

<b>ARTICLE 100</b>	<b>SUBDIVISION APPLICATION PROCEDURE AND APPROVAL PROCESS .....</b>	<b>1</b>
	100.01 GENERAL PROCEDURE .....	1
	Application	
	Classification of Subdivision	
	Classification Variation	
	100.02 EXEMPT SUBDIVISION .....	2
	Definition	
	Eligibility	
	Condition	
	Application Procedure and Requirements	
	Approval	
	Appeal	
	100.03 ADMINISTRATIVE SUBDIVISION .....	3
	Definition	
	Application Procedure and Requirements	
	Approval	
	Appeal	
	100.04 MAJOR SUBDIVISION .....	3
	Definition	
	Conceptual Plat (Required)	
	Major Subdivision Plat	
	Final Subdivision Plat	
	100.05 SIGNING AND RECORDING OF SUBDIVISION PLAT .....	10
	Signing of Final Plat	
	Recording of Final Plat Documents	
	Sectionalizing Major Subdivision Plats	
	100.06 ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS .....	10
	Completion of Improvements	
	100.07 CONFORMITY WITH EXISTING STATUTES .....	12
	Consumer Protection Legislation and Conflicts of Interest Statutes	
	Federal and State Legislation	
	Improvement Location Permit Ordinance	
	100.08 SALE OF PROPERTY .....	13
	100.09 IDENTIFICATION OF SUBDIVISION .....	13
<b>ARTICLE 200</b>	<b>ROADS AND RIGHTS-OF-WAY .....</b>	<b>15</b>
	200.01 GENERAL REQUIREMENTS .....	15
	Frontage on Improved Roads	
	Grading and Improvement Plan	
	Topography and Arrangement	
	Access to Major Arterials	
	Road Names and Regulatory Signs	
	Reserve Strips	
	Construction of Roads and Dead-End Roads	
	Dead-End Roads (Permanent)	
	200.02 DESIGN STANDARDS .....	16
	General	
	Gradient	
	Railroads and Limited Access Highways	
	Intersections	
	Road Right-of-Way	
	Guardrail	
	200.03 PERIMETER ROADS .....	18
	New Perimeter Roads	

200.04	EXISTING ROADS AND RIGHTS-OF-WAY .....	18
	Improvement of Existing Roads and Rights-of-Way Protection of Health, Safety, and Welfare	
<b>ARTICLE 300</b>	<b>DRAINAGE AND STORM SEWERS.....</b>	<b>19</b>
300.01	GENERAL REQUIREMENTS .....	19
	Required Drainage Systems Stormwater Analysis	
300.02	NATURE OF STORM WATER FACILITIES .....	20
	Location Accessibility to Public Storm Sewers Accommodation of Upstream Drainage Areas Effect on Downstream Drainage Areas Areas of Poor Drainage and Floodplain Areas Wetlands Drainage Facilities	
300.03	DRAINAGE EASEMENTS .....	21
	General Requirements Drainage Easements	
300.04	STORMWATER MANAGEMENT AND EROSION CONTROL PLAN.....	22
300.05	EROSION AND SEDIMENT CONTROL.....	23
<b>ARTICLE 400</b>	<b>WATER FACILITIES .....</b>	<b>25</b>
400.01	GENERAL REQUIREMENTS .....	25
	Installation of Facilities Mapping of Facilities Review of Construction Plans Approval of Facilities	
400.02	INDIVIDUAL WELLS AND CENTRAL WATER SYSTEMS.....	25
	Requirement for Water Supply Accessibility for Future Service	
400.03	FIRE HYDRANTS .....	25
	General Requirement	
<b>ARTICLE 500</b>	<b>SEWERAGE FACILITIES .....</b>	<b>27</b>
500.01	GENERAL REQUIREMENTS .....	27
	Installation Requirements	
500.02	MANDATORY CONNECTION TO PUBLIC SEWER SYSTEM.....	28
	Mandatory Connections	
500.03	INDIVIDUAL DISPOSAL SYSTEM REQUIREMENTS .....	28
	Individual Disposal Systems	
500.04	DESIGN CRITERIA FOR SANITARY SEWERS.....	28
	Deviation from Design Criteria Design Factors Design Standards for Sanitary Sewers Review of Sewerage Facilities Plans Accessibility for Future Service	
<b>ARTICLE 600</b>	<b>NONRESIDENTIAL SUBDIVISIONS .....</b>	<b>29</b>
600.01	GENERAL PROVISIONS .....	29
	General Standards	

