

SECTION 30
SUBDIVISION REGULATIONS

3001 GENERAL PROVISIONS

A. TITLE

This Chapter may be known and may be cited and referred to as "Subdivision Regulations" of the City of Carter Lake, Iowa.

B. PURPOSES AND OBJECTIVES OF THE ORDINANCE

The Subdivision Regulation Ordinance is adapted to preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare. More specifically the Subdivision Regulation Ordinance is adopted in order to insure that new development resulting in land subdivision in the City shall conform to minimum development practices and standards. Further, it is intended that such land subdivision shall result in properly coordinated design and construction of lots, blocks, streets, utilities, public facilities, and other community assets.

3002 APPLICATION OF REGULATIONS

A. GENERAL

Any plat, hereinafter made, for each subdivision or each part thereof lying within the jurisdiction of this Ordinance, shall be prepared, presented for approval and recorded as herein prescribed. The regulations contained herein shall apply to the subdivision of a lot, tract or parcel of land into three (3) or more lots, tracts or other division of land for the purpose of sale or of building development, whether immediate or future, including the re-subdivision or replatting of land or lots. Further, the regulations set forth by this Ordinance shall be minimum regulations that shall apply uniformly throughout the jurisdiction of this Ordinance except as hereinafter provided.

B. APPLICABILITY

1. Each separate principal use building within the City shall be situated on a separate and single subdivided lot of record unless otherwise provided in the Zoning Regulations for Carter Lake, Iowa.
2. No subdivision of land shall be permitted within the City unless a plat is approved in accordance with provisions of these Regulations.
3. These Regulations shall apply not only to subdivision as herein set forth but shall also apply, insofar as payment of costs for improvement of subdivisions is concerned, to those subdivisions, or parts thereof, already platted and approved, which are undeveloped, wholly or partially.
4. These Regulations shall not apply to subdivision of burial lots in cemeteries.
5. Parcel splits and property line adjustments shall be reviewed and acted upon as provided for in Section 3010.

C. PROVISIONS OF ORDINANCE DECLARED TO BE MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals, or general welfare. Whenever the provisions of this Ordinance require or impose higher standards than are required in any other Ordinance, the provisions of this Ordinance shall govern.

Wherever standards than are required by the provisions of this Ordinance the provisions of such Ordinance shall govern.

3003 PLAT REVIEW AND SUBMITTAL REQUIREMENTS

A. PRE-APPLICATION PROCEDURE

1. PRE-APPLICATION CONFERENCE

Before filing a preliminary plat the sub divider shall consult with the Planning board and/or its staff for advice regarding general requirements affecting the proposed development. A sketch of the proposed subdivision drawn on the topographic survey map shall be submitted. The sub-divider shall also submit a location map showing the relationship of the proposed subdivision to existing or platted streets and arterials and existing community facilities.

2. NOTIFICATION OF REQUIREMENTS

The Planning board and/or its staff shall inform the sub-divider of the requirements pertaining to the proposed subdivision as such requirements are established by these Regulations.

- a. **WAIVER OF FEES:** The Pre-application procedure does not require formal application, fee, or filing of plat with the Planning Board.

B. PROCEDURE FOR CONDITIONAL APPROVAL OF PRELIMINARY PLAT

1. PLAT SUBMISSION REQUIREMENTS: The sub-divider shall submit to the Building inspector five (5) copies of the preliminary plat and supplemental material specified with written application for conditional approval. Said complete submittal shall occur at least twenty-one (21) days prior to the regular meeting of the Planning Board at which the request will be heard.

2. FEES: A plat review fee shall accompany the application for conditional approval at twenty-five dollars (\$25.00) per subdivision, plus one dollar and fifty cents (\$1.50) per each lot.

3. SCALE AND PRELIMINARY PLAT CONTENTS: The preliminary plat shall contain a small scale key or vicinity map adequately covering the area of the subdivision, showing the relation of the plat to major streets, parks, schools, and surrounding major commercial, industrial developments and the boundary of the drainage area affecting the plat.

Preliminary plats shall be a scale of one (1) inch to fifty (50) feet provided that if the resulting drawing should exceed thirty-six (36) inches in the shortest dimension, a scale of one (1) inch to one hundred (100) feet is to be used and shall be prepared with the following information.

