

SECTION TWO- DEFINITIONS

For the purpose of these Regulations, certain words and terms used herein shall have the meanings as listed below. Questions as to the precise meaning of other words and terms shall be determined by the Planning and Zoning Commission with reference to the Connecticut General Statutes and the Zoning Regulations of the Town of Southington where possible.

- 2-01** Accelerated Erosion - Any increase over the rate of natural erosion as a result of earth disturbing activities.
- 2-02** Administrative Order or Specification - Any order, ordinance, regulation or specification issued by any administrative body of the Town, legally enacted according to the General Statutes of the State of Connecticut and approved by the Commission and/or the Town Council.
- 2-03** Allocation - The space, either owned or under paid-up long term lease, which is to be considered a portion of a unit of land (lot, plot) on which a building determining the use thereof exists or is intended to be erected, altered, reconstructed and/or enlarged.
- 2-04** Brook Protection - A strip of land following any stream, brook, or surface water area which is to be left in its natural state or to be subject to a change of slope or bank adjustment, according to conditions set by specification, for the purpose of securing the unfringed rights of the neighboring properties.
- 2-05** Commission - The Planning and Zoning Commission of the Town in its Planning function.
- 2-06** Difficult Drainage Condition - Poorly or very poorly drained soils, as published in the Soil Conservation Service's "Soil Survey, Hartford County, Connecticut, Series 1958, No. 14, February, 1962", and/or any present or future condition which may present problems for adequate stormwater management including but not limited to topography, the existing storm sewer system or lack thereof, existing watercourses or lack thereof, and procurement of drainage easements.
- 2-07** Earth-Disturbing Activities - Any use of the land that results in a change in the natural cover or topography and that may cause or contribute to accelerated erosion and sedimentation.
- 2-08** Enforcement Officer - For the purposes of these regulations shall be that person appointed by the Planning and Zoning Commission.
- 2-09** Erosion - The wearing away of land surface by the action of wind, water, gravity, or any combination thereof. (See Section 2-26 for definitions relating to E&S Controls).

- 2-10** Erosion Protection Area - A strip of land following any ridge or gully subject to erosion which is to be left in its natural state or to be subject to the conditions set by the appropriate specification and/or administrative order for the purpose of securing the unfringed use of the neighboring properties, developed or undeveloped, in the same ownership or in different ownership. Being located in such an area does not mean to constitute an unbuildability as such provided the conditions of improvement of the appropriate specifications are met.
- 2-11** Excavation For Commercial Purposes - An excavation of stone, gravel, sand, other fill material, the stripping of topsoil, excavating of peat moss and any removal of earth, if the material is to be used for commercial purposes even if it consists only of digging, grading, and hauling and/or processing, mixing, drying, forming, in short, manufacturing of the material on the premises.
- 2-12** Final Plan - The plans approved by the Commission as provided by these regulations and filed in the appropriate Town offices.
- 2-13** Grading Of Lots On Existing Highways:
- 2-13.1** Unless waived by the Planning and Zoning Commission, grading to existing highways shall conform to the approved Typical Section, Town of Southington, dated (12/4/90). (See Appendix A)
- 2-13.2** Where a watercourse or drainage ditch exists along the existing pavement, said watercourse or ditch shall not be obstructed, unless an acceptable pipe is provided.
- 2-14** Lot, Plot, Parcel - A plot or parcel of land occupied or capable of being occupied by one principal building determining the land use form and the accessory buildings, structures or uses customarily incidental to it, including such open spaces as are required by the Zoning Regulations. A piece of land salable as a unit. In the case of public, institutional, commercial, or industrial lots, a group of buildings under the same ownership may be considered as occupying one and the same lot.
- 2-15** Official Map - The street map, the zoning map, and the subdivision maps with all the accompanying charts and descriptive matter.
- 2-16** Resubdivision - A change in a map of an approved and/or recorded subdivision or resubdivision, if such change:
- 2-16.1** Affects any street layout shown on such map; or
- 2-16.2** Affects any area reserved thereon for public use; or
- 2-16.3** Diminishes the size of any lot shown thereon, if any of the lots have been conveyed after the approval of recording of such map.

