

## ARTICLE I DEFINITIONS

### Sec. 6-1. DEFINITIONS

**Amended Final Plat.** A plat of a subdivision correcting the scrivener errors of a previously approved plat in accordance with the requirements of this ordinance and the Texas Local Government Code, and a copy of which has been filed for record with the County Clerk of Dallas or Denton County, Texas.

**Brick Veneer.** That form of construction composed of individual kiln fired brick units, stone, split face block, glass block or combination of these materials laid up unit by unit, set in mortar and installed per the adopted building code. (To utilize tilt wall and/or pre-cast concrete construction types, see section 6-181)

**Building.** A structure (anything constructed or erected), designed to be used as a place of occupancy, storage, or shelter.

**Building Area.** A portion of a lot on which single family buildings are allowed to be placed.

**Building Lot.** A single tract of land located within a single block which, (at time of filing for a building permit) is designed by its owner or developer as a tract to be used, developed, or built upon as a unit, under single ownership or control. It shall front upon a street or approved place. Therefore, a "building lot" may not coincide with a lot of record. A building lot may be subsequently subdivided into two or more building lots, and a number of building lots may be cumulated into one building lot, subject to the provisions of this ordinance.

**Building Pad.** A portion of a lot on which commercial building footprints, driveways and mutual accesses are designed and shown on the approved engineering site plan.

**City.** The City of Lewisville, Texas, and all its governing and operating bodies.

**City Staff.** All City employees designated by the City and by properly constituted authority to recommend and enforce the regulations contained in this ordinance.

**Clear Vision Area.** A part of a lot (generally corner lot) which may not be utilized for plantings, walls, fences, parking, vending machines, or other obstructions which would cause danger, as determined by the City, to traffic by obstructing the view.

**Commercial Development.** Any non-single family residential development requiring an engineering site plan in accordance with the General Development Ordinance.

**Control of Access Line.** Lines along sections of the street and alley rights-of-way which delineate areas where no driveway access will be permitted, these lines shall be shown within the limits which the City determines to be potentially unsafe for driveway access.

**Corner Clip.** A triangular area of additional right-of-way at street and alley intersections.

**Council.** The City Council of the City of Lewisville, Texas.

**Easement.** The right granted for the purpose of limited public use across, over, or under private land.

**Engineer.** The City Engineer of the City of Lewisville, or any Texas licensed civil engineer.

**Engineering Site Plan.** The development plan for one or more lots upon which is shown all information required by this ordinance sealed by a Texas licensed civil engineer. There are specific

requirements for Engineering Site Plans. An Architectural Site Plan shall not be substituted for an engineering site plan.

**Final Plat.** A plat of a subdivision which has been approved in accordance with the requirements of this ordinance, and a copy of which has been filed for record with the County Clerk of Dallas or Denton County, Texas.

**Fire Lane.** A fire apparatus access road that is a minimum of 20 feet in width and constructed of either asphalt or reinforced concrete, sufficiently designed to support the imposed loads of fire apparatus, and provides a surface capable of being striped in accordance with current City specifications. Fire apparatus access roads will be required and maintained in accordance with the International Fire Code.

**Lot of Record.** A lot which is created by an approved subdivision, the plat of which has been duly recorded in the office of the appropriate county clerk.

**Masonry Veneer.** That form of construction composed of individual kiln fired brick units, concrete tilt-wall, stone, cement plaster (stucco), concrete block, concrete, exposed aggregate, and glass block when installed in accordance with the adopted building code. (Tilt-wall and/or pre-cast concrete construction type shall provide architectural features including reveals; articulations, chamfered edges, etc. so that areas bordered by said features do not exceed 100 square feet in size. A minimum of two colors must be used on each elevation. 80% of each elevation must utilize natural and/or earth tone colors. In addition, each elevation may have 20% of another type of color if opted.)

**Master Plan.** The various plans for the City and its adjoining areas, as adopted by the Council, and as it may subsequently be amended, and which indicates the existing and recommended general locations of various land uses, streets, parks, and other public and private developments and improvements.

**Mining.** Shall mean the use of a facility or area for the extraction, removal, or stockpiling of sub-earth materials, including sand, gravel, oil, gas or other materials found under the earth. The following are **not** considered mining:

1. The excavation, extraction, removal, or stockpiling of earth materials for ponds or lakes, or incidental to an approved plat, or incidental to construction with a building permit, or for governmental or utility construction projects such as streets, alleys, gas, electrical, water, telephone facilities and similar projects.
2. The extraction, removal, or stockpiling of earth materials incidental to construction of landscaping, retaining walls, screening devices and similar activities consistent with the land use allowed at the site of removal.
3. Grading and filling outside the scope of an approved plat or engineering site plan when done in conjunction with an approved Grading and Fill Permit properly issued by the City of Lewisville.

**Minor Plat.** A plat of a subdivision that involves four or fewer lots which front on an existing street and do not require the creation of any new street or the extension of municipal facilities and has been approved in accordance with the requirements of this ordinance, and a copy of which has been filed for Record with the County Clerk of Dallas or Denton County, Texas.

**Non-single family.** As specified in the Engineering Site Plan requirements shall include all uses in all zoning districts that are not single-family or two-family residential in nature. For purposes of this definition, multi-family residential and mobile home parks shall be considered as non-single family residential and will be required to comply with the Engineering Site Plan process.

