

TITLE 10: LOCAL LAWS
DIVISION 1: FIRST SENATORIAL DISTRICT (ROTA)

§ 1702. Definitions.

As used in this article:

- (a) "Land" includes areas above and below the ordinary high water mark.
- (b) "Nonconforming use" means a structure or use that is not permitted by laws and regulations currently in effect.
- (c) "Owner" includes lessees and homesteaders of real property.
- (d) "Person" means any individual, estate, firm, corporation, company, joint venture association, partnership, trust, receiver, club, syndicate, cooperative association or other entity, including agencies and offices of the government of the Commonwealth.
- (e) "Structure" means any construction or any production or piece of work artificially built up or composed of parts joined together in some definite manner.
- (f) "Zoning plan" means the proposal of the Rota Zoning Board, submitted to the First Senatorial District legislative delegation for majority approval in accordance with the provisions of this article, which shall include, but is not limited to, these components of a plan of zoning:
 - (1) A system of land use districts setting out the purposes and land uses characteristic of each such district, the uses prohibited within each, the uses permissible within each, and any special requirements governing such uses;
 - (2) Those quantifiable performance standards which shall be employed in determining whether a particular use or structure is permissible within a particular district;
 - (3) Maps showing the boundaries of each district proposed; and
 - (4) If appropriate to the system of zoning proposed, standards and procedures for issuance of variances and conditional use permits.

Source: Rota LL 8-2, § 3.