- (1) Name, location, acreage, owner (name and address) and designer of the subdivision.

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- (2) Present zoning.
 - (3) Date, north point, and graphic scale.
 - (4) Location of existing property lines, streets, utilities with size of lines, and other underground installations and easements.
 - (5) Names of adjoining properties or subdivisions.
 - (6) Proposed utility system (type, capacity and the location of major transmission lines and treatment plants).
 - (7) Location and width, other dimensions and names of the proposed streets, utility easements and other open spaces or reserve areas.
 - (8) Dimensions, blocks, lot lines, and building setbacks; except that in "industrial" type subdivisions, lot lines may be excluded.
 - (9) Location of proposed culverts, retention ponds, and other drainage provisions.
 - (10) Contours at intervals of not more than five (5) feet.
 - (11) Proposed improvements and grading concepts.
 - (12) Location of existing buildings.
 - (13) Location of existing trees with trunks at least six (6) inches in diameter, measured two (2) feet above the ground level. Clumps of numerous trees may be identified as a tree group without precisely locating each tree.
 - (14) Proposed easements, dedications, and reservations of land required shall be provided.
 - (15) Lot and block numbers in numerical order.
4. NOTIFICATION OF IMPROVEMENTS SCHEDULE: The sub divider shall indicate by a letter when improvements as required will be provided. Any proposed restrictive covenants for the land involved shall accompany the letter.
 5. NOTIFICATION OF SCHOOL BOARD: At least ten (10) days prior to the Planning Board meeting at which the preliminary plat is to be considered for approval, the Planning Board shall submit a copy of the proposal to the school board of each school district which the proposed development affects, and shall notify the school board of the meeting date. Copies of the plat may be submitted to any other agency that may be affected.
 6. PLANNING BOARD APPROVAL/REJECTION: After review of the preliminary plat and negotiations with the sub divider, the Planning Board shall reject or conditionally approve the preliminary plat within forty (40) days after the official meeting at which the plat was considered.
 7. RECORDING OF ACTION BY PLANNING BOARD: The action of the Planning Board shall be noted on three (3) copies of the preliminary plat, referenced and attached to any conditions determined. One (1) copy shall be returned to the sub-divider, one (1) copy relayed to the City Council, and one (1) copy retained by the Planning Board.
 8. APPROVAL IS CONDITIONAL: The Mayor and City Council, upon receiving the Planning Board's recommendation, or after thirty (30) days or any extension thereof shall have passed, shall by resolution grant approval to or reject the preliminary plat. Approval of a preliminary plat shall not constitute approval of the final plat. Rather, it

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shall be deemed an expression of approval or conditional approval of the submitted plat as a guide for the preparation of the final plat, which will be subject to further consideration by the Planning Board and City Council. Any conditional approval of the preliminary plat shall be effective for a period of one (1) year unless an extension is granted by the Planning Board.

C. PROCEDURE FOR APPROVAL OF FINAL PLAT

1. PLAT SUBMISSION REQUIREMENTS: Final plats shall be submitted to the Building Inspector within one (1) year of approval of the preliminary plat unless an extension is granted by the Planning Board. The final plat shall conform to the preliminary plat as approved and to the requirements of all applicable Ordinances and state laws; and, if desired by the sub-divider, it may constitute only that portion of the approved preliminary plat which he/she proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations. Submittal of any portion of the approved area shall be interpreted as satisfying the one (1) year submission requirement.

Application for approval of the final plat shall be submitted to the Planning Board at least twenty-one (21) days prior to the meeting at which it is to be considered.

2. FEES: No fees are required for final plat submission.
3. SCALE AND FINAL PLAT CONTENTS: The original and five (5) copies of the final plat and other exhibits required for approval shall be submitted. The final plat shall be a permanent copy of a photographic print (copy) made on a stable plastic film not to exceed eighteen (18) inches by twenty-four (24) inches (18" x 24") or less than eight and one-half (8 ½" x 11"). The scale shall be fifty (50) feet to one (1) inch provided the drawing does not exceed eighteen by twenty-four inches (18" x 24") in size and 100' = 1" when the 50' = 1" scale exceeds the 18" x 24" size. Written authorization is required from the City Council for the use of different scales than those provided herein.

