

# PLANNING DEFINITIONS

Comprehensive Plan: A long-range plan intended to guide the growth and development of a community or region. The plan should include a detailed analysis and recommendations of the community's population, economy, housing, transportation, community facilities and land use. These plans take into account the goals of the community; the ideals for land use development; and the local and state policies.

Zoning Ordinance: The major regulatory mechanism to control the development of land. It is the dividing of land into districts and the establishment of regulations governing the use, placement spacing and size of land and buildings.

Variance: A relaxation of the local zoning regulations. Variances are only permitted for dimensional (i.e. height, setbacks, building size, etc.) standards and not for a particular land use.

Conditional or Special Use Permit: A use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified by a zoning ordinance and authorized by the designated hearing body or official.

The following terms are defined for the State of Washington in RCW 58.17.020:

Subdivision: The division or redivision of land into five or more lots. A plat is a map showing the divisions into lots, blocks, streets, alleys or other divisions.

Preliminary Plat: A neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other and requirements set by state law and local regulations.

Final Plat: The final drawing of the subdivision and dedication prepared for filing for record with the county auditor and containing all elements and requirements set by state law and local regulations.

Short Subdivision: The division or redivision of land into four or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease, or transfer of ownership; cities may use this process for divisions up to nine lots.

Short Plat: The map or representation of a short subdivision.

Binding Site Plan: A drawing to a scale specified by local ordinance which identifies the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other matters specified by local regulations; contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the local government body having the authority to approve the site plan; and contains provisions making development be in conformity with the site plan.

Lot Tract or Parcel: A fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area.

Block: A group of lots, tracts, or parcels within well defined and fixed boundaries.

Certificate of Exemption: Allows the creation of tracts 5 acres and larger to be exempt from subdivision requirements of state law.