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**ARTICLE 5 – DEFINITIONS**

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## Article 5 – Definitions

### Chapter 5.1 — Definitions

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#### 5.1.010 Purpose

The purpose of Chapter 5.1 is to define terms that are used in the Petersburg Borough Development Code and other terms that may arise in interpreting the Code, particularly those that may be uncommon or have more than one meaning.

#### 5.1.020 Applicability

- A. Definitions.** The definitions in Chapter 5.1 apply to all actions and interpretations under the Petersburg Borough Development Code. The meanings of some terms in this Chapter may, in certain contexts in which they are used, be clearly inapplicable. In such cases the context in which a term is used will indicate its intended meaning, and that intent shall control.
- B. When a Term is Not Defined.** Terms not defined in this Code shall have their ordinary accepted meanings within the context in which they are used. *Webster’s Third New International Dictionary of the English Language, Unabridged*, shall be considered a standard reference.
- C. Land Use Categories.** Chapter 5.1 defines certain land use categories used in Article 2.
- D. Conflicting Definitions.** Where a term listed in Chapter 5.1 is separately defined in another Section of this Code or by other regulations or statutes referenced by this Code, that separate definition shall govern.

#### 5.1.030 Definitions

The following definitions are organized alphabetically.

### A

**Abutting.** Contiguous or adjoining.

**Access.** A way or means of approach to provide pedestrian, bicycle, and/or motor vehicular entrances or exits to a property.

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**Access Control.** Where the right of access between a property abutting the highway and the highway is controlled by a roadway authority, or eliminated by law pursuant to access or approach spacing standards.

**Access Easement.** An easement providing vehicle, bicycle, and/or pedestrian access from a public right-of-way to a lot or parcel across intervening property under separate ownership from the parcel being provided access.

**Access, Alternative.** The right to access a property by means other than the proposed approach or access point. It may include an existing public right-of-way, another location on the subject street or highway, an easement across adjoining property, a different street, a service road, a local road, or an alley, and may be in the form of a single or joint approach.

**Access, Practical.** Access that does not require excessive out-of-direction travel or pose a safety hazard.

**Access Point or Connection.** The area located within the public right-of-way providing for the movement of vehicles between a lot or parcel and a public roadway. It can also mean the place or means by which pedestrians or bicyclists have ingress and egress.

**Access Way.** A walkway providing a through connection for pedestrians between two streets, between two lots, or between a development and a public right-of-way. It may be an access way for pedestrians and bicyclists (with no vehicle access), or a walkway on public or private property (i.e., with a public access easement); it may also be designed to accommodate emergency vehicles. See also, Walkway.

**Accessible.** Two meanings are possible depending on the specific code provision. In general, accessible means approachable by pedestrians, vehicles, or other transportation modes, as applicable. Accessible may also mean approachable and useable by people with disabilities, in conformance with the federal Americans with Disabilities Act. Either or both definitions may apply in a particular situation.

**Accessory Structure.** A structure of secondary importance or function on a site. In general, the primary use of the site is not carried on in an accessory structure. Except for certain caretaker/watchmen dwellings under Section 2.3.200, accessory structures are detached from the primary structure. Examples of accessory structures include, but are not limited to, garages, decks, fences, membrane buildings, greenhouses, heat pumps, workshops, caretaker/watchman dwellings, warehouses, net houses, and other structures. See, Section 2.3.240. See also, Primary Structure.

**Accessory Use.** A use or activity that is a subordinate part of a primary use and that is clearly incidental to a primary use on a site. Examples of accessory use include, but are not limited to, storage, home occupation, and other similar uses. A primary use must be established prior to accessory use. See also, Primary Use.

**Adjacent.** Abutting, or located directly across a right-of-way or easement.

**Alter/Alteration.** A change in use or occupancy, or physical change to a structure or site. Alteration does not include normal maintenance and repair. Alterations generally require land use approval, and property owners should check with the Petersburg Borough before preparing project plans or commencing development. Alterations include, but are not limited to, the following:

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## 5.1 – Definitions

- Changes in use or occupancy;
- Changes to the exterior of a building;
- Changes to the interior of a building;
- Increases or decreases in floor area of a building;
- Changes to other structures on the site, or the development of new structures;
- Changes to exterior improvements;
- Changes to landscaping; and
- Changes in the topography of the site.

**Applicant.** A person who applies for a land use or development approval under this Code. An applicant can be the owner of the property, a contract purchaser, or someone who is legally authorized to represent the owner, such as a builder, developer, or contract purchaser.

**Approach.** A public area or improvement between a public roadway and private property, intended to provide access for vehicles from the roadway to the edge of the private property.

**Approach, Driveway.** A driveway connection to a public roadway where it meets an access point. See also, Driveway. Note: The design standards of the applicable roadway authority apply.

**Approach Spacing.** The required minimum distances between approaches to a roadway, where distance is measured from the edge of one approach to the edge of another. See also, Spacing Standards, Street.

**Approach Spacing, Intersection.** The minimum required distance from an intersection of a public or private street to the nearest approach, measured from the closest edge of the pavement of the intersecting street to the closest edge of the pavement of the approach along the traveled way.

**Assembly.** The Petersburg Borough Assembly.

**Automotive, Boat Services, Major.** Major automotive services are all work not specified under “automotive services, minor”, including: auto body and paint, welding, grinding and sandblasting, or any work that requires removal of the engine, transmission or other major component of the vehicle or requires large specialty auto repair equipment. Major boat services are all work not specified under “boat services, minor” including hull repair or painting, welding, grinding or sandblasting, any work requiring removal of a major component of the vessel or requiring large specialty marine repair equipment.

**Automotive, Boat Services, Minor.** Minor automotive services are defined as oil/filter change and lube, tune-up, including sensor changing, upholstery, brake part replacement, U or CV joint or half-shaft replacement, shocks or strut replacement, electrical system component repair or replacement, and similar minor repairs. Minor boat services are defined as oil/filter change and lube, tune-up, including sensor change, upholstery, propeller replacement, water pump repair or replacement, control cable installation or replacement, electrical system component repair or replacement, and similar minor repairs.