<b>ARTICLE 700</b>	<b>ACCESS, OFF-STREET PARKING AND LOADING .....</b>	<b>31</b>
	700.01 REQUIREMENTS FOR PARKING .....	31
	Access	
	Location	
	Surfacing	
	Lighting	
	Exception: Parking for Houses of Worship	
	700.02 REQUIREMENTS FOR OFF-STREET LOADING.....	31
	700.03 JOINT FACILITIES FOR PARKING OR LOADING .....	32
<b>ARTICLE 800</b>	<b>PLANNED UNIT DEVELOPMENT .....</b>	<b>33</b>
	800.01 PURPOSE.....	33
	800.02 STANDARDS FOR REVIEW .....	33
	800.03 MINIMUM SITE AREA FOR A PLANNED DEVELOPMENT.....	34
	800.04 DEVELOPMENT STANDARDS .....	34
	800.05 OPEN SPACE REQUIREMENTS .....	34
	800.06 WAIVERS AND VARIANCES.....	35
	800.07 CONCEPTUAL REVIEW SUBMITTAL.....	35
	800.08 DEVELOPMENT PLAN APPLICATION REQUIREMENTS.....	36
	800.09 DEVELOPMENT PLAN AND MAJOR SUBDIVISION PLAT REVIEW PROCESS .....	36
	800.10 ADHERENCE TO APPROVED PLAN; MODIFICATIONS .....	38
	800.11 REVOCATION .....	39
<b>ARTICLE 900</b>	<b>REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS AND DESIGN.....</b>	<b>41</b>
	900.01 GENERAL IMPROVEMENTS .....	41
	Conformance to Applicable Rules and Regulations	
	900.02 SELF-IMPOSED RESTRICTIONS .....	41
	900.03 MONUMENTS.....	41
	900.04 CHARACTER OF THE LAND .....	42
	900.05 SUBDIVISION NAME .....	42
	900.06 LOT IMPROVEMENTS .....	42
	Lot Arrangement	
	Lot Dimensions	
	Double Frontage Lots and Access to Lot	
	Access from Major and Secondary Arterials	
	900.07 SOIL PRESERVATION, GRADING, AND SEEDING.....	42
	Soil Preservation and Final Grading	
	Lot Drainage	
	Lawn-Grass Seed and Sod	
	Drainage Control While Installing Improvements, Stabilization of Soils, Control of Mud, Dirt, and Dust	
	900.08 DEBRIS AND WASTE.....	43
	900.09 FENCING AND BUFFERING .....	43
	900.10 WATERBODIES AND WATERCOURSES .....	43
	900.11 PERFORMANCE BOND TO INCLUDE LOT IMPROVEMENTS.....	43
	900.12 HILLSIDE DEVELOPMENT .....	43
	General	
	Principles and Regulations	
	Natural Areas	
	900.13 MAIN UTILITY TRANSMISSION LINES .....	45
<b>ARTICLE 1000</b>	<b>REQUIREMENTS FOR SOLID WASTE MANAGEMENT .....</b>	<b>47</b>
	1000.01 GENERAL REQUIREMENTS .....	47
<b>ARTICLE 1100</b>	<b>JUNK OR SALVAGE YARD ORDINANCE .....</b>	<b>49</b>

