providing that a division of land for agricultural purposes into lots or parcels of five acres or more and not involving a new street shall not be deemed a subdivision. The term includes re-subdivision and when appropriate to the context, shall relate to the process of subdivision or to the land subdivided.

2.19 STREET - A way set aside for vehicular traffic, regardless of size or designation, but excluding private driveways serving only one parcel of land.

1. **Alleys** - Streets used primarily for vehicular service access to the backs or to the sides of properties which otherwise abut on streets.

2. **Arterial Streets** - Streets designed or utilized primarily for high vehicular speeds or for heavy volumes of traffic.

3. **Collector Streets** - Streets which carry or will carry intermediate volumes of traffic from minor streets to arterial streets.

4. **Cul-de-sacs** - A minor street which has only one outlet to other streets; a street which dead-ends.

5. **Marginal Access Streets** - Streets parallel to and adjacent to arterial streets and which serve to reduce the number of access points to the arterial streets.

6. **Minor Streets** - Streets used or will be used primarily for access to abutting properties and which carry or will carry limited volumes of traffic.