## B

**Bed and Breakfast Inn (Land Use).** Any establishment located in a structure designed for a single-family

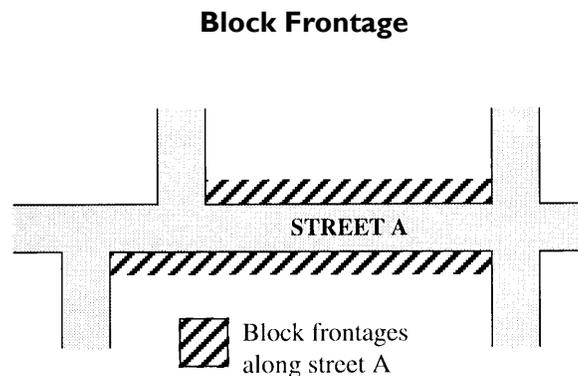
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## 5.1 – Definitions

residence and structures appurtenant thereto, providing limited overnight lodging and meals in a specified number of guestrooms pursuant to the special use standards for bed and breakfast inns. See, Section 2.3.180

**Block.** Lots, parcels, or other units of land that are surrounded on all sides by streets, rights-of-way (pedestrian or vehicle ways), water features, or any combination thereof.

**Block Frontage.** All of the property fronting on one side of a street that is between intersecting or intercepting streets, or that is between a street and a water feature, or end of a dead end street. An intersecting street determines the boundary of the block frontage only on the side of the street that it intercepts. See figure, below.



**Borough.** The Petersburg Borough, Alaska.

**Building.** See applicable building code.

**Building Footprint.** The outline of a building, as measured around its foundation.

**Building/Structure Height.** The vertical distance from the grade plane to the average height of the highest roof structure. See, Chapter 2.2.070, Height Measurement and Exceptions.

**Building Line.** A line running parallel to a lot line that is the same distance from the lot line as the closest portion of a building on the site, typically used in reference to required setback yards.

**Building Official.** The person who enforces the adopted building, fire and other code ordinances and regulations for the Borough, and other ordinances and regulations as assigned. See also, Planning Official.

**Build-to line.** The line at which construction of a building facade is to occur on a lot, running parallel to the front property line without setback. The distance between the front property line and the building.

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### C

**Capacity.** Maximum holding or service ability, as used for transportation, utilities, parks, and other public facilities. See also, definition of “Occupancy” in applicable building codes.

**Carport.** A stationary structure consisting of a roof, its supports, and not more than one wall or storage cabinets substituting for a wall, used to shelter motor vehicles, recreational vehicles, or boats; does not include temporary shelters or canopies not affixed to a permanent foundation per applicable building codes.

**Change of Use.** Change in the primary type of use on a site.

**Child Care Center (Land Use).** A child care facility, as defined in 7 Alaska Administrative Code (AAC) 57.010, for 13 or more children. Contact Alaska Department of Health & Social Services for applicable licensing and other requirements.

**Child Care Group Home (Land Use).** A child care facility, as defined in 7 Alaska Administrative Code (AAC) 57.010, usually in an occupied residence, for 9 to 12 children. Contact Alaska Department of Health & Social Services for applicable licensing and other requirements.

**Child Care Home (Land Use).** A child care facility, as defined in 7 Alaska Administrative Code (AAC) 57.010, usually in an occupied residence, for not more than 8 children in a home. Contact Alaska Department of Health & Social Services for applicable licensing and other requirements.

**Civic Space.** Civic spaces are areas accessible to the general public that are improved with a plaza, patio, courtyard, widened sidewalk, or similar pedestrian space adjacent to a street or within a public open space.

**Clearing (as in clearing and grading).** Any activity that removes existing vegetation or strips surface material from any portion of the site and exceeding typical yard maintenance for a single-family dwelling.

**Club.** Any organization, group, or association supported by the members thereof, the purpose of which is to render a service customarily rendered for members and their guests, but shall not include any organization, group, or association, the chief activity of which is to render a service customarily carried on as a business.

**Commercial Use (Land Use).** Land use involving buying/selling of goods or services as the primary activity. See also, Retail Sales and Services.

**Commercial Outdoor Recreation (Land Use).** Includes recreational boat launch, shooting ranges, golf courses, and driving ranges, etc.

**Common Area or Facility.** An area or facility jointly owned to include open space, landscaping, or recreation facilities (e. g., may be managed by a homeowners' association).

**Community Services (Land Use).** Community Services are uses of a public, nonprofit, or charitable nature generally providing a local service to people of the community, except for Schools, which are categorized

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separately. Generally, they provide the service on the site or have employees at the site on a regular basis. The service is ongoing, not just for special events. Private lodges, clubs, and non-profit organizations that have membership provisions may be considered a Community Service. Uses providing mass shelter or short term housing where tenancy may be arranged for periods of less than one month when operated by a public or non-profit agency may also be considered a Community Service. The use may also provide special counseling, education, or training of a public, nonprofit, or charitable nature. See also, Religious Institutions, and Open Spaces.

**Comprehensive Plan.** The current adopted Comprehensive Plan of the Petersburg Borough.

**Conditional Use.** A use that requires a Conditional Use Permit. See, Chapter 4.3.

**Condominium.** Ownership of a single unit in a multi-unit structure that may contain common areas and facilities; includes both residential and commercial condominiums.

**Corner lot.** See Lot, Corner lot.

**Corner Radius.** The radius of a street corner, as measured around the curb or edge of pavement, except as otherwise specified by applicable engineering design standards.

**Cul-de-sac.** A dead-end street intended for local traffic that terminates with a bulb or other turnaround suitable for use by appropriate vehicles, including emergency vehicles.

## D

**Days.** Calendar days, unless specifically stated as working days. Working days include Monday through Friday, excluding federal, state, and local holidays.

**Decision-making authority.** The person or body designated in this Code to make a decision on an application.

**Dedication.** The designation of land by its owner for any public use as shown on a subdivision plat or deed. The term may also be used for dedications to a private homeowners' association.

**Density(ies).** A measurement of the number of dwelling units in relationship to a specified amount of land based on the minimum lot size per dwelling unit required by the applicable zone.

**Develop.** To construct or alter a structure, or to make a physical change to the land, including excavations, clearing, and fills. See also, Alter/Alteration.

**Development.** All improvements on a site, including alterations to land and new or altered structures, parking and loading areas, landscaping, paved or graveled areas, or utilities, and areas devoted to exterior display,

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storage, or activities.

**Discontinued Use.** A use that physically left the land it was on, a use that discontinued or ceased, or a use terminated at the end of a lease or contract. See, Chapter 1.4, Non-Conforming Situations.

