

**DEFINITIONS (Sec. 18.04, Article 18)**

(Revised 07-21-03 as part of TSP adoption, effective 8-22-03)

- A -

ABUT OR ABUTTING - Means contiguous with.

ACCEPTED FARM PRACTICE - A mode of operation that is common to farms of a similar nature necessary for the operation of such farms to obtain a profit in money and customarily utilized in conjunction with farm use.

ACCESS OR ACCESS WAY - The place, means or way by which pedestrians, bicycles and vehicles shall have safe, adequate and usable ingress and egress to a property or use as required by this chapter.

ACCESSORY BUILDING OR USE - A building or use which: (1) is subordinate to and serves a principle building or principle use; (2) is subordinate in area, extent or purpose to the principle building or principle use served; (3) contributes to the comfort, convenience, or necessity of occupants of the principle building or principles use; and (4) is located on the same zoning parcel or lot as the principle building or principle use. Examples of accessory uses are private garages, storage sheds, carports, or patio covers.

ADVISORY REVIEW COMMITTEE - The Director of Public Works, the Planning Director and the County Sanitarian or their authorized representatives. The Planning Director shall act as Chairman and Secretary.

ALLEY - A public or approved private way at the side or rear of property permanently reserved as a means of secondary vehicular access to abutting property.

AREA - A piece of land capable of being described with such certainty that its location may be established and boundaries definitely ascertained.

AREA - LOT OR PARCEL - The total net area within the property lines of a lot or parcel, including that area within any right-of-way, as described in a recorded deed.

- B -

BOARD OF COMMISSIONERS - "Board" means the Board of County Commissioners of Hood River County.

- C -

COUNTY CLERK - The Director of Records and Assessments of Hood River County.

COMMERCIAL - The purchase, sale or other transaction involving the handling or disposition (other than that included in the term "industry" as defined in this section) of any article, substance or commodity for livelihood or profit including shops for the sale of personal services (including professional services), and places where commodities or services are sold or are offered for sale either by direct handling of merchandise or by agreements to furnish them.

COMMISSIONERS - The Hood River County Board of Commissioners.

COMMISSION, PLANNING COMMISSION, OR COMMISSION - The Planning Commission of Hood River County.

COUNTY - The County of Hood River.

CUL DE SAC - A type of dead end street, designed for limited use which cannot practically be extended with a suitable turn-around radius at the end.

- D -

DIRECTOR OF PLANNING - Refers to the Director of Planning of the County of Hood River and includes "Planning Director" or "Planner - Zoning Administrator".

- E -

EASEMENT - A right of usage of real property granted by an owner to the public or to specific persons, firms, and corporations.

- F -

FARM USE - As used in this ordinance "farm use" means the current employment of land, including that portion of such lands under buildings supporting accepted farming practices for the purpose of obtaining a profit in money by raising, harvesting and selling crops or by feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof "farm use" includes the preparation and storage of the products raised on such land for man's use and animal use and disposal by marketing or otherwise.

FLOODPLAIN - The 100-year floodplain of a river, stream or lake.

- G -

GOVERNING BODY - The Hood River County Board of Commissioners.

- I -

INDUSTRY - The manufacture, fabrication, processing or reduction of any article, substance or commodity or any other treatment thereof in such a manner as to change the form, character or appearance thereof.

- L -

LEGAL DESCRIPTION - The method by which the outer boundaries of a building site or premises and all appurtenant easements and applicable restrictions or covenants are described or established by reference to establish points, monument, etc.

<sup>1</sup>LOT - A single unit of land that is created by a subdivision of land.

LOT, BUTT - A lot, the lot side lines of which abuts the lot rear line of two or more adjoining lots.

LOT, CORNER - A lot at the junction of two or more intersecting streets with a boundary line thereof abutting on each of the streets.

LOT, CUL DE SAC - A trapezoidal or wedge shaped lot wherein the minimum lot width shall be measured at the setback line.

LOT, DEPTH - The average horizontal distance between the front and rear lot line measured in the mean direction of the side lines of the lot.

LOT, EXTERIOR - A lot which is a corner lot.

LOT, FLAGPOLE - A building site with access to a street by means of a corridor or access way which is not less than as required by this ordinance.

LOT, INTERIOR - A lot which is not a corner lot.

LOT LINE, FRONT - On an interior lot, the "front lot line" means the property line abutting the street. On a corner lot, the "front lot line" is the property line which the architecturally designed front of the building faces. On a flag lot, the "front lot line" is the property line closest to and most nearly parallel with the street which serves the lot.

LOT OF RECORD - A lot, the legal description for which is recorded in the Department of Records and Assessments of Hood River County.

LOT THROUGH - A lot having frontage on two parallel or approximately parallel streets. The Commission shall determine which frontage shall be considered as the lot front for the purpose of compliance with yard and setback provisions of this ordinance.

LOT WIDTH - The average horizontal distance measured between the side lines of the lot.

