

DEVELOPMENT REGULATIONS

TABLE OF CONTENTS

| | <u>PAGES</u> |
|--|--------------|
| ARTICLE I - APPLICABILITY | 1-1 |
| SECTION: 1 SHORT TITLE | 1-1 |
| 2 AUTHORITY AND ENACTMENT CLAUSE | 1-1 |
| 3 JURISDICTION | 1-1 |
| 4 PURPOSE | 1-1 |
| 5 SUITABILITY OF THE LAND | 1-2 |
| 6 AMENDMENTS | 1-2 |
| 7 VIOLATIONS AND PENALTIES | 1-2 |
| 8 APPEALS TO DEVELOPMENT REGULATIONS | 1-3 |
| 9 SEPARABILITY AND VALIDTY | 1-3 |
| 10 INTERPRETATION AND CONFLICT | 1-3 |
| 11 REPEAL OF CONFLICTING ORDINANCES | 1-3 |
| 12 EFFECTIVE DATE | 1-3 |
| 13 APPLICATION OF ORDINANCE | 1-3 |
| 14 TYPES OF DEVELOPMENTS | 1-4 |
| <u>14-1. Major Subdivision.</u> | 1-4 |
| <u>14-2. Minor Subdivisions.</u> | 1-4 |
| <u>14-3. Platting Actions.</u> | 1-4 |
| 15 DEVELOPMENT APPROVAL REQUIRED | 1-4 |
| 16 APPLICATION OF PROCEDURES TO SUBDIVIDE | 1-4 |
| 17 PLATS EXEMPTED FROM STANDARD PROCEDURES | 1-5 |
| ARTICLE 2 - PROCEDURES | 2-1 |
| SECTION: 1 GENERAL | 2-1 |
| 2 REVIEW PROCEDURES FOR MAJOR DEVELOPMENTS | 2-1 |
| <u>2-1. Consultation and Sketch Plan.</u> | 2-1 |
| A. General | 2-1 |
| B. Review | 2-1 |
| <u>2-2. Development and Application for Approval.</u> | 2-2 |
| A. General | 2-2 |
| Submission Requirements. | 2-2 |
| B. Review | 2-3 |
| C. Approval | 2-3 |
| <u>2-3. Final Plat and Application for Approval</u> | 2-3 |
| A. General | 2-3 |
| B. Review | 2-3 |
| Minor Changes. | 2-5 |
| C. Approval | 2-4 |
| 3 REVIEW PROCEDURE FOR MINOR DEVELOPMENTS | 2-5 |
| <u>3-1. General.</u> | 2-5 |
| <u>3-2. Submissions.</u> | 2-5 |
| <u>3-3. Review Procedure.</u> | 2-5 |
| <u>3-4. Letters of Certification</u> | 2-5 |
| <u>3-5. Minor Developments Lacking Adequate Public or Private Improvements</u> | 2-6 |
| <u>3-6. Recording the Minor Development Plat</u> | 2-6 |
| <u>3-7. Revisions to Minor Developments.</u> | 2-6 |
| <u>3-8. Additions to a Minor Development</u> | 2-7 |
| <u>3-9. Minor Developments on Adjacent Parcels</u> | 2-7 |
| <u>3-10. Streets within Minor Developments</u> | 2-7 |
| 4 PLATTING ACTIONS | 2-7 |
| <u>4-1. General.</u> | 2-7 |
| <u>4-2. Parcel Splits.</u> | 2-8 |

DEVELOPMENT REGULATIONS

TABLE OF CONTENTS

| | <u>PAGES</u> |
|---|--------------|
| <u>4-3. Boundary Surveys</u> | 2-8 |
| <u>4-4. Estate Plats and Family Transfers.</u> | 2-8 |
| <u>4-5. Court Orders.</u> | 2-8 |
| <u>4-6. Combination of Lots.</u> | 2-9 |
| <u>4-7. Lot Reconfigurations.</u> | 2-9 |
| <u>4-8. Mortgage Plats, Lease Parcels, Land Contract Sales Parcels.</u> | 2-10 |
| <u>4-9. Easements.</u> | 2-10 |
| <u>4-10. As-Built or Record Plans.</u> | 2-10 |
| <u>4-11. Conceptual Phasing Plats for Group Developments.</u> | 2-10 |
| <u>4-12. Closing Plats for Group Developments.</u> | 2-11 |
| <u>4-13. Cemetery Lots.</u> | 2-11 |
| 5 STREET NAMING REVIEW PROCEDURE | 2-12 |
| <u>5-1. Purpose</u> | 2-12 |
| <u>5-2. Applicability</u> | 2-12 |
| <u>5-3. Uniform Naming System.</u> | 2-12 |
| <u>5-4. Street Naming Procedure</u> | 2-13 |
| <u>5-5. Street Signs</u> | 2-14 |
| ARTICLE 3 - SUBMISSIONS REQUIREMENTS | 3-1 |
| SECTION: 1 SKETCH PLAN | 3-1 |
| 2 DEVELOPMENT PLAN | 3-1 |
| 3 FINAL PLANS/PLAT | 3-1 |
| 4 PLATTING ACTIONS | 3-1 |
| 5 CERTIFICATIONS | 3-1 |
| 6 LETTERS OF AGENCY | 3-1 |
| 7 REGULATORY PERMITS AND AUTHORIZATIONS | 3-2 |
| <u>7-1. General.</u> | 3-2 |
| <u>7-2. Development Plan.</u> | 3-2 |
| <u>7-3. Additional Regulatory Permits and Authorizations</u> | 3-2 |
| ARTICLE 4 - DESIGN STANDARDS | 4-1 |
| SECTION: 1 GENERAL | 4-1 |
| 2 STREETS | 4-1 |
| <u>2-1. Public and/or Private Road Rights-of-Way.</u> | 4-1 |
| <u>2-2. Relation to Adjoining Street System.</u> | 4-1 |
| <u>2-3. Retrofitting Existing Public or Private Road Rights-of-Way.</u> | 4-1 |
| <u>2-4. Street Hierarchy.</u> | 4-2 |
| <u>2-5. Trip Generation.</u> | 4-2 |
| <u>2-6. Roadway Design Criteria.</u> | 4-2 |
| A. Development Intensity, Paving Width, and Improvements | 4-2 |
| B. Roadway Design Speed and Posted Speed | 4-2 |
| C. Roadway Geometric Design Criteria | 4-3 |
| D. Grades | 4-3 |
| E. Dead-End Streets | 4-3 |
| F. Private Street and Reserve Strips | 4-3 |
| G. Medians and Traffic Control Islands | 4-3 |
| H. Intersections | 4-4 |
| I. Intersection Spacing | 4-4 |
| J. Tangents | 4-4 |
| K. Drainage | 4-4 |
| L. Street Names | 4-4 |
| <u>2-7. Sidewalks and/or Bike Lanes</u> | 4-6 |
| 3 LOT LAYOUT | 4-6 |