**Discretionary.** An action or decision that involves substantial judgment or discretion.

**Drive-Through/Drive-Up Facility (Land Use).** A facility or structure that is designed to allow drivers to remain in their vehicles before and during an activity on the site. Drive-through facilities may serve the primary use of the site or may serve accessory uses. Examples are drive-up windows; automatic teller machines; coffee kiosks and similar vendors; menu boards; order boards or boxes; gas pump islands; car wash facilities; motor vehicle service facilities, such as air compressor, water, and windshield washing stations; quick-lube or quick-oil change facilities; and drive-in theaters. All driveways, and queuing and waiting areas, associated with a drive-through/drive-up facility are similarly regulated as part of such facility.

**Driveway.** The area outside of the public right-of-way that abuts a right-of-way and that provides vehicular access to and from a site, or the area that provides vehicular circulation on a site.

**Driveway Apron.** The edge of a driveway where it meets a public right-of-way. Note: The design standards of the applicable roadway authority apply.

**Driveway, Shared.** When land uses on two or more lots or parcels share one driveway. An easement or tract (owned in common) must be created and recorded for this purpose.

**Dwelling (Land Use).** A structure conforming to the definition of a dwelling under applicable building codes and providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. If the individual units are self-contained, assisted living facilities for the elderly or disabled, having common food preparation, dining, social, recreational, and/or housekeeping facilities, are included in this definition. Typical accessory structures and uses include: accessory storage buildings; private garage and parking areas; storage of not more than one commercial vehicle per dwelling unit; common area buildings for residents, guest houses, and guest quarters not in the main building, provided such houses and quarters are and remain dependent upon the main building for either kitchen or bathroom facilities, or both, and the guest facilities are used for temporary lodging only and not as a place of residence; and the taking of boarders or leasing of rooms by a resident family, providing the total number of boarders and roomers does not exceed three in any dwelling unit. For the purposes of this Code, the following types of dwelling units are defined:

- **Accessory Dwelling.** A secondary dwelling unit on a lot where the primary use is a single-family dwelling. An accessory dwelling may be attached or detached.
- **Caretaker/Watchman Dwelling.** A dwelling specifically for residential use of individual(s) taking care of equipment, facilities and other systems on the property.
- **Duplex Dwelling.** A structure that contains two primary dwelling units on one lot. The units must

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share a common wall or common floor/ceiling.

- **Dwelling Unit.** A building, or a portion of a building, that has independent living facilities including provisions for sleeping, cooking, and sanitation, and that is designed for residential occupancy. Buildings with more than one set of cooking facilities are considered to contain multiple dwelling units or accessory dwelling units, as applicable, unless the additional cooking facilities are clearly accessory to the primary use, such as an outdoor grill or wet bar.
- **Manufactured Home.** A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that was constructed in accordance with federal manufactured housing construction and safety standards and regulations in effect at the time of construction.
- **Mobile Home.** A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that was constructed prior to June 15, 1976.
- **Multifamily Development.** A single lot or parcel containing a multifamily dwelling or grouping of multifamily dwellings.
- **Multifamily Dwelling.** A building on a single lot or parcel containing three or more dwelling units.
- **Residential Trailer.** A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities; that is intended for human occupancy; that is being used for residential purposes; and that was constructed before January 1, 1962.
- **Senior Housing.** Housing designated and/or managed for persons over a specified age. Specific age restrictions vary, and uses may include assisted living facilities, retirement homes, convalescent or nursing homes, and similar uses not otherwise classified.
- **Single-Family, Attached (Zero Lot Line Townhome).** A single-family dwelling unit with a private entrance, located on its own lot and that shares one or more common or abutting walls with one or more other single-family dwelling units on adjacent lot(s), generally arranged horizontally in a linear arrangement,.
- **Single-Family, Detached Dwelling.** A detached dwelling unit located on its own lot.
- **Tiny House Dwelling.** A Tiny House Dwelling is a dwelling unit on a permanent foundation that is 400 square feet or less in floor area excluding lofts. Tiny houses shall comply with adopted building, electrical, and plumbing codes except as otherwise stated in Section 2.3.160.

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### E

**Easement.** A grant of rights by a property owner that allows others to use the owner’s land for a specific purpose, such as access, or to locate utilities. An easement of record is one recorded and on record at the district Recorder’s Office.

**Emergency Apparatus Lane or Fire Lane.** Unobstructed area or driveway meeting adopted Fire Code requirements, typically not to be used for parking or loading area.

### F

**Floodplain/Hazard Area.** Area as so indicated by the federal Flood Insurance Rate Map, as amended.

**Floor Area.** The area of a building, which may be described in terms of gross (overall) square feet, or net marketable/leasable space.

**Floor, Ground.** Building floor closest to street level and within four feet of finished grade.

### G

**Garage.** A covered permanent structure designed to provide shelter for vehicles, and which is accessory to a dwelling or other primary use. Carports are considered garages.

**Grade/Grade Plane.** For purposes of determining building height, the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than five feet from the building, between the building and a line five feet from the building.

**Grading.** All cuts, fills, embankments, stockpile areas, and equipment maneuvering areas associated with development.

**Ground Floor.** Building floor closest to street level and within four feet of finished grade.

**Group Living (Land Use).** Group Living is characterized by the long-term (i.e., more than 29 days) residential occupancy of a building by a group of people. The size of the group typically is larger than the average size of a household. Group Living buildings do not include self-contained units but rather have common facilities for residents, including those for dining, social and recreational activities, and laundry. Group Living is divided into three subcategories based on whether or not residents receive any personal care, training, and/or treatment and whether it is provided for workers:

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Room and board facilities are group living establishments where no personal care, training, and/or treatment is provided. Examples include dormitories, boarding houses, monasteries and convents, residential hotels, lodging houses operated by organizations for members only, and similar uses.

Worker housing are group living establishments where housing is provided by the employer and maintained in connection with the work or place where work is being performed, such as bunkhouses provided for seafood processing workers.

Long-term care facilities are group living establishments where personal care for children, the aged, and special categories of persons with some limits on ability for self-care is provided. In addition to the provision of room and board, services such as supervision; protection; assistance while bathing, dressing, grooming, or eating; management of money; transportation; and recreation are provided. Medical care may or may not be a major element. Examples include hospice, nursing and assisted living facilities, rest homes, homes for the deaf or blind, and similar uses.