1100.01	GENERAL REQUIREMENTS .....	49
<b>ARTICLE 1200</b>	<b>MISCELLANEOUS .....</b>	<b>51</b>
1200.01	MAJOR AND MINOR BOUNDARY CHANGE.....	51
	Procedure for Approval	
	Approval of Boundary Change(s)	
1200.02	MERGING PARCELS .....	51
	Procedure for Approval	
	Approval of Merging Parcels	
1200.03	PLAT DRAWN FROM EXISTING PLAT .....	52
1200.04	PLAT DRAWN FROM EXISTING DEED(S) .....	52
1200.05	PLAT CREATED FOR NONDEVELOPMENT PURPOSES.....	52
<b>ARTICLE 1300</b>	<b>REQUIREMENTS FOR TOWNHOUSES .....</b>	<b>53</b>
1300.01	MINIMUM REQUIREMENTS AND STANDARDS .....	53
1300.02	DESIGN AND CONSTRUCTION REQUIREMENTS .....	53
	Roads and Rights-of-Way	
	Lots and Setbacks	
1300.03	PARKING .....	54
1300.04	OTHER .....	54
<b>ARTICLE 1400</b>	<b>GENERAL PROVISIONS.....</b>	<b>57</b>
1400.01	POLICY .....	57
	Declaration of Policy	
	Characteristics of Land	
	Resources	
1400.02	PURPOSES.....	57
1400.03	AUTHORITY .....	58
	Statement of Authority	
	Approval of Recorded Land	
	Undeveloped Plats	
1400.04	JURISDICTION .....	58
	Description of Jurisdiction	
	Prerequisite of Subdivisions	
	Issuance of Permit	
1400.05	ENACTMENT.....	58
1400.06	INTERPRETATION, CONFLICT, AND SEPARABILITY .....	58
	Interpretation	
	Conflict with Public and Private Provisions	
	Separability	
1400.07	SAVING PROVISION .....	59
1400.08	RESERVATIONS AND APPEALS.....	59
1400.09	AMENDMENTS .....	59
1400.10	CONDITIONS .....	59
1400.11	FUTURE RESUBDIVISION .....	60
1400.12	VACATION OF PLATS .....	60
1400.13	WAIVERS OR VARIANCES .....	60
	General	
1400.14	APPEAL OF AN ADMINISTRATIVE DECISION BY PLANNING OFFICER. .	61
1400.15	APPEAL OF A DECISION OF THE PLANNING COMMISSION .....	61
1400.16	ENFORCEMENT, VIOLATIONS, AND PENALTIES .....	62
	General	
	Administration and Enforcement	
	Violation	
	Penalty	
1400.17	EFFECTIVE DATE OF ORDINANCE .....	62

---

<b>ARTICLE 1500</b>	<b>DEFINITIONS</b> .....	63
	1500.01 WORD USAGE.....	63
	1500.02 WORDS AND TERMS DEFINED .....	63
<b>TABLES</b>	<b>TABLES</b> .....	71
	TABLE I . . . . .	73
	Minimum Design Standards for Roads	
	TABLE II. . . . .	75
	Minimum Design Standards	
	General Provisions - Residential Developments	
	TABLE III . . . . .	77
	Minimum Design Standards	
	General Provisions - Non-Residential Developments	
	TABLE IV .....	81
	Sidewalks	
	TABLE V .....	81
	Schedule of Fees	
<b>APPENDIX A</b>	<b>EXEMPT SUBDIVISION CHECKLIST.....</b>	83
<b>APPENDIX B</b>	<b>ADMINISTRATIVE SUBDIVISION CHECKLIST .....</b>	85
<b>APPENDIX C</b>	<b>MAJOR SUBDIVISION PLAT CHECKLIST .....</b>	87
<b>APPENDIX D</b>	<b>MAJOR SUBDIVISION FINAL PLAT CHECKLIST .....</b>	93
<b>APPENDIX E</b>	<b>VEHICULAR MOVING INFORMATION.....</b>	95