**Old Town Development Plan.** The development plan of one or more lots in the Old Town Center Business District, as established by the City of Lewisville Zoning Ordinance, upon which is shown all information required by this ordinance.

**Opaque.** As specified in the Screening Requirements shall mean a fence that you can not see through. A chain link fence with slats or a fabric fence is not acceptable.

**Ordinances, Standards, and Codes.** The official maps, master plans, ordinances, and specifications of the City of Lewisville.

**Planning & Zoning Commission.** The planning and zoning commission of the City of Lewisville, Texas.

**Plat.** A complete and exact plan, map, or drawing, on which a subdivider's plan of a subdivision is presented and is submitted for approval, and a copy of which has been or will be filed in the office of the appropriate county clerk.

**Preliminary Plat.** A preliminary plan or drawing that represents a subdivider's plan of the subdivision, showing all boundaries and location of individual properties and streets. Preliminary plats must be approved by either the Planning and Zoning Commission or City Council, as applicable.

**Protected Tree.** Trees that are defined by a protected tree list, by species and meeting ordinance mandated minimum caliper size.

**Replat.** The subdivision of any part or all of any block or blocks of a previously platted subdivision, addition or lot.

**Screening Fence.** A solid opaque screening fence used to screen outside storage in accordance with the screening section of this ordinance.

**Screening Wall.** A solid screening wall made of brick, stone or decorative concrete block to be erected at designated areas in accordance with the screening section of this ordinance.

**Set Back Line.** A line which a building must be set back from the property line, the street right-of-way line or easement line.

**Site Improvements.** All necessary site related improvements required by this ordinance.

**Off Site Public Improvements.** All public improvements constructed on public property.

**On Site Public Improvements.** All public improvements constructed on private property in public easements.

**Public Improvements.** All infrastructure necessary for development as required by this ordinance which include surface improvements (curbs, gutters, driveway approaches, sidewalks, paved streets, alleys, bridges, culverts, street lights, and etc.) and utilities (water lines, sanitary sewer lines, storm drains, fire hydrants, and etc).

**Semi-Public Improvements.** All improvements required by this ordinance installed on private property, other than easements, and privately maintained. (e.g. fire lanes, fire lines, on site private fire hydrants, screening devices, on site drainage, meters, and backflow devices).

**Street.** A way for vehicular traffic, whether designated as street, highway, thoroughfare, parkway, road, boulevard, or however otherwise designated.

**Alleys.** Minor ways which are used primarily for vehicular service access to back or the side of properties otherwise abutting on a street.

**Alleys, Interior.** Internal alleys within a subdivision not parallel to a City street.

**Alleys, Perimeter.** Alleys adjacent to and parallel to a City street requiring a screening wall between the rights-of-ways.

**Arterial Streets.** Major streets in the City's street system that serves as an avenue for the circulation of traffic onto, out, or around the City and carry high volume of traffic, designated on the thoroughfare plan as P6D, P4D.

**Collector Streets.** Streets whose principal function is to carry traffic between residential streets and the arterial streets, but that may also provide direct access to abutting properties, including the principal entrance streets of a residential development, designated on the thoroughfare plan as C2U, and C4U.

**Controlled Access Streets.** Streets which are parallel to and adjacent to arterial streets and highways and which provide access to abutting properties and protection from through traffic.

**Cul-De-Sacs.** Short minor streets having only one vehicular access to another street and terminated by a vehicular turn-around.

**Dead End Streets.** Streets other than a cul-de-sac with only one outlet.

**Residential Streets.** Streets which are intended primarily to serve traffic within a neighborhood or limited residential district, and which is used for access to abutting properties.

**Subdivision.** The division of a parcel of land into two or more lots, or building sites for purpose of sale or building development (whether immediate or future) including one lot subdivision and all divisions of land involving dedication of streets, alleys, and easements, or change in existing streets. The term also includes re-subdivision, and the term subdivider or developer are synonymous and interchangeable, and include any person, partnership, association, firm, trustee, or agent who participate in subdivision of land within the intent, scope, and purview of this ordinance. Divisions of land for agricultural purposes in parcels of five (5) acres or more shall not be included within this definition, unless any such division of five (5) acres or more include the planning or development of a new street or access easement.

**Tract.** An unplatted parcel of land whose boundaries have been established by a recorded deed and which is recognized as a separate parcel for purpose of transfer of title.

**Tree Survey.** A drawing showing protected trees located outside of the building area on single family lots and outside of the building pad for commercial lots.

**Truck Lay.** The route Fire Department apparatus travels from a fire hydrant to all points of a structure or combustible storage area. Actual distance is measured along a paved street and/or fire lane as the apparatus would travel.

**Utility Company.** Companies, corporations and other entities who undertake transmission and distribution of electricity, telecommunications, radio or television communications.

**Utility Lines.** Poles, structures, wire, aerial cables and related facilities used in transmission and distribution of electricity, telecommunications, radio or television communications.

**Utility Lines, Existing.** Poles, wires, aerial cables and other related facilities that are in place and in operation at the time of the effective date of this Ordinance.

**Utility Lines, New.** Poles, wires, aerial cables and other related facilities that are not in place and in operation at the time of the effective date of this Ordinance.

**Utility Lines, 60KV.** An electric line used for electrical distribution having a voltage rating of 60,000 volts.

**Variance.** A grant of permission by the Council that authorizes a specific suspension or waiver of the rules and regulations in this ordinance.

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