

ARTICLE II - DEFINITIONS OF TERMS USED**Section 200 - Definitions**

The following words or phrases, when used in these Regulations for the purpose of these Regulations, shall have the meanings respectively ascribed to them in this Section except in those instances where the context clearly indicates a different meaning:

1. Applicant - The owner, or his agent of land proposed to be subdivided.
2. As Built Plans - Plans indicating any changes to subdivision improvements made in the field while under construction that were not indicated on the construction plans.
3. Block - A piece or parcel of land entirely surrounded by public highways or streets, other than alleys.
4. Buffer Zone - Any area of land set aside for the purpose of reducing the affect of one dissimilar use of land upon another.
5. Building - Any structure having a roof supported by columns or walls and intended for shelter, housing, or enclosure of persons, animals, or goods.
6. Building Official - The individual who is designated as the building official by the City Manager of the City of Barnesville, Georgia.
7. Building Line - The line established by the zoning ordinance beyond which a building shall not extend as determined by front, side, and rear yards herein.
8. Building Permit - A written permit issued by the Building Inspector.
9. Building, Main - A building 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 a main building on the lot which it is situated.
10. City - The City of Barnesville, Georgia.
11. City Attorney - The attorney so designated by the City of Barnesville.
12. City Council - The Mayor and Council of Barnesville, Georgia, which is the governing body of Barnesville, Georgia.
13. Condominium - Individual ownership of units combined with a joint ownership of common areas and/or facilities of the buildings and grounds.

14. Construction Plans - The maps or drawings accompanying a subdivision plat and showing the specific location and design of improvements to be installed in the subdivision in accordance with the requirements of this Ordinance as a condition of the approval of the plat.
15. County - The Board of Commissioners of Lamar County, Georgia.
16. County Commission - The chief legislative body of Lamar County.
17. Double Frontage Lot - A lot having frontage on two (2) streets as distinguished from a corner lot.
18. Developer - Synonymous with "applicant" and "sub-divider".
19. Dwelling - Any building or portion thereof which is designed for or used for residential occupancy including one-family, two-family, and multi-family but not motels or hotels.
20. Dwelling, Single Family - A building designed for and occupied exclusively by one (1) family.
21. Dwelling, Two Family (duplex) - A building designed for and occupied exclusively by two (2) families living independently of each other.
22. Dwelling Unit - A dwelling or portion thereof providing permanent living quarters for one (1) or more persons living as a single housekeeping unit.
23. Easement - A grant by a property owner of the use of land for a specific purpose or purposes by the general public, a corporation, or a certain person or persons.
24. Engineer - A registered, practicing engineer, licensed by the State of Georgia.
25. Flood or Flooding - A general and temporary condition or partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland or tidal waters;
 - b. The unusual and rapid accumulation or runoff of surface waters from any source.
27. Flood, Fringe Area - That area of the floodplain lying outside the floodway but still within the area of special flood hazard, i.e., within the one hundred-year floodplain.
28. Flood Hazard Boundary Map (FHBM) - An official map of a community, issued by the Federal Management Agency, where the boundaries of the areas of specific flood hazard have been defined as Zone A.

29. Flood Insurance Rate Map (FIRM) - An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.
30. Flood Insurance Study - The official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood.
31. Floodway - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
32. Frontage Lot - The distance for which the front property line of the lot and the street right-of-way line are coincident.
33. Frontage Street - All the property on one side of a street between two (2) intersecting streets (crossing or terminating), or if the street is dead ended, then all of the property abutting on one side between an intersecting street and the dead end street.
34. Health Department - The Health Department duly authorized to perform health services in the county.
35. Improvements - Physical changes to the land which are necessary to create building lots including (but not limited to) grading and paving streets, sewer and water facilities, hydrants, sidewalks, monuments, changes to existing utilities, and storm drainage systems.
36. Landscape Architect - A registered, practicing landscape architect licensed by the State of Georgia.
37. Lot - The basic development unit, an area with fixed boundaries, used or intended to be used by one building and its accessory building and not divided by any public highway or alley. A "zoning lot" must meet requirements of the zoning district in which it is located and must front on a public street.
38. Model Home - A dwelling used initially for display purposes which typifies the type of units that will be constructed in the subdivision.
39. Official Street Map - The map approved by the Planning Commission and adopted by the City Council which identifies such existing and proposed roads and streets in the City.
40. Open Space - A yard area which is not used for or occupied by a driveway, off-street parking, loading space, drying yard or refuse storage space.