- O -

<sup>1</sup>ORIGINAL LOT OR PARCEL - The size and configuration of a lot or parcel at the time it was initially created, either by deed or land sales contract, prior to January 1, 1976, or by partition or subdivision.

- P -

<sup>1</sup>PARCEL - A single unit of land that is created: (a) by partitioning, as defined in ORS 92.010; (b) in compliance with all applicable planning, zoning, and partitioning ordinances or regulations; or (c) by deed or land sales contract, if recorded prior to January 1, 1976.

PARTITION - Means either an act of partitioning land or an area or tract of land partitioned as defined in this section.

PARTITION, MAJOR - Means a partition that includes the creation of a road or Street.

PARTITION, MINOR - Means a partition that is subject to approval by the County under this ordinance and that does not include the creation of a road or street.

PARTITION, LAND - Means to divide an area or tract of land into two or three parcels within a calendar year when such area or tract of land exists as a unit or contiguous units of land under single ownership at the beginning of such year. "Partitioned land" does not include division of land resulting from the creation of cemetery lots, and "partitioned land" does not include any adjustment of a lot line by the relocation of a common boundary where an additional parcel is not created and where the existing parcel reduced in size by the adjustment is not reduced below the minimum lot size established by an applicable zoning ordinance.

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<sup>1</sup> Amended on July 15, 2002, HRC Ord. 241

PERSON - An individual, firm, co-ownership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate. the Federal or State Government, City, County, special district, or any other group or combination acting as an entity.

PLANNING DIRECTOR'S REVIEW PROCEDURE - Refers to provisions in Article 72 – Planning Director's Review Procedure, Hood River County Zoning Ordinance.

PLAT - Includes a final map, diagram, drawing, replat or other writing containing all the descriptions, locations, specifications, dedications, provisions, and information concerning a subdivision or partition, as defined in ORS 92.010.

PUBLIC UTILITY - Any company or firm under the jurisdiction of the Oregon State Public Utility Commissioner or County District under jurisdiction by a Board of Trustees.

- R -

RIGHT-OF-WAY - (1.) The exterior boundary of a street, public or private easement, or similar corridor of land where street and utility improvements, such as the improved road surface, sidewalks, planter strips, drainage ditches, and utility lines are located. When measuring setbacks, the edge of the right-of-way should be used, unless the setback is measured from centerline of the street. (2.) Is also defined as: Land that is owned in fee simple by the public, usually for transportation facilities.

ROAD OR STREET - A public or private way for travel by vehicles, bicycles and pedestrians, that meets County standards or descriptions in the County Transportation System Plan, excluding a private way that is created to provide ingress or egress to land in conjunction with the use of such land for forestry, mining, or agricultural purposes.

- S -

STATEMENT OF WATER RIGHTS - Chapter 92, Oregon Revised Statutes requires persons making application to either subdivide or partition lands outside the boundaries of an irrigation district, water control district, or district improvement company to file and record a statement of water rights. If a water right exists, the property owner must receive written acknowledgement from the Oregon Water Resources Department. The Statement of Water Rights and the Acknowledgement must be recorded with the County approved partition or subdivision.

STREAM - Any perennial natural water course.

STREET - The principal means of access to abutting property as defined herein. "Streets" also include parkways, alleys and roads.

STREET, ROAD OR WAY - PRIVATE - Any area used for vehicular access and restricted from and/or not dedicated to the general public use or as further defined by any standards adopted by the Board of County Commissioners.

STREET, ROAD OR WAY - PUBLIC - Any street, road or way dedicated to the public, or the County, for and available to public use.

STREET, CENTERLINE - The centerline of the street as determined by official surveys or precise or specific plan of a highway alignment.

STREET, LOCAL - Any street dedicated, deeded or condemned as such serving as a principal means of access to abutting property, which street may be shown on or included in the circulation element adopted by and as amended by the County. Local streets typically include public streets or roads that serve local

or neighborhood traffic and are not classified as arterials or collectors in the County's Transportation System Plan.

**STREET, COMPREHENSIVE OR SPECIFIC PLAN** - Any street or highway shown on the circulation element or adopted by and as amended by the County, including the Street Classification Map of the County's Transportation System Plan.

**STREET, SIDE** - The street bounding a corner lot and which extends in the same general direction as the lot line determining the depth.

**STREET, ARTERIAL** - A street used primarily for through traffic and identified as an arterial on the Functional Classification Map of the County's Transportation System Plan.

**STREET, COLLECTOR** - A street that connects two arterials or connects several local streets to an arterial and that is identified as a collector street on the Functional Classification Map of the County's Transportation System Plan. Collector streets typically serve a mix of local and through traffic.

**SUBDIVIDE LAND** - Means to divide an area or tract of land into four or more lots within a calendar year when such area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year.

**SUBDIVISION** - Means either an act of subdividing land or an area or a tract of land subdivided as defined in this section.