The final plat shall show the following:

- (1) Date, title, name and location of subdivision.
- (2) Streets and street names, setback lines, block numbers, lot numbers, etc; except that in "industrial" type subdivisions, lot designation may be excluded.
- (3) Graphic scale and true north point on every street.
- (4) Location, type, material, and size of all monuments and markers.
- (5) Dimensions, angles and bearings, and complete legal description of the property.
- (6) Sufficient engineering data to reproduce any line on the ground.
- (7) Names of adjoining properties and subdivisions.
- (8) Location, dimensions, and purpose of any easements for which usage and maintenance has been approved by the City Council prior to recording the plat.

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- (9) Dimensions and purpose for which sites are dedicated or reserved for public, semipublic or community use, and the transfer of ownership of the same.
- (10) Certificate signed by a registered engineer or land surveyor, which contains the legal description of the land included in the plat and all necessary explanations of dimensions and references to monument to supplement the figures on the plat itself. Said certificates shall state that a ground survey has been made and that monuments have been placed as shown on the plat.
- (11) Notarized certificate signed and acknowledged by all parties having any titled interest in or lien upon the land subdivided, consenting to the plat including dedication to the public for public use of all streets, alleys and public ways and dedication of parks or other public grounds or as is thereon dedicated to charitable, religious, or educational purposes, if any and granting easements.
- (12) Certificate for the approval of the Planning Board to be signed by the Chairman.
- (13) Certificate for the approval of the City Council to be signed by the Mayor and attested by the City Clerk.
- (14) Existing streets and roads and public or community facilities, if any, on adjoining property.
- (15) Minimum unadjusted acceptable error of closure is 1:10,000 for subdivision boundaries and 1:5,000 for individual lots.
- (16) Distances shown in feet to the nearest one-hundredth of a foot based on horizontal distances.
- (17) Bearings and angles recorded at least to the nearest minute of arc.
- (18) Curve data shall be stated in terms of the radius, central angle, and tangent, or length of curve may be shown by reference to center line for streets of uniform width and by cord bearing and distance for lots fronting on a curve.
- (19) Boundary lines identified by a direct bearing or angle or an angle between the boundary line and an intersecting line having a shown bearing except when the boundary line has an irregular or constantly changing course.
- (20) Identify irregular boundaries of lots or subdivisions by enclosing major portion of lot or subdivision in a meander line data with distances as accurately as possible or as "more or less" along all lines extending beyond the enclosure to the irregular boundary. Clearly indicate the true boundary on the map.
- (21) All interior excepted parcels shall be clearly indicated and labeled "Not a Part of This Plat".
- (22) Bounds of every lot, block, street, easement, or other areas shown on plat including boundaries of the subdivided land.
- (23) Index showing relationship between sheets and numbers of each sheet and total number of sheets in each plat when more than one sheet is used.
- (24) Re-subdivisions or replats to contain controlling lines of earlier plat. Label resubdivision or replat following name of subdivision wherever name appears on plat.
- (25) Reserved land of sufficient size and shape to be of practical use or service as determined by the City Council.

4. SUPPLEMENTARY DATA REQUIRED: The final plat shall be accompanied by:
 - (1) Detailed construction plans of all required public improvements, said plans to be approved by the Engineer.
 - (2) A certificate by the Engineer certifying that the sub-divider has complied with all provisions of SECTION 3005 - J of these Regulations; or, certifying that all required improvements have been installed in accordance with the approval of the preliminary plat by the Planning Board.
 - (3) Protective covenants in form for recording.

6. PLANNING BOARD RECOMMENDATIONS: The Planning Board shall approve or reject the final plat and have prepared a recommendation to the City Council recommending approval or rejection within thirty (30) days. All reasons for recommending rejection shall be clearly stated. Notification of approval or rejection by the Planning Board or the City Council shall be given the sub-divider within thirty (30) days after submission of the final plat to the Planning Board.

3004 SUBDIVISION DESIGN STANDARDS

A. GENERAL REQUIREMENTS

Land to be subdivided shall be of such character that it can be used safely for building purposes without danger of health or peril from fire, flood, erosion or other menace. If, following adequate investigation, conducted by all public agencies concerned, it is determined that land to be subdivided cannot be used without endangering the health, safety, welfare or prosperity of the community, or would necessitate an excessive expenditure of public financial resources for sewage and water facilities, other public facilities and streets, then the subdivision plat shall not be approved unless the sub divider formulates adequate methods for meeting such problems.