## H

**Hazardous Substances.** Any substance, material, or waste listed below:

- Nuclear or radioactive materials or waste
- Chemicals subject to reporting under Title III of the Superfund Amendments and Reauthorization Act (SARA) , or the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)
- Hazardous Materials Table, in the Code of Federal Regulations (CFR), Title 49, Part 172.101
- Other substances as determined by applicable state or federal agency

**Home Occupation/Home Occupation Site (Land Use).** A business activity that is carried out on the same site as a dwelling unit, and which is accessory to the residential use on the site, subject to the Special Use Standards of Chapter 2.3.

**Hotel/Motel (Land Use).** A building or group of buildings, containing 5 or more guest rooms designed and used for transient occupancy, with or without meals, for fewer than 30 consecutive days. Bed and Breakfast Inns are not considered hotels/motels.

## I

**Incidental and Subordinate to.** Secondary to, and less apparent than, the primary use or other portion of the development.

**Intersection.** An at-grade connection of two or more streets, highways, alleys or other roadways.

**Industrial Service Uses (Land Use).** Industrial Service facilities are engaged in the repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products, and certain industrial-related activities. Examples include welding shops; machine shops; tool repair; engine repair; sales, repair,

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salvage, or wrecking of heavy machinery, metal, building materials, motor vehicles and vessels (does not include junk yards); towing and temporary vehicle and vessel storage; heavy truck servicing and repair; tire re-treading or recapping; truck stops; building, heating, plumbing, or electrical contractors; printing, publishing, and lithography; exterminators; recycling operations; janitorial and building maintenance services; fuel oil distributors; solid fuel yards; research and development laboratories; industrial laundry, dry-cleaning, and carpet cleaning plants; photofinishing laboratories; and similar uses.

### J

**Junk Yard (Land Use).** (1) Any property or establishment on which one or more persons are engaged in breaking up, dismantling, sorting, storing, distributing, buying, or selling scrap or waste materials. (2) Any establishment or place of business on which two or more inoperable motor vehicles or an equivalent volume of waste or refuse are maintained, stored, bought, or sold. Includes wrecking yards, motor vehicle graveyards, garbage dumps, and scrap metal processing facilities.

**Junk.** As defined in Petersburg Municipal Code, Section 9.16.020.

### K

**Kennel (Land Use).** Any lot or premises where three or more animals aged six months or older are boarded or bred for compensation. Establishments where animals are offered for sale as the primary use, such as pet stores, are not classified as kennels.

### L

**Land Division.** The process of dividing land to create parcels or lots. See Chapter 4.6. See also, Subdivision.

**Landscaping.** Any combination of living plants such as trees, shrubs, plants, vegetative ground cover, or turf grasses, and may include structural features such as walkways, fences, benches, plazas, works of art, reflective pools, fountains, or the like. Also includes irrigation systems, mulches, topsoil, and re-vegetation or the preservation, protection, and replacement of trees.

**Land Use.** The activity or activities that occur on a piece of land. Activities may be individually identified as primary or accessory uses.

**Legislative.** A legislative action or decision is the making of law, as opposed to the application of existing law to a particular proposed use or development (e. g., adoption of, or amendment to, a comprehensive plan or development regulation). See also, Section 4.1.050, and Chapter 4.5.

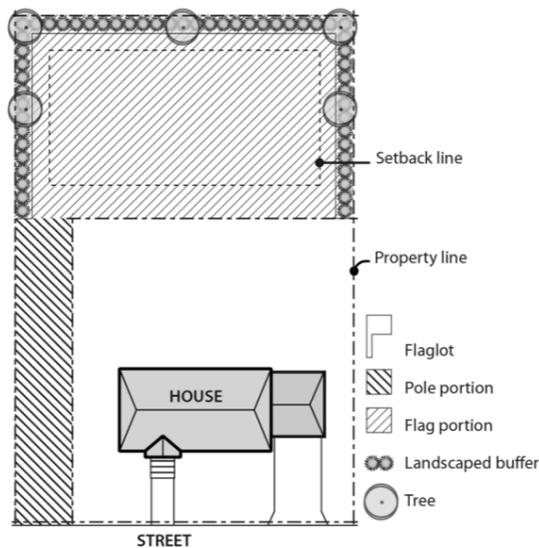
**Loading Area.** The area available for the maneuvering and standing of vehicles engaged in delivering and

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loading goods, freight, or other articles. See also, Chapter 3.5 Parking and Loading.

**Lot.** A lot is a legally defined piece of land other than a tract that is the result of a land division. The following definitions for “lot” apply to the definition of both lot and parcel (result of subdividing). See figures, below.

- **Corner Lot.** A lot that has frontage on more than one intersecting street. A street that curves with angles of 120 degrees or less, measured from the center line of the street, is considered two intersecting streets for the purpose of evaluating whether a lot is a corner lot. See figures, below.
- **End Lot.** Lot located at either end of an attached single family dwelling (Zero Lot Line Townhome).
- **Flag Lot.** A lot with two distinct parts:
  - The flag, which is the only building site and is located behind another lot; and
  - The pole, which connects the flag to the street, provides the only street frontage for the lot, and at any point is less than the minimum lot width for the zone.



- **Interior Lot.** A lot with an attached single family dwelling (Zero Lot Line Townhome) that is surrounded on each side by other lots with street frontage on one side.
- **Through/Reverse Frontage Lot.** A lot that has frontage on two parallel or approximately parallel streets.

