

**Article 66B – Zoning and Planning**

1.00.

(a) In this article the following words have the meanings indicated, except where the context clearly indicates otherwise.

(b) “Development” means any activity, other than normal agricultural activity, which materially affects the existing condition or use of any land or structure.

(c) “DEVELOPMENT RIGHTS AND RESPONSIBILITIES AGREEMENT” MEANS AN AGREEMENT MADE BETWEEN A GOVERNMENTAL BODY OF A JURISDICTION AND A PERSON HAVING A LEGAL OR EQUITABLE INTEREST IN REAL PROPERTY FOR THE PURPOSE OF ESTABLISHING CONDITIONS UNDER WHICH DEVELOPMENT MAY PROCEED FOR A SPECIFIED TIME.

[(c)](d) “Jurisdiction” means the territory of a county or municipal corporation within which its powers may be exercised.

[(d)](e) “Local executive” means the chief executive of the political subdivision whether the official designation of his office be elected county executive or executive head, mayor, or similar term.

[(e)](f) “Local legislative body” means the elected body of a political subdivision whether known as county commissioner, or county council, city, town, or village council, or similar terms.

[(f)](g) (1) “Plan” means the policies, statements, goals, and interrelated plans for private and public land use, transportation, and community facilities documented in texts and maps which constitute the guide for the area’s future development.

(2) “Plan” includes general plan, master plan, comprehensive plan, community plan, and the like as adopted in accordance with §§ 3.01 through 3.09 of this article.

[(g)](h) “Regulation” means any rule of general applicability and future effect including any map or plan.

[(h)](i) “Special exception” means a grant of a specific use that would not be appropriate generally or without restriction and shall be based upon a finding that certain conditions governing special exceptions as detailed in the zoning ordinance exist, that the use conforms to the plan and is compatible with the existing neighborhood.

[(i)](j) (1) “Subdivision” means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development.

(2) Subdivision includes resubdivision and, when appropriate to the context, relates to the process of resubdividing or to the land or territory subdivided.