All subdivision designs shall conform to standards of the Comprehensive Development Plan and to the City Zoning Regulations.

All required improvements shall be constructed or installed to conform to the provisions of this Ordinance and City specifications.

B. STREETS

The arrangement, character, extent, width, grade and location of all streets shall conform to the Comprehensive Plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

1. STREET EXTENSTIONS: The street layout of the proposed subdivision shall provide for the continuation or appropriate projection of streets and alleys already existing in areas being subdivided. Where, at the determination of the Planning Board it is desirable to provide street access to adjoining properties, proposed streets shall be extended by dedication to the boundaries of such properties. Where the Planning Board deems it necessary, such dead-end streets shall be provided with a cul-de-sac having a radius of at least fifty (50) feet. The street system for the proposed subdivision shall provide for extending existing streets at the same or greater width, but in not case shall a street

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extension be of less width than the minimum width required in these regulations for a street in its category.

2. DEDICATION OF RIGHT-OF-WAY FOR NEW STREETS: The dedication of right-of-way for new streets measured from lot line to lot line shall be as shown on the Comprehensive Plan, or, if not shown thereon, shall meet the right-of-way requirements as provided in Schedule A of these regulations. All streets classified as arterial streets by the Comprehensive Plan shall have all points of access approved by the Planning Board. Marginal frontage streets may be required by the Planning Board for subdivisions fronting on arterial streets.
3. DEDICATION OF RIGHT-OF-WAY FOR EXISTING STREETS: Subdivisions platted along existing streets shall dedicate additional rights-of-way if necessary to meet the minimum street width requirements set forth in these regulations. The entire minimum right-of-way width shall be dedicated where subdivision is on both sides of an existing street. When the subdivision is located on only one side of an existing street, one-half (1/2) of only one side of an existing street, one-half (1/2) of the required right-of-way width, measured from the center line of the existing roadway, shall be dedicated. Dedication of one-half (1/2) of the right-of-way for proposed new streets along the boundaries of land proposed for subdivision shall be prohibited.
4. INTERSECTIONS: Streets shall intersect as nearly as possible at an angle of ninety (90) degrees, and no intersection shall be at angle of less than sixty (60) degrees. Street curb intersections shall be rounded by radii of at least twenty (20) feet. When the smallest angle of street intersection is less than seventy-five (75) degrees, the Planning Board may require curb radii of greater length. Whenever necessary to permit the construction of a curb having a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such curb construction. No lot or other parcel of land which abuts on and has access to either a collector or a minor street shall have a service drive, curb cut, or other means of access to an arterial street within seventy-five (75) feet of the right-of-way of any street which intersects such arterial street on the side on which such lot or parcel is located.
5. HORIZONTAL AND VERTICAL STREET CURVES: A tangent at least one hundred (100) feet long shall be introduced between reverse curves on arterial and collector streets. Where there is a deflection angle of more than ten (10) degrees in the alignment of a street, a curve with a radius adequate to insure safe sight distance shall be made. The minimum radii of curves provided in Schedule A of these regulations shall be required.

Every change in grade shall be connected by a vertical curve constructed so as to afford a minimum sight distance of two hundred (200) feet, said sight distance being measured from a driver's eyes, which are assumed to be four and one-half (4 ½) feet above the pavement surface, to an object four (4) inches high on the pavement. Profiles of all streets showing natural or finished grades, drawn to an approved scale, may be required by the Planning Board.

6. STREET GRADES AND ELEVATIONS: All streets shall be designed so as to provide for the discharge of surface water from the pavement and from the right-of-way by grading

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and drainage. For adequate drainage, the minimum street grade shall be not less than one-half (1/2) of one (1) percent. The Planning Board shall not approve streets that will be subject to inundation or flooding. All streets must be located at elevations that will make them flood-free in order that portions of the subdivisions will not be isolated by floods. Where flood conditions exist, the Planning Board shall require profiles or elevations of streets in order to determine the advisability of permitting the proposed subdivision activity. Fill may be used in areas subject to flooding in order to provide flood-free streets if such fill does not increase flood heights. Drainage openings shall be designed so as not to restrict the flow of water and thereby increase flood heights.

