

1005.040 Definitions.

As used in this Chapter, the following definitions apply:

1. **Alley** - A secondary means of ingress or egress serving more than one tract of land and used primarily for vehicular service, and which may be used for public utility purposes.
2. **Benchmark** - A definite point of known elevation and location and of more or less permanent character. The identity and elevation shall be based on United States Geological Survey (U.S.G.S.) Datum. Benchmarks established from 1981 Metropolitan St. Louis Sewer District (M.S.D.) Benchmark Loop System and Missouri Highway and Transportation Department (M.H.T.D.) Benchmarks or temporary benchmarks established thereon are acceptable.
3. **Block** - An area of land surrounded by public highways, streets, streams, railroad rights-of-way, parks, rural land, drainage channels, or other similar areas or facilities.
4. **Building Line (Setback)** - A line or lines on a plat designating the area outside of which buildings may not be erected, except landings, open balconies, and roof overhangs, as permitted in the Zoning Ordinance.
5. **Commission** - The Planning Commission of St. Louis County.
6. **Common Land** - That land set aside for open space, including stormwater, retention lakes, ponding, or recreational use for the owners of lots in a subdivision, which land is conveyed in trust for the benefit, use, and enjoyment of the lot owners.
7. **Condominium** - A form of property ownership under the Condominium Property Act, Chapter 448, Missouri State Revised Statutes.
8. **Density** - The number of lots or units allowed within a subdivision. (O. No. 23931 - Adopted 3/11/09)
9. **Department** - The Department of Planning of St. Louis County.
10. **Detention** - The temporary storage of the differential runoff of stormwater by providing permanent facilities, such as dry reservoirs, ponds, or other acceptable alternatives.
11. **Developer** - That person, firm, or corporation by whom a tract will be subdivided and improved pursuant to the requirements of this Chapter.
12. **Director** - The Director of Planning of St. Louis County.
13. **Easement, Private Roadway** - A designated vehicular access way for the servicing of individual lots within a large lot subdivision.
14. **Easement, Road Maintenance and Improvement** - A grant by a property owner to the County for the purpose of road maintenance, improvement, and widening.
15. **Easement, Road Improvement, Maintenance, and, Utility**, - A grant by a property owner to the County, State, or Federal Government for the purpose of road improvement and widening, road maintenance, sidewalks, public or private utilities and sewers.
16. **Easement, Stormwater Control** - A grant by a property owner to the County or MSD for the purpose of stormwater control.
17. **Easement, Stormwater Control Access** - A grant by a property owner to the County or MSD providing access to stormwater control facilities for maintenance purposes.
18. **Easement, Utility** - A grant by a property owner to a public or private utility company for the purpose of installation, improvement, and maintenance of public or private utilities.
19. **Engineer** - A professional engineer registered in the State of Missouri.
20. **Escrow Agent** - A title company, bank, savings and loan association, trust company, attorney, or any other person or agency approved by the County Counselor to act as escrow agent under the provisions of Section 1005.080 of this Chapter.
21. **F.E.M.A.** - Federal Emergency Management Agency.
22. **Flood Plain** - That area within the unincorporated area of St. Louis County subject to a one (1) percent, or greater, chance of flooding in any given year. This area is designated on the F.E.M.A. Flood Boundary and Floodway maps and the St. Louis County zoning map, and is subject to "FP" Flood Plain Regulations of the St. Louis County Zoning Ordinance.

23. **Frontage** - That edge of a lot bordering a street.
24. **General Plan** - A plan or any portion thereof for the coordinated development of St. Louis County adopted in accordance with the St. Louis County Charter.
25. **Highway** - See Street.
26. **Improvements** - Street pavement, turning lanes, traffic signals, bridges and culverts, sidewalk pavement, pedestrian-way pavement, water mains, fire hydrants, storm sewers and roadside drainage ditches, erosion, siltation control, sanitary sewers, signs, monuments, landscaping, street lights, and other similar items.
27. **Land Surveyor** - A land surveyor registered in the State of Missouri.
28. **Lot** - A parcel of land created under the provisions of this Chapter intended to be separately owned, developed, or otherwise used as a unit.
29. **Lot Area** - The total horizontal surface area within the boundaries of a lot exclusive of any area designated for street purposes.
30. **Lot, Corner** - A lot abutting upon two (2) or more streets at their intersection.
31. **Lot, Double Frontage** - A lot having frontage on two (2) nonintersecting streets, as distinguished from a corner lot.
32. **Lot, Flag** - A residential lot with two (2) discernible portions described as follows:
 - a) **Access Portion** - That portion of the lot having frontage on or abutting a public road, with the frontage being sufficient in width for a private drive to serve the building site portion.
 - b) **Building Site Portion** - That portion of the lot not fronting on or abutting a public road, but connected to a public road by the access portion of the lot. The building site portion of the lot must meet the minimum dimensions and area requirements for lots in the particular Zoning District.
33. **Lot Split** - Any minor subdivision wherein the division or redivision of land meets the criteria set forth in Section 1005.110 of this Chapter.
34. **M.H.T.D.** - State of Missouri Highway and Transportation Department.
35. **MSD** - The Metropolitan St. Louis Sewer District.
36. **Multiple Family Access** - A private way or driveway which affords a means of vehicular access to parking areas and bays and to abutting buildings in a multiple dwelling subdivision. (O. No. 23931 - Adopted 3/11/09)
37. **Monument** - A permanent marker to be made of materials and placed by a land surveyor at locations specified in Section 1005.250 of this Chapter.
38. **Parking Bay** - A paved vehicle storage area directly adjacent to the Multiple Family Access Street pavement.
39. **Pedestrian Way** - An easement or right-of-way designated to facilitate pedestrian access to adjacent streets and properties.
40. **Right-of-way** - A strip of land reserved or acquired by dedication, prescription, condemnation, gift, purchase, eminent domain or any other legal means occupied or intended to be occupied by a street, sidewalk, railroad, utility, sewer, or other similar use.
41. **Road, Roadway** - See Street.
42. **Setback** - See Building Line
43. **Siltation Control** - The installation of such devices as sediment ponds, bales of straw, fencing, siltation webbing, sodding, seeding and mulching, or other devices to prevent silting of abutting properties and roadways during the period of construction and up to and including such time as permanent ground cover is attained.
44. **Slope** - The rate of deviation of the ground surface from the horizontal as expressed in percentages.
45. **Street** - A general term denoting a public or private way which affords the principal means of vehicular access of abutting property. The term includes all facilities which normally occur within the right-of-way; it shall also include such other designations as highway, thoroughfare, parkway, throughway, road, pike, avenue, boulevard, lane, place, court, but shall not include an alley or a pedestrian-way.