**Lot Lines / Property Lines.** The property lines along the edge of a lot or site. See figures, below.

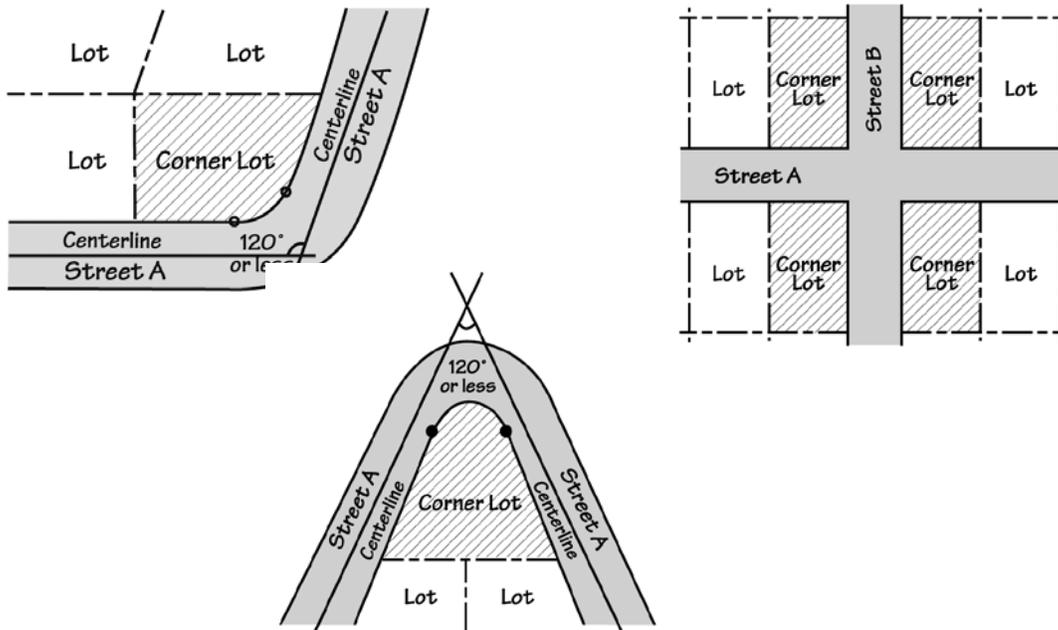
- **Front Lot Line.** A lot line, or segment of a lot line, that abuts a street. On a corner lot, the front lot line is the shortest of the lot lines that abut a street. If two or more street lot lines are of equal length, then the applicant or property owner can choose which lot line is to be the front lot line for the purpose of determining required setbacks. However, a through lot has two front lot lines regardless of

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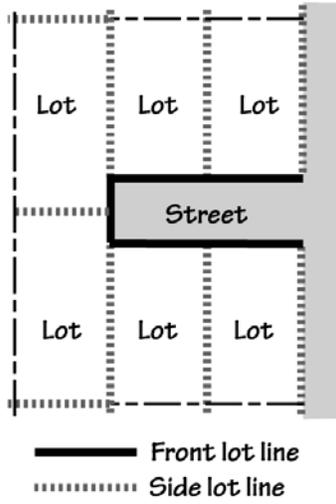
whether the street lot lines are of equal or unequal length. See figures, below.

- **Rear Lot Line.** A lot line that is opposite a front lot line. A triangular lot has two side lot lines but no rear lot line. For other irregularly shaped lots, the rear lot line is all lot lines that are most nearly opposite the front lot line. See figures, below.
- **Side Lot Line.** A lot line that connects front and rear lot lines. On a corner lot, the longer lot line that abuts a street is a side lot line. See figures, below.
- **Side Street Lot Line.** A lot line that is both a side lot line and a street lot line. See figures, below.
- **Street Lot Line.** A lot line, or segment of a lot line, that abuts a street. Street lot line does not include lot lines that abut a dedicated alley. On a corner lot, there are two (or more) street lot lines. Street lot line can include front lot lines and side lot lines, however, both are considered front yards for the purpose of measuring required setbacks. See figures, below.

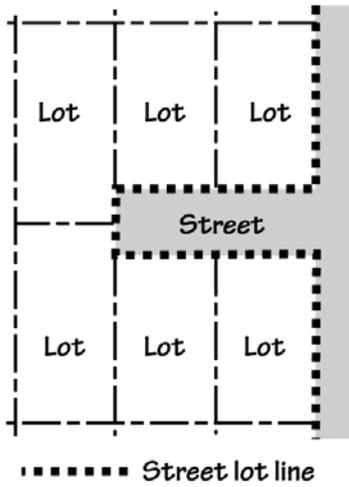
### Corner Lots



**Front and Side Lot Lines**



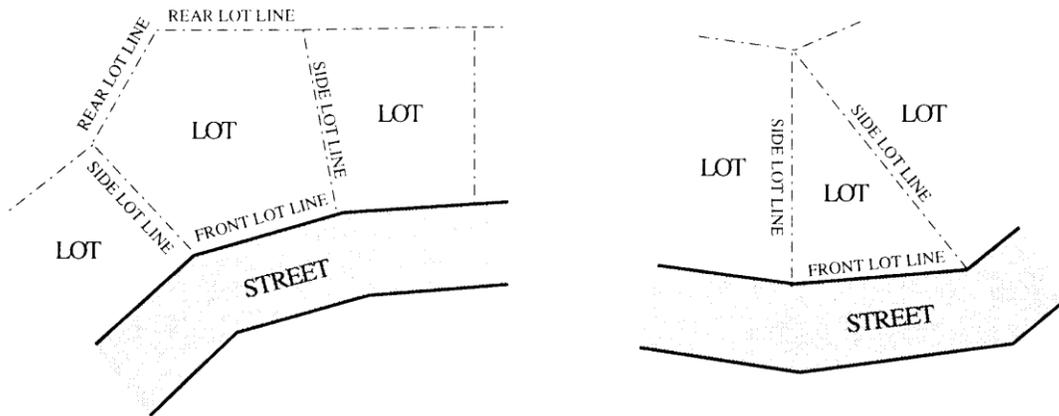
**Street Lot Lines**



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## 5.1 – Definitions

### Lot Lines on Irregular Lots



- **Lot of Record.** A legally created tract, lot or parcel meeting all applicable regulations in effect at the time of creation , or any other lot deemed a legal lot under Chapter 1.3.

**Lot, Double-Frontage.** See Lot, Through/Reverse Frontage Lot.

**Lot, Frontage.** The portion of a lot nearest the street.

**Lot Area.** The total surface area (measured horizontally) within the boundary lines of a lot.

**Lot Consolidation.** The reduction in the number of lots, i.e., the creation of one lot from two or more existing lots.

**Lot Coverage.** The total area of a lot covered by building(s) or impervious surfaces, as provided by the applicable land use district development standards.

**Lot Line Adjustment.** See, Property Line Adjustment.

## M

**Main/Primary Building Entrance.** A main entrance is the entrance to a building that most pedestrians are expected to use. Generally, each building has one main entrance; however, some buildings may have more than one primary entrance or may have entrances that open directly into the building's lobby or principal interior ground level circulation space.

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**Maneuvering Area/Aisle.** The driving area in a parking lot where motor vehicles are able to turn around and access parking or loading spaces.

**Manufactured and Mobile Homes (Land Use).** See, definitions under Dwelling.

**Manufactured Home and Mobile Home Dwelling Park (Land Use).** Any place where three or more manufactured home or mobile home dwellings are located within 500 feet of one another on a lot, tract, or parcel of land under the same ownership, the primary purpose of which is to rent or lease space, or keep space for rent or lease, to any person for a charge or fee paid, or to be paid, for the rental or lease or use of facilities, or to offer space free in connection with securing the trade or patronage of such person. Manufactured home and mobile home dwelling park does not include a lot or lots located within an approved subdivision being rented or leased for occupancy by one manufactured home or mobile home dwelling per lot.