Street grades shall conform to the minimum requirements provided in Schedule A of these Regulations.

7. **FRONTAGE ACCESS STREETS:** Where a subdivision abuts or contains an existing or proposed arterial street, the Planning Board may require access streets, lots with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

Where the proposed subdivision abuts upon or contains an existing or proposed arterial street or highway on which traffic volumes and vehicular speeds warrant special safety considerations, the Planning Board may require that marginal access streets be provided in order that no lots fronton such existing or proposed arterial street or highway.

Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Planning Board may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.

8. **CUL-DE-SACS:** Minor terminal or dead-end streets or courts which are designed so as to have one end permanently closed shall not be longer than six hundred (600) feet and shall be provided at the closed end with a turnaround having a radius at the outside of the pavement of at least twenty-five (25) feet and a radius at the outside of the right-of-way of at least forty (40) feet.
9. **STREET NAMES:** Proposed streets that are in alignment with other already existing and named streets shall bear the names of such existing streets. The name of a proposed street that is not in alignment with an existing street shall not duplicate the name of any existing street, irrespective of the use of the suffix street, avenue, boulevard, drive, place, court, lane, road, pike, highway, parkway, or similar suffix.

Whenever a street alignment changes direction more than forty-five (45) degrees without a return to the original alignment within a distance of five hundred (500) feet, then the name of the street shall be changed at the point of curvature.

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To avoid duplication and confusion, the proposed names of all streets shall be approved by the Planning Board prior to such names being assigned or used.

10. PRIVATE STREETS AND RESERVE STRIPS: There shall be not private streets platted within a subdivision except in gated communities. There shall be no reserve strips in a subdivision except where their control is definitely vested in the municipality or county under conditions approved by the Planning Board as authorized in these regulations.

C. BLOCKS

The lengths, widths, and shapes of blocks shall be determined with due regard to the provision of adequate building sites suitable to the special needs of the type of use contemplated; zoning requirements as to lot sizes and dimensions; needs for convenient access, circulations, control and safety of street traffic; and limitations and opportunities of topography.

1. BLOCK LENGTHS: Block lengths shall not exceed thirteen hundred and twenty (1,320) feet or be less than six hundred (600) feet, except as the Planning Board considers necessary to secure efficient use of land or desired features of street layout.
2. BLOCK WIDTHS AND TIERS: Blocks shall be wide enough to allow two (2) tiers of lots of minimum depth, provided, that where this would require lots of front on an arterial street or highway or where topographical conditions or the size of the property prevent two (2) tiers of lots, the Planning Board may approve a single tier of lots of minimum depth.

D. LOTS

The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

1. LOT DIMENSIONS: Lot dimensions shall conform to the requirements or the zoning regulations.
2. CORNER LOTS: Corner lots for residential use shall have extra width to permit appropriate building setback from and orientation to both streets.
3. ACCESS TO LOTS: The subdividing of the land shall be such as to provide, by means of a public street, each lot with satisfactory access to an existing public street.
4. ANGLE OF SIDE LOT LINES: Side lot lines shall be substantially at right angles or radial to street lines.

E. FLOOD HAZARDS

Land subject to flooding and land deemed to be topographically unsuitable for residential development shall not be platted for residential use or for any other use which may increase the danger to health, life or property or aggravated erosion or flood hazards. Such land within the subdivision shall be set aside on the plat for such uses as will not be endangered by periodic or occasional inundation contrary to the public welfare. To insure that lots will be located only where they will provide flood-free building sites, the Planning Board may require the sub-divider

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to provide elevation and flood profiles sufficient to demonstrate that the building sites will be completely free from the danger of flooding. If a stream flows through or adjacent to the proposed subdivision, the plat plan shall provide for easement of right-of-way along the stream for a floodway. For the smaller streams, the plan shall also provide for channel improvement to enable them to carry all reasonable floods within banks. The floor elevations of structures intended for human habitation shall be high enough to be above the level of one hundred (100) year frequency flood. The floodway easement shall be wide enough to provide for future enlargement of the stream channel as adjacent areas become more highly developed and run-off rates are increased. Refer to Section 22 for additional information.