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46. **Street, Collector** - Collector streets function as secondary land service streets in that they move traffic from the major streets, which distribute traffic regionally, to minor streets, which distribute the traffic to individual lots, parcels, and uses within the subdivision, area, or neighborhood. Collector streets also may serve individual lots, parcels, and uses as a secondary or additional function.
47. **Street, Cul-de-sac** - A short, independent, minor street terminating in a circular turnaround.
48. **Street, Frontage or Service** - A minor street generally parallel to and adjacent to arterial streets and highways, which provides access to abutting properties and protection from through traffic.
49. **Street, Loop** - A short, independent street which usually terminates along the same collector street of its origin.
50. **Street, Major (Arterial)** - A street utilized for high vehicular speeds or for heavy volumes of traffic on a continuous route.
51. **Street, Minor** - Minor streets are exclusively land service facilities for access to abutting properties. These serve the local neighborhood and may be in the form of a cul-de-sac or loop street; provided, however, that any combination of loop and cul-de-sac streets may be utilized without the streets being designated as collector streets provided that such an arrangement serves the same function and also that the maximum fronting lots do not exceed the total which would be allowed within the provisions of the Street Specifications Matrix.
52. **Street, Private** - A private way which affords the principal means of vehicular access to abutting property.
53. **Subdivision** - A subdivision is
 - a) A multiple family subdivision; or
 - b) The division or redivision of tract or tracts of land wherein
 - (1) any resulting lot or tract is less than ten (10) acres in area; or
 - (2) any resulting side of a lot created by a division is less than two hundred (200) feet in length, unless such side is the original boundary of the original, legally-existing tract; or
 - c) Dedication of a new street right-of-way; or
 - d) Non-Residential Subdivision.
54. **Subdivision, Minor** - Any classification of a subdivision wherein the division or redivision of land meets the criteria set forth in Section 1005.130 of this Chapter.
55. **Subdivision, Multiple Family** - A tract of land, which is intended for the construction of multiple family dwellings. (O. No. 23931 - Adopted 3/11/09)
56. **Subdivision, Non-Residential** - Either (a) a division or redivision of a tract of land into more than one (1) lot, plat, or site for commercial or industrial purposes; or (b) the dedication or establishment of a street, alley, pedestrian way in conjunction with or use in any such tract.
57. **Subdivision, Large Lot** - A single family residential subdivision wherein all lots are three (3) acres or more in area and each boundary side is greater than two hundred (200) feet in length.
58. **Subdivision, Residential (Single Family)** - A subdivision for single family residential purposes wherein any resulting lot, plat, or site:
 - a) has less than three hundred (300) feet of frontage on a street built to County standards; or
 - b) is ten (10) acres or more in area but not located on a street built to County standards with any side being less than three hundred (300) feet in length; or
 - c) is so proposed as to include the dedication or establishment of a street, alley, or public way in conjunction with or used in any such tract, or the designation of any additional private roadway easement which serves as the principal means of access to any adjoining properties; or
 - d) is less than ten (10) acres in area.
59. **Surety Company** - An insurance company qualified and acting under the provisions of Chapter 379 Revised Statutes of Missouri which has met the requirements of Section 379.020 thereof and which is approved by the County Counselor or to act as a surety under Section 1005.080 of this Chapter.
60. **Title Company** - A corporation qualified and acting under the Missouri Title Insurance Law or a corporation which is an issuing agency for an insurance company insuring land titles.
61. **Tract** - An area or parcel of land which the developer intends to subdivide and improve, or to cause to be subdivided and improved, pursuant to the requirements of this Chapter.

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62. **Trust Indenture** - Any recordable instrument by which common ground is held or maintained or assessments in a subdivision are levied for the administration of specific maintenance obligations or both.
63. **Water Quality Control Measures.** – Structural or non-structural best management practices or devices including but not limited to rain gardens, vegetated open channels and buffers, and drainage ditches, which are intended to ensure clean water runoff from a development that will remain on the site after all construction is complete. (O. No. 23553 - Adopted 3/31/08)
64. **Zoning Ordinance** - Chapter 1003 SLCRO 1974, as from time to time amended, which controls and regulates zoning for St. Louis County. (O. No. 12035 - Adopted 4/25/85)

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