**Manufacturing and Production (Land Use).** Manufacturing and Production is the manufacturing, processing, fabrication, packaging, or assembly of goods. Examples include processing of food and related products; breweries and distilleries when not accessory to a commercial use; seafood processing or canning; taxidermy; lumber mills, pulp and paper mills, and other wood products manufacturing; woodworking, including cabinet makers; production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; concrete batching and asphalt mixing; production or fabrication of metals or metal products, including enameling and galvanizing; manufacture or assembly of machinery, equipment, vehicles, appliances; sign making; production of prefabricated structures, including mobile homes; and the production of energy.

**Market Garden (Land Use).** An establishment where food or ornamental crops, excluding marijuana, are grown on the ground, on a rooftop or inside a building, to be sold or donated. See, Section 2.3.250.

**Minor Subdivision.** See, definition under Subdivision.

**Mixed-Use.** The combination of residential uses with commercial (e.g., office, retail, or services), civic, or light industrial uses on a site.

**Multifamily Development and Structure.** See, definitions under Dwelling.

## N

**Nonconforming Development.** An element of a development, such as lot area, setback, height, lot coverage, landscaping, sidewalk, or parking area, or lack thereof, that was created in conformance with development regulations but which subsequently, due to a change in the zone or applicable Code standards, is no longer in conformance with the current development regulations. See, Chapter 1.4.

**Nonconforming Lot.** A Lot which was lawfully created but which, due to a change in the zone or applicable

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## 5.1 – Definitions

Code Standards, does not conform to the current regulations.

**Nonconforming Situation.** A Nonconforming Development, Use, or Lot. A situation may be nonconforming in more than one aspect. For example, a site may contain a nonconforming use and also have nonconforming development. See also, Nonconforming Development, Nonconforming Use, and Nonconforming Lot. See, Chapter 1.4.

**Nonconforming Use.** A use of land or a structure that was created in conformance with land use regulations, but that subsequently, due to a change in the zone or applicable Code standards, is no longer in conformance with the current regulations. See, Chapter 1.4.

### O

**Office (Land Use).** Office uses that are characterized by activities conducted in an office setting and generally focusing on business, government, professional, medical, or financial services.

**Off-street Parking.** All areas located off of streets designed, constructed, used, or required, or intended to be used, for the parking of motor vehicles. See, Chapter 3.5 for parking standards.

**On-street Parking.** Parking in the street right-of-way, typically in parking lanes or bays, when allowed by the applicable roadway authority. See, Chapter 3.5 for parking standards.

**Open Space (Land Use).** Open Space are lands in natural state, allowing for dispersed recreation. Open Space is preferred near term use, in part to concentrate development in areas with infrastructure. The designation may be changed in the future to allow for development if population increases.

**Orientation.** To cause to face toward a particular point of reference (e.g., “A building oriented to the street”).

**Owner.** The owner of the title to real property or the contract purchaser of real property of record, as shown on the latest assessment records in the Petersburg Borough Tax Rolls. Owner also includes a deed holder or contract purchaser whose name does not appear in the latest assessment records, but who presents to the Borough a copy of a deed or contract of sale signed by the owner of record and recorded in the district recorder’s office.

### P

**Parcel.** A legally defined area of land created through a subdivision. It is also a generic descriptive term used to refer to a lot, a tract, a group of lots or tracts, or a contiguous quantity of land under the same ownership.

**Parking Area/Lot.** Any area which can be used by motor vehicles for parking, including access aisles providing

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## 5.1 – Definitions

access to the parking spaces. Parking areas do not include driveways or areas devoted exclusively to non-passenger loading or fire apparatus lanes.

**Parking Lot Perimeter.** The boundary of a parking lot area.

**Parking Space.** An improved space designed to provide parking area for a motor vehicle. See, Chapter 3.5 for parking space standards.

**Parking Versus Storage.** Parking is to leave a motor vehicle for a temporary time. (e.g. on an hourly basis, or for a single overnight) Storage is to place or leave in a location for storage, maintenance, repair, future sale, or rental, or future use for an indefinite period of time.

**Party in interest.** All owners of record of real property within 600 feet of the subject site, except in Rural Residential (RR) district or areas outside Service Area I, where within 1,000 feet; any person who submits a written request to receive a notice under this Code; and any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the borough and any other affected agencies, including borough departments.

**Pathway.** A walkway, bikeway, or access way conforming to borough standards and separated from the roadway, that may or may not be within a public right-of-way.

**Person.** Any natural person or business entity, singular or plural.

**Planned Road or Street.** A highway, road, street, or alley identified in an adopted plan, comprehensive plan or transportation system plan, but that has not been constructed.

**Planning Official.** The person who enforces the provisions of this land use and development code, except as otherwise assigned to the Building Official. See also, Building Official.

**Planter Strip.** A landscape area for street trees and other plantings within the public right-of-way, usually a continuous planter area between the street and a sidewalk.

**Plat.** Diagrams, drawings, and other writings containing all the descriptions, locations, dedications, provisions, and information concerning a land division. This term includes both final and preliminary plats, and the state law definitions of “abbreviated plat” and “subdivision plat.” See also, Chapter 4.6, Subdivisions.

**Posted Speed.** The statutory or other designated motor vehicle speed established,

**Practicable.** Capable of being done after taking into consideration reasonable cost, existing technology, and logistics in light of overall project purposes.

**Primary Structure.** A structure or combination of structures of chief importance or function on a site. In general, the primary use of the site is carried out in a primary structure. The difference between a primary and an accessory structure is determined by comparing the use, size, placement, design, appearance, and the orientation of the structures on a site. See also, Accessory Structure.