F. OFF-STREET LOADING AND PARKING FACILITIES

All lots or parcels platted shall provide sufficient space for off-street loading and parking facilities to meet the requirements of the zoning district within said lot or parcel is platted. Refer to Section 26.

G. EASEMENTS

Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least sixteen (16) feet wide.

Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose. Parallel streets or parkways may be required in connection therewith.

H. COMMUNITY ASSETS

In all subdivisions, due regard shall be shown for natural features such as large trees; unusual rock formations, and water courses; for sites which have historical significance; and for similar assets which, if preserved, will add attractiveness and value to the subdivision and to the area. The Planning Board may prepare a list of all such features within its Area of Planning Jurisdiction that it deems worthy of preservation.

I. CONFORMANCE WITH OTHER REGULATIONS

No final plat of land within the area of force and effect of existing zoning regulations will be approved unless it conforms with such regulations. Whenever there is a variance between the minimum standards set forth in these regulations and those contained in the building code, or other official regulations, the highest standard shall apply.

J. RESERVATION AND DEDICATION OF PUBLIC LAND AND OPEN SPACE

1. RESERVATION: Before final plat approval is given the developer, he/she may be required to reserve sites for parks, playgrounds, open spaces and schools and other public land as determined by the Planning Board to be sufficient and in compliance with the Comprehensive Plan. Reservation of land for public acquisition and/or use shall be for a period not to exceed three (3) years from the date the plat is officially approved and recorded unless otherwise provided in these regulations.

a. Where a park, playground, school, or other site for public use shown on the Comprehensive Plan is located in whole or in part in the applicant's subdivision, the

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City may require the acquisition or accept the dedication or reservation of such area within the subdivision.

- b. Where deemed essential by the Planning Board upon consideration of the type of development proposed in the subdivision, and especially in large-scale developments not anticipated in the Comprehensive Plan, the City may request the dedication or reservation of such other areas or sites of a character, extent or location suitable to the needs created by such development for school, parks and other neighborhood facilities.
- c. Where a tract of land being subdivided includes land proposed to be used for parks under the duly adopted Comprehensive Plan of the city, the sub-divider shall indicate the location of such areas on the subdivision plat.
- d. Where a tract of land being subdivided includes land proposed to be used for a future school site, under the adopted Comprehensive Plan, the sub-divider shall indicate the general location of such areas on the preliminary plat. School sites are to be reserved for two (2) years giving the community School District the right to purchase the land at a negotiated value or at a value determined in the same manner as required by the State of Iowa Code for proceedings under the power of eminent domain, plus one-half (1/2) the cost of grading, utilities, and paving, including curbs, of any streets contiguous to the site, plus other approved special assessments. Should the school site not be purchased within the time limit specified above, the sub-divider may then sell said site for an alternate purpose as shown on the approved subdivision plat.

- 2. DEDICATION: Before final plat approval is given to the sub-divider, he/she shall be required to dedicate to public use all streets, alleys, buffer strips and parks as may be required by the Planning Board. Acceptance of these dedicated lands shall be recorded in the minutes of the City Council and on the subdivision plat.

K. LARGE TRACTS OR PARCELS

When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical resubdivision.

3005 REQUIRED SUBDIVISION IMPROVEMENTS

A. GENERAL REQUIREMENTS

The sub-divider shall design and construct improvements not less than the standards outlined in these regulations. The work shall be done under City supervision and inspection and shall be completed within the time fixed or agreed upon by the City Engineer and/or Planning Board. The minimum requirements for materials shall be in accordance with the standards currently in effect in the City or as approved by the city Engineer and/or Planning Board. Standards applicable to health and sanitation as required by the Iowa Department of Environmental Quality and the Iowa Department of Health shall be the minimum standards required.

Schedules of improvements shall be prepared by the sub-divider. The schedules shall contain standards, and classes of construction that are consistent within the zoning districts as identified in the Zoning Regulations of the City of Carter Lake. The sub-divider shall furnish copies of

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pertinent schedules and certificates of compliance as required by the City Engineer and/or Planning Board.

All inspection costs and costs for required tests shall be paid by the sub-divider.

