

ARTICLE VII

DEFINITIONS

Words not defined herein shall have the meanings stated in the Standard Building Code, Standard Plumbing Code, Standard Gas Code, Standard Fire Prevention Code, and the Loris Zoning Ordinance. Words not defined in these Codes and Ordinances shall have the meanings in Webster's Ninth New Collegiate Dictionary, as revised.

Applicant. A developer submitting an application for development.

Drainage. The removal of surface water or groundwater from land by drains, grading, or other means.

Drainage Facility. The system through which water flows from the land, including all water courses, water bodies, and wetlands.

Drainage Systems. The system through which water flows from the land, including all water courses, water bodies, and wetlands.

Driveway. A paved or unpaved area used for ingress or egress of vehicles, and allowing access from a street to a building or other structure or facility.

Easement. A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures.

Escrow. A deed, a bond, money, or a piece of property delivered to a third person to be delivered by him to the grantee only upon fulfillment of a condition.

Final Plat. The final map of all or a portion of a subdivision which is presented for final approval.

Gutter. A shallow channel usually set along a curb or the pavement edge of a road for purposes of catching and carrying off water.

Improvement. Any man-made immovable item which becomes part of, placed upon, or is affixed to real estate.

Individual Sewerage Disposal System. A septic tank, seepage tile, sewerage disposal system, or any other approved sewerage treatment device serving a single unit.

Land Development. The changing of land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, commercial parks, shopping centers, industrial parks, mobile home parks, and similar developments for

sale, lease, or any combination of owner and rental characteristics.

Performance Guarantee. Any security that may be accepted by the City as a guarantee that the improvements required as part of an application for a subdivision or development are satisfactorily completed.

Plat. A map or drawing upon which the developer's plan of a subdivision or land development is presented for approval.

Right-of-Way. A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use.

Shoulder. The graded part of a right-of-way that lies between the edge of the main pavement (main traveled way) and the curblines, ditch, and drainage way.

Storm Water Detention. A provision for storage of storm water runoff and the controlled release of such runoff during and after a flood or storm.

Subdivision. The division of a tract, parcel, or lot into two or more lots or building sites, or other divisions of land for the purpose, whether immediate or future, of sale, legacy, or building development, and includes all division of land involving a new street or a change in existing streets and includes the re-subdivision of land.

Subdivision, Exempt. An exempt subdivision is one which meets the following conditions:

1. Involves the division of land into parcels of five (5) acres or more where no new street is involved; or
2. Includes the combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this Ordinance and other applicable regulations.
3. A subdivision involving cemetery lots.
4. The subdivision of property among heirs.

Subdivision, Major. A major subdivision is any subdivision other than an exempt or minor subdivision.

Subdivision, Minor. A minor subdivision is one which does not involve any of the following: (a) the creation of more than five lots, (b) the creation of any new street, (c) the extension of public water or sewer lines, or (d) the installation of drainage improvements through one or more lots to serve one or more other lots.

Surveyor. A person who is registered by the South Carolina State Board of Engineering Examiners to practice land surveying in South Carolina.