- 2-17** Revision of Subdivision - A minor change in size of lot or property lines inside a subdivision provided no street entrance or future public property is changed and no affected part of the land has been sold.
- 2-18** Safety Belt - A strip of land between two land uses required to protect both from encroachment and infringement of values or rights. The extent and conditions of all safety belts are subject to the respective specifications.
- 2-19** Screen - A strip of planting to set apart two different land uses which adjoin each other and where protection from encroachment is not necessary. The extent of all screens is subject to the respective specifications.
- 2-20** Sedimentation - The process of transporting sediment from its site of origin and/or forming silt due to earth disturbing activities.
- 2-21** Steep Sloping Topography - A difference in elevation (slope) of 15% or more in any direction on the lot. This condition does not create an unbuildable area as such, provided that the requirements of the appropriate specification are met.
- 2-22** Street - Any right-of-way used as public thoroughfare, including besides others, dead-end streets, collector streets, state highways in urban areas, residential streets, feeder streets, roads, drives, lanes, avenues, places, boulevards, dedicated and accepted for public travel and any right-of-way recorded in the Office of the Town Clerk if constructed and accepted before the passage of these Regulations. Streets shall be classified by the Commission according to the following use categories (in ascending intensity of use):
- 2-22.1** Cul-de-sac or Dead-End Street - A street having only one intersection with another street and having a turn-around of a radius according to the appropriate design standards, establishing the possibility of an uninterrupted flow of traffic. (See Appendix B)
- 2-22.2** Residential Street - Streets that are to be used only for limited residential traffic and will remain limited in use and possess no possibility of becoming feeder or collector streets.
- 2-22.3** Feeder Street - A street collecting the traffic from dead-end and residential streets apportioned to it and intersecting on both ends with collectors streets, providing movement of traffic within the Town. All streets in industrial and business zones are to be considered feeder streets.
- 2-22.4** Collector Streets - Streets which offer access to property and provide movement of traffic between communities. They may or may not connect to a major highway or a state-numbered highway.

- 2-23** Subdivision - The division of a lot, tract, or parcel of land into three or more plots, lots, or sites for the purpose, whether immediate or future, of sale or building development. Subdivision shall include resubdivision.
- 2-24** When any owner or agent of the owner of any land located within the Town of Southington shall, subsequent to the approval of these regulations, transfer or sell or agree to sell or negotiate from the same parcel or tract of land three or more lots, or to build three or more homes, or any combination thereof over any period of time so that it is evident to the Commission that, in effect, a subdivision is being created, the Commission shall treat such a development as a subdivision subject to these regulations. Unless such subdivision shall then be made to comply with these regulations, the subdivider shall be liable to the penalties provided in Section 1-05 hereof.
- 2-25** Subdivision Map - The adopted map of conditionally developable portions of the Town with the classification of their geophysical conditions for each part or section according to all available geological, hydrological, topographical data.
- 2-26** Unbuildable Area - Land which, in its present state, is to a certain degree uninhabitable by virtue of conditions which, if the property were developed without corrective measures, would endanger the health, safety or welfare of abutting or adjoining properties or those living on the land.
- 2-26.1** Certification - A signed, written approval by the Planning and Zoning Commission, or its designated agent that a soil erosion and sediment control plan complies with the applicable requirements of these regulations.
- 2-26.2** Development - Any construction or grading activities to improved or unimproved real estate.
- 2-26.3** Disturbed Area - An area where the ground cover is destroyed or removed, leaving the land subject to accelerated erosion.
- 2-26.4** Grading - Any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.
- 2-26.5** Inspection - The periodic review of sediment and erosion control measures shown on the certified plan.
- 2-26.6** Soil Erosion and Sedimentation Control Plan - A scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.