B. MONUMENTS, MARKERS AND PINS

Permanent concrete monuments shall be accurately set and established at the intersections of all outside boundary lines of the subdivision; at the intersections of those boundary lines with all street lines; at the beginning and end of all curves; at points on curves where the radius or direction changes; and at such other points as are necessary to establish definitely all lines of the plat, including all lot corners. Stone or concrete monuments shall be at least thirty-six (36) inches long and at least six (6) inches in diameter, and shall be provided with an appropriate center point. Solid iron pins or iron pipe monuments at least one (1) inch in diameter and at least thirty (30) inches long may be used at all other points.

C. STREETS

1. GRADING SPECIFICATIONS: All streets, roads and alleys shall be graded to their full widths by the sub-divider so that street pavements and sidewalks can be constructed on the same level plane. Deviation from this standard due to special topographical conditions will be allowed only with the approval of the City Council. Before grading is started, the entire right-of-way area shall be first cleared of all tree stumps, roots, brush and other objectionable materials and of all trees not intended for preservation. The subgrade shall be properly shaped, rolled and uniformly compacted to conform with the accepted cross-section and grades. In cuts, all tree stumps, boulders, organic material, soft clay, spongy material and other objectionable materials shall be removed to a depth of at least two (2) feet below the graded surface. Rock, when encountered, shall be scarified to a depth of at least twelve (12) inches below the graded surface. In fills, all tree stumps, boulders, organic material, soft clay, spongy material and other objectionable material shall be removed to a depth of at least two (2) feet below the natural ground surface. This objectionable matter, as well as similar matter from cuts, shall be removed from the right-of-way area and disposed of in such a manner that it will not become incorporated in fills or hinder proper operation of the drainage system.
2. MINIMUM PAVEMENT WIDTHS: Pavement widths shall be measured between curbs. Minimum pavement or surface widths shall be provided as indicated in Schedule A of these regulations
3. STREET SURFACING: Street surfacing shall be provided in conformance with Schedule B of these regulations or as determined by the City Engineer and/or Planning Board. Requirements for paving including curb and gutter may be waived at the request of the sub-divider in the case of a subdivision wherein all of the lots in the subdivision have a minimum frontage width of three hundred (300) feet or more subject to the approval of the City Planning Board or the City Engineer.
4. CURB AND GUTTER: Curb and gutter shall as a minimum be provided in conformance with Schedule B of these regulations. In areas of notable flash flooding or heavy rain runoff, curbs shall be required on all streets designed for areas where the existing or

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anticipated residential density of the areas surrounding the proposed subdivision equals or exceeds three (3) dwelling units per net acre. In commercial developments, or where other similar intensive urban uses EXIST OR ARE ANTICIPATED, CURBS SHALL BE REQUIRED. Where curbs exist on abutting properties, their extension shall be required throughout the proposed subdivision. All curb and gutter shall be constructed in conformance with the minimum standards of the City and as approved by the City Planning Board or the City Engineer.

5. STREET NAME SIGNS: Street name signs, of a type in use throughout the City shall be erected by the sub-divider at all intersections.
- D. SIDEWALKS
Sidewalks shall be provided in conformance with Schedule B of these regulations and shall be constructed of Portland cement concrete or other acceptable material as approved by the City Engineer or City Planning Board. Sidewalk thickness shall be not less than four (4) inches.
- E. DRIVEWAYS
Driveways shall have a maximum grade of then (10) percent. Driveways and curb cuts shall be located not less than three (3) feet from the side lot line. Curb cuts for straight curbs and the flare for rolled curbs shall be three (3) feet wider than the driveway pavement on each side. Curb cuts shall be prohibited within fifty (50) feet of an intersecting corner or as specified in SECTION 3004 – B – 4.
- F. STREET AND WALKWAY LIGHTING
The sub divider shall install streetlights in accordance with Schedule B of these regulations and as approved by the City Engineer and/or the Planning Board.
- Such lights shall be located at each entrance (streets and walkways) to the subdivision. In addition, whenever the distance between two (2) adjacent street (walkway) lights would exceed three hundred (300) feet, then additional streetlights shall be installed in such a manner that proper light intensity shall be provided and maintained.
- New subdivision street (walkway) lighting shall be installed with all associated wiring underground.
- G. STREET TREES
Trees should be provided by the sub divider in all subdivisions where curbs, gutters, and sidewalks are required in accordance with standards and specifications of the City Engineer. The trees shall be species that are resistant to damage and disease and which do not cause interference with underground utilities, street lighting, or visibility at street intersections. Existing trees should be retained in new subdivisions wherever possible.
- H. UTILITY AND DRAINAGE FACILITIES
1. GENERAL: Sanitary sewer, storm sewer, water distribution, electrical, gas, telephone, and communications, cable and all other utility lines shall be installed in rear lot easements wherever practical. Where it is impractical to install such utility lines in rear lot easements, they shall be installed within the unpaved portions of the street right-of-