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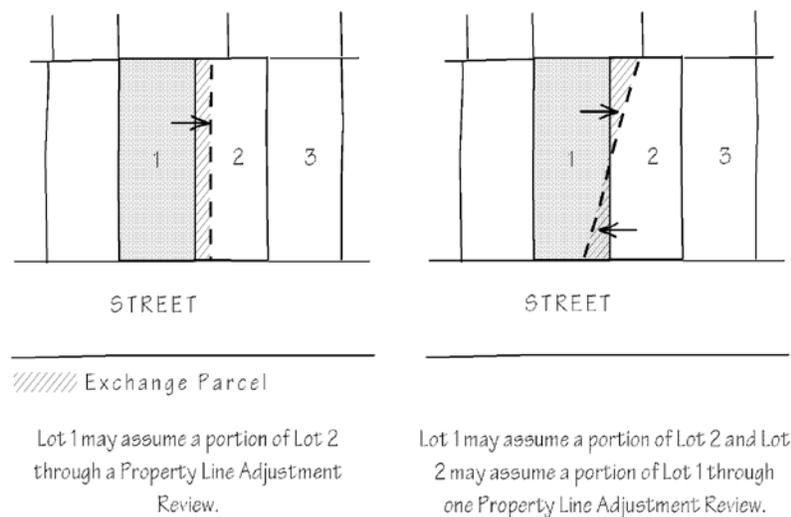
## 5.1 – Definitions

**Primary Use.** An activity or combination of activities of chief importance on the site. One of the main purposes for which the land or structures are intended, designed, or ordinarily used. A site may have more than one primary use. See also, Accessory Use.

**Project.** An existing or proposed use or development subject to one or more land use approvals.

**Property Line Adjustment.** The relocation of a single common property line between two abutting properties not resulting in an increase in the number of lots, pursuant to Chapter 4.6. See figure, below.

### Property Line Adjustment



**Public Access Easement.** An easement granted to the public for vehicular and pedestrian access, or for non-motorized access.

**Public and Private Facility Improvements.** Development of public and private infrastructure, as required by the land use regulations, or a road authority, as applicable. See, Chapter 3.6.

**Q** [reserved]

**R**

**Radio Frequency Transmission Facilities (Land Use).** Radio Frequency Transmission Facilities includes all devices, equipment, machinery, structures, or supporting elements necessary to produce non-ionizing

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## 5.1 – Definitions

electromagnetic radiation within the range of frequencies from 100 KHz to 300 GHz and operating as a discrete unit to produce a signal or message. Towers may be self supporting, guyed, or mounted on poles or buildings.

**Recreational Vehicle (RV).** A vehicle, with or without motive power that is designed for human occupancy and to be used temporarily for recreational, seasonal, or emergency purposes and is further defined by state law and/or administrative rules. It includes motor homes and travel trailers

**Recreational Vehicle Park (Land Use).** A commercial use providing space and facilities for 2 or more motor homes or other recreational vehicles for recreational use or transient lodging. There is no minimum required stay in a recreational vehicle park, however, the borough may establish the maximum length of stay. Uses where unoccupied recreational vehicles are offered for sale or lease, or are stored, are not included as Recreational Vehicle Parks.

**Religious Institutions and Places of Worship (Land Use).** Uses primarily providing meeting areas for religious activities; may include schools as an accessory use.

**Remodeling, Major.** Projects where the floor area or the developed area of the site increases by 25 percent or more.

**Remote Subdivision.** See, definition under Subdivision.

**Residential Use (Land Use).** Long-term (i.e., more than 29 days) occupancy of a dwelling unit, which may be owner-occupied or rented. Occupancy of a dwelling unit for shorter periods of time is considered an overnight accommodation.

**Retail Sales and Service Uses (Land Use).** Retail Sales and Service uses sell, lease, or rent new or used products, goods, or services. They include services such as barber/salon, accountant, restaurant, bar, repair service (non-industrial), and similar uses. See also, Vehicle Servicing.

**Right-Of-Way.** Real property or an interest in real property owned by a roadway or other authority for the purpose of constructing, operating, and maintaining public facilities.

**Road, Privately Maintained.** A privately maintained access road serving developments located outside Service Area I, or 4 or fewer lots located within Service Area I, constructed within a public right-of-way and to less than full public street construction standards pursuant to Chapter 3.6.025.

**Roadway.** The portion of a right-of-way that is improved for motor vehicle and bicycle travel, subject to applicable state motor vehicle licensing requirements. Roadway includes vehicle travel lanes and on-street parking areas. Roadway does not include area devoted to curbs, parking strips, or sidewalks.

**Roadway Authority.** The Petersburg Borough or other agency (e. g., Alaska Department of Transportation), with jurisdiction over a roadway.

**Rock Pit/Sand Pit/Borrow Pit (Land Use).** Operation of an open pit or excavation from which any quantity

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## 5.1 – Definitions

of sand, rock or stone is obtained by blasting or other means of excavation. This term shall also apply to borrow pit operations that remove in excess of two thousand cubic yards of rock, gravel, or sand by cutting or excavation.

### S

**Schools (Land Use).** Public and private schools, secular or parochial, at the primary, elementary, middle, junior high, or high school level.

**Self-Service Storage (Land Use).** Mini-storage or other storage areas for individual or business uses. The storage areas are designed to allow private access by the tenant for storing personal property.

**Service Area I.** The duly formed service area located within the Petersburg Borough, designated as Service Area I.

**Setback /Setback Yard.** The minimum distance required between a specified object, such as a building, and another point, measured from lot lines to a specified object. Typically, a setback refers to the minimum distance (yard dimension) from a building to a specified property line.

**Shared Driveway.** A driveway used to access two or more parcels.

**Shared Parking.** Required parking facilities for two or more uses, structures, or lots or parcels, which are satisfied jointly with the same facilities. See, Chapter 3.5.

**Sidewalk.** A paved walkway within a public right-of-way that is generally located adjacent to and separated from a roadway by a curb, drainage facility (e.g., ditch or swale), or planter strip.

**Sight Distance.** The unobstructed viewing distance measured from one object or location to another object or location, usually required for the purpose of traffic safety (e.g., a length of street or highway that a driver can see with an acceptable level of clarity, pursuant to the standards of the applicable roadway authority).

**Sign.** Any outdoor device, or device visible from outdoors, providing identification, advertising, or directional information for a specific business, group of businesses, service, product, brand, person, organization, place or building. Included in this definition of signs are: graphic devices such as logos and trademarks; attention-attracting objects such as wind-driven spinners, portable sign devices, logo sculptures, banners, balloons, streamers, flags, inflatable structures, projected picture signs, holographic projection signs, and laser projected designs/images/copy; and other attention attracting media and devices which are visible from any public street or highway, alley or other right-of-way.

**Site Frontage.** The part of a site that abuts a street. See also, Lot, Frontage; Lot Lines/Property Lines.

**Spacing Standards, Streets.** The minimum distance required between a proposed street and the center of the nearest existing street on the same side of the roadway in both directions, as set forth by the standards

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## 5.1 – Definitions

of the applicable roadway authority. Spacing standards for state highways are regulated by the Alaska Department of Transportation. See also, Approach Spacing; Approach Spacing, Intersection.