41. Owner - Any individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commerce and maintain proceedings to subdivide the same under these Regulations.
42. Parcel - A general term including all plots of land shown with separate identification on the Official Tax Appraisal Maps. Parcels may or may not be lots, depending upon whether or not such parcels are created as herein provided.
43. Planned Development - Any planned concentration which provides for innovative concepts in residential, commercial, or industrial development which enables economy in capital expenditures or utilities and streets and in subsequent maintenance.
44. Planning Commission - The Barnesville/Lamar County Planning Commission.
45. Plat - A map, plan or layout of a county, city, town, section, or subdivision indicating the location and boundaries or properties.
46. Plat, Final - A finished drawing of a subdivision or a phase of its development showing completely and accurately all legal and boundary information and certification necessary for recording which complies with these regulations.
47. Plat, Preliminary - A drawing which shows the particular boundary, topography, lot arrangements, street layout and other features of a proposed subdivision as specified in these Regulations.
48. Public Utilities - Water, gas, sanitary and storm sewer, electrical and communications lines and facilities, and natural or improved drainage facilities. A privately owned and operated business, franchised to use public rights-of-way and whose purpose is to systematically provide energy; power; water; transportation; or liquid, gaseous, or solid commodities to the general public.
49. Resubdivision - A change in the map of a recorded subdivision plat if such change effects any street layout, area reserved for public use, or any lot line, and includes the further division of platted subdivision lots.
50. Right-of-Way - Access over or across a particularly described property for a specific purpose.
51. Right-of-Way Line - The dividing line between a lot, tract, or parcel of land and a contiguous right-of-way.
52. Shoulder - That portion of a street or road from the outer edge of the paved surface or the curb to the inside edge of the ditch or gutter or original ground surface.

53. Sidewalk - That portion of a street or road available exclusively for pedestrian traffic.
54. Street - A public way dedicated to and accepted by the city for the use of vehicular or pedestrian traffic by the general public and may be referred to as a street, highway, parkway, road, avenue, drive, boulevard, lane, place, etc.
55. Street Alley - A platted service way providing secondary means of access to butting property.
56. Street Abut - A major street designed for continuous movement of all types of traffic with less control over the access points from streets and adjacent property than freeways.
57. Street, City - A street which is owned or maintained by the City.
58. Street, Collector - Provides frontage for access to lots and carries traffic to and from local streets. Traffic should have origin or destination in the immediate neighborhood.
59. Street, Cul-de-sac - A local street with only one (1) outlet, closed and terminated by a vehicular turnaround.
60. Street, Freeway - A multi-lane, limited access street designed for fast, continuous movement of all types of traffic, with control over access to abutting property.
61. Street Grade - The grade of the curb or centerline of a street measured at any point along the street.
62. Street, Half - A street which does not meet the minimum right-of-way widths as set forth in this Ordinance.
63. Street line - The legal line between street right-of-way and abutting property.
64. Street Local - The lowest order street, providing frontage for access to private lots, and carrying traffic having destination or origin.
65. Street, Marginal Access Street - A street which is parallel to and adjacent to an arterial street or highway and which provides access to abutting properties and protection from through traffic.
66. Street Width - The shortest distance between the lines delineating the right-of-way of a street.
67. Structure - Anything constructed or erected, the use of which requires a location on the ground, or attached to something having a location on the ground.

68. Subdivider - Any person who undertakes the subdivision of land as herein defined within the confines of Barnesville.
69. Subdivision - Any division of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development, and including any division of land involving a new street, or a change in existing streets, and including re-subdivision and, where appropriate to the context, related to the process of subdividing or to the land or area subdivided; provided, however, that the following are not included in this definition.
- a. the division of land into parcels of five (5) acres or more and each having at least one hundred and fifty (150) or more feet of frontage on an existing public road;
 - b. the sale or exchange of parcels of land between separate or common owners of adjoining properties, provided that additional lots are not thereby created, and that the modified lots are in accordance with the provisions of this Ordinance and other ordinances of the City.
70. Subdivision, Major - Any division or redivision of a lot, tract or parcel regardless of its existing or future use, into more than five (5) lots abutting upon an existing public street, or any division of a lot, tract or parcel involving the dedication of a new public street pursuant to these Regulations.
71. Subdivision, Minor - Any division or redivision of a lot, tract or parcel regardless of its existing or future use, into five or fewer lots abutting upon an existing public street and meeting the standards set forth in these regulations.
72. Surveyor - A registered, practicing surveyor, licensed by the State of Georgia.
73. Zoning Department - Designated by the City Manager to administer and enforce the provisions of these regulations.
74. Zoning Regulations - The zoning regulations adopted by the City.

APPROVED
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