DEVELOPMENT REGULATIONS

TABLE OF CONTENTS

| | <u>PAGES</u> |
|---|--------------|
| <u>3-1. Blocks.</u> | 4-6 |
| <u>3-2. Lots.</u> | 4-6 |
| A. General | 4-6 |
| B. Frontage | 4-6 |
| C. Minimum Size | 4-6 |
| D. Shape of Lots | 4-7 |
| E. Setbacks | 4-7 |
| 4 PUBLIC USE AND SERVICE AREAS | 4-7 |
| <u>4-1. Public Open Spaces.</u> | 4-7 |
| <u>4-2. Easement for Utilities</u> | 4-7 |
| <u>4-3. Water Supply and Sewerage Connections.</u> | 4-8 |
| <u>4-4. Community Assets.</u> | 4-8 |
| <u>4-5. Fire Protection.</u> | 4-8 |
| 5 FLOOD PRONE AREA | 4-8 |
| 6 LARGE TRACTS OR PARCELS | 4-8 |
| 7 GROUP HOUSING DEVELOPMENTS | 4-8 |
| <u>7-1. Mobile Home Parks.</u> | 4-9 |
| <u>7-2. Planned Development Districts.</u> | 4-9 |
| ARTICLE - IMPROVEMENT STANDARDS | 5-1 |
| SECTION: 1 GENERAL PROVISIONS | 5-1 |
| <u>1-1. Conformance.</u> | 5-1 |
| <u>1-2. Commencement.</u> | 5-1 |
| <u>1-3. Access.</u> | 5-1 |
| <u>1-4. Inspection.</u> | 5-1 |
| <u>1-5. Final Plat Approval</u> | 5-1 |
| <u>1-6. Changes in the Approved Plans and Specifications.</u> | 5-1 |
| 2 REQUIRED IMPROVEMENTS | 5-2 |
| <u>2-1. Monuments.</u> | 5-2 |
| <u>2-2. Storm Water Management.</u> | 5-2 |
| <u>2-3. Roadway Improvements.</u> | 5-3 |
| A. General | 5-3 |
| B. Grading | 5-3 |
| C. Pavement Standard | 5-3 |
| D. Curbs | 5-4 |
| E. Shoulders, Side Slopes and Ditches | 5-4 |
| <u>2-4. Utilities and Services.</u> | 5-4 |
| A. General | 5-4 |
| B. Water Supply Systems | 5-4 |
| C. Sanitary Sewers | 5-5 |
| D. Street Name Signs | 5-5 |
| E. Off-Site Extensions | 5-5 |
| 3 FINANCIAL GUARANTEES | 5-5 |
| <u>3-1. General.</u> | 5-5 |
| <u>3-2. Submittal.</u> | 5-5 |
| <u>3-3. Acceptance of Financial Guarantees.</u> | 5-6 |
| <u>3-4. Extensions.</u> | 5-7 |
| <u>3-5. Reductions.</u> | 5-7 |
| <u>3-6. Release of a Financial Guarantee.</u> | 5-8 |
| 4 VESTED RIGHTS | 5-8 |
| <u>4-1. Vested Development Rights.</u> | 5-8 |
| ARTICLE 6 - DEFINITIONS | 6-1 |

DEVELOPMENT REGULATIONS

TABLE OF CONTENTS

| | | <u>PAGES</u> |
|-------------------|--|--------------|
| SECTION: | 1 INTERPRETATION OF CERTAIN TERMS OR WORDS | 6-1 |
| | 2 MEANINGS | 6-1 |
| APPENDIX A | | |
| | 1 SUMMARY OF MINIMUM STANDARDS FOR STREETS BASED ON DESIGN CRITERIA | A-1 |
| | 2 SUMMARY OF MAXIMUM GRADES FOR VERTICAL ROADWAY ALIGNMENT DESIGN | A-2 |
| | 3 STREET HIERARCHY DEFINITION | A-3 |
| | 4 TRIP GENERATION RATES BY MAJOR LAND USE CATEGORIES | A-4 |
| | 5 ALTERNATIVE DEAD-END CONFIGURATIONS | A-6 |
| | 6 SUBMISSION REQUIREMENTS | A-7 |
| APPENDIX B | | |
| | 1 IRREVOCABLE LETTER OR CREDIT FOR PERFORMANCE | B-1 |
| | 2 LETTER OF AGENCY | B-2 |
| | 3 PLATTING CERTIFICATE I | B-3 |
| | 4 PLATTING CERTIFICATE II | B-4 |