**Street.** A right-of-way that is intended for motor vehicle, pedestrian, or bicycle travel or access to abutting property. For the purposes of this Code, street does not include alleys.

**Street Connectivity.** Expressed as the number of street and/or access way connections within a specific geographic area. Higher levels of connectivity provide for more direct transportation routes and better dispersion of traffic, resulting in less traffic on individual streets and potentially slower speeds through neighborhoods.

**Street-Facing/Oriented to Street.** A wall plane of a structure that faces or is oriented within 45 degrees or less from a street lot line.

**Street Stub.** A temporary street ending where the street will be extended through adjacent property in the future, as those properties develop. Not a permanent street-end or dead-end street.

**Street Tree.** A tree that is located within the public street right-of-way, or shown on an approved plan.

**Structure.** Except as provided by applicable building codes, any object constructed in or on the ground. Structure includes buildings, decks, fences, towers, flag poles, signs, utility vaults, and other similar objects. Structure does not include paved areas or vegetative landscaping materials.

**Subdivision.** The division of land into two or more lots and/or tracts by the landowner or by the creation of public access, excluding common carrier and public utility access, for the purpose, whether immediate or future, of sale, lease, or building development or use. See also, Chapter 4.6, Subdivisions.

a. Subdivision. A subdivision in which a single parcel of land is divided into more than four smaller parcels.

b. Minor Subdivision. A subdivision in which a single parcel of land is divided into no more than four smaller parcels that meet the criteria set out in Subsection 4.6.010.A.2.

c. Remote Subdivision. A subdivision in which a single parcel is divided into smaller parcels and meets the criteria set out in Subsection 4.6.010.A.3.

## T

**Through Street.** A street that connects to other streets at both ends or is planned to do so in the future, pursuant to a comprehensive plan, transportation plan, or land use approval.

**Topographical Constraint.** Where existing slopes, landforms (e.g., streams, canals, rock outcropping, etc.) or existing man-made features (e.g., embankment or berm) make conformance with a Code standard impracticable.

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## 5.1 – Definitions

**Tract.** A piece of land within a platted subdivision which has been reserved for future subdivision, or for open space, utility corridor, recreation facilities, sensitive lands, or other purpose; may be dedicated to a homeowners' association or other entity for maintenance.

**Turnaround.** A vehicle maneuvering area at the end of a dead-end street (e.g., hammerhead, cul-de-sac, or other configuration) that allows for vehicles to turn around.

**Travel Trailer.** A vacation structure or self-propelled vehicle equipped with wheels for street or highway use; intended for human occupancy; equipped with plumbing, sink, or toilets; used for vacation and recreational purposes; and not used as a residence. See, Recreational Vehicle.

## U

**Use (Land Use).** The purpose for which land or a structure is designed, arranged, intended, occupied, or maintained.

**Utilities.** For the purposes of this Code: 1) Private: telephone, telecommunication, and similar franchise facilities; and 2) Public, or private where applicable: electric, water and wastewater conveyance and treatment facilities.

**Utilities (Land Use).** Utilities are infrastructure services, which need to be located in or near the area where the service is provided. Basic Utility uses may or may not have regular employees at the site. Services may be public or privately provided. Examples include water and sewer pump stations; sewage disposal and conveyance systems; electrical substations; water towers and reservoirs; water quality and flow control facilities; water conveyance systems; stormwater facilities and conveyance systems; telephone exchanges; suspended cable transportation systems; public safety facilities; district heating and cooling systems; solar, wind, or geothermal power generation facilities that are not accessory to a primary use; and emergency communication broadcast facilities. Larger-scale utility facilities, and those that do not conform to the above definition (e.g., biomass power generation), may be classified as Industrial uses or “Other” uses (e.g., Utility Corridor) as applicable.

## V

**Vacation Rental (Land Use).** Any private residence which is offered for limited overnight lodging in a specified number of guestrooms pursuant to the special use standards for vacation rentals. See, Section 2.3.230

**Variance.** A decision to lessen or otherwise vary the requirements of this Code. See, Chapter 4.4.

**Vehicle Areas.** All of the areas on a site where motor vehicles may circulate or park, including parking areas, driveways, drive-through lanes, and loading areas. See also, Driveway; Parking Area/Lot.

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## 5.1 – Definitions

**Vehicle Repair and Service (Land Use).** Repair and service of passenger vehicles, light trucks or other motor vehicles such as motorcycles, boats and recreational vehicles, Gas stations, unattended card key stations, car washes, and similar uses.

**Vision Clearance Area.** Areas near intersections of roadways and motor vehicle access points where a clear field of vision is required for traffic safety and to maintain adequate sight distance. See, Section 3.3.030.G. See also, Sight Distance.

## W

**Walkway.** A sidewalk or path, including any access way, improved to borough standards, or to other roadway authority standards, as applicable. See also, Access Way; Pathway; and Sidewalk.

**Warehouse, Freight Movement and Distribution (Land Use).** The storage or movement of goods, except as accessory to a primary permitted use on the subject site.

**Warehouse, Private.** A warehouse maintained and used strictly for the personal storage (including storage of commercial fishing gear) or use by the owner/lessee of the property on which it is located. Where allowed in Residential Zoning Districts, a private warehouse is an accessory structure to a primary residential dwelling, however only after construction of the primary residential dwelling is complete.

**Waste/Trash Collection Areas.** Waste collection areas include areas set aside or designed to be used for garbage collection and collection of materials for recycling. Waste collection areas include areas occupied by dumpsters and other solid waste receptacles.

**Waste-Related Use (Land Use).** Waste-related uses are characterized by uses that receive solid or liquid wastes from others for disposal on the site or for transfer to another location; uses that collect sanitary wastes; or uses that manufacture or produce goods or energy from the biological decomposition of organic material. Waste-related uses also include uses that receive, store, sort, and distribute post-consumer recyclable materials; and those that receive hazardous wastes from others and are subject to hazardous waste management regulation.

**Wireless Communication Equipment (Land Use).** Cellular towers, antennae, monopoles, and related facilities used for radio signal transmission and receiving.

**X** [reserved]

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## 5.1 – Definitions

### **Y**

**Yard.** The area defined by setbacks (i.e., between the setback line and nearest property line).

**Z** [reserved]