Subdivision Regulations

way except for sanitary and storm sewer lines which may be installed in the paved portion of the street right-of-way if it is impossible to install them in the unpaved portion.

When it is impossible to install sanitary and storm sewer lines in the unpaved portion of the street right-of-way all such utility lines, including service connections shall be completely installed, and inspected and approved by the Building inspector, following the grading of the street and prior to the application of any pavement base.

Where sanitary and storm sewer lines are to be installed in the unpaved portion of the street right-of-way, the installation of service connections may be delayed, provided, that at such time as these service connections are installed, they shall be installed without breaking or weakening the existing pavement. Where rock is known to exist beneath the pavement area at such depth as to interfere with the installation of service connections, the complete installation of service connections shall be required prior to the application of any pavement base.

2. **WATER SUPPLY IMPROVEMENTS:** Where a public water supply is reasonably accessible or required because of pollution problems in the determination of the Planning Board, the subdivision shall be provided with a complete water distribution system, including a connection for each lot and appropriately spaced fire hydrants. Public water distribution and public well systems shall meet the requirements of the City and the Iowa Department of Natural Resources.

Where public water supply is not available or not required, the sub divider shall supply acceptable evidence of the availability of water. The sub divider may be required to make one (1) or more test wells in the area to be platted if such evidence is deemed not acceptable. Copies of well logs that are obtained shall include the name and address of the well driller and shall be submitted with the plat to the Planning Board.

Where public water supply is not available or otherwise not provided in the subdivision, the minimum lot size shall conform to the minimum lot size specified in the Zoning Regulations, provided, that in no case shall said minimum lot be less than one-half (1/2) acre in area and a lot width of not less than one hundred forty (140) feet.

3. **SANITARY SEWER IMPROVEMENTS:** The following requirements shall govern sanitary sewer improvements.

Where an adequate public sanitary sewer system is reasonably accessible, in the determination of the City Planning Board, public sanitary sewers shall be installed to adequately serve all lots, including lateral connections to the public system. Public sewer system extensions shall meet the requirements of the City standards and the Iowa Department of Natural Resources and the Department of Health. Combinations of sanitary sewers and storm sewers shall be prohibited.

4. **DRAINAGE IMPROVEMENTS:** The sub-divider shall construct all necessary facilities including underground pipe, inlets, or catch basins, as determined by the City Engineer and/or Planning Board, to provide for the adequate disposal of subsurface and surface water and maintenance of natural drainage courses. Paved gutters will be required if

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velocities of flow are greater than those specified or if it is otherwise likely that destructive erosion will result. Drainage ditches shall not be permitted to discharge into any sanitary sewer facilities.

5. **STORM SEWERS AND STORM WATER DRAINAGE:** Where an adequate public storm sewer system is available at the plat boundary, the sub divider shall construct a storm sewer system and connect with such storm sewer line. If such a storm sewer system is not accessible, natural drainage channels with easements of adequate width shall be provided, as determined by the City Engineer and approved by the Planning Board. Paved gutters or storm sewers shall be required if velocities of flow in an open ditch are greater than four (4) feet per second in soil ditches or six (6) feet per second in turf gutters or cause destructive erosion. Storm drainage, including drain tile around basements, shall not be permitted to discharge into any sanitary sewer facility, but shall connect to an adequate drainage outlet.
6. **CULVERTS AND BRIDGES:** Where natural drainage channels intersect any street right-of-way, it shall be the responsibility of the sub-divider to have satisfactory bridges and/or culverts constructed. Where culverts are required, minimum requirements shall be observed as follows:
 - a. All culverts shall extend across the entire right-of-way width of the proposed street. The cover over the culvert and its capacity shall be determined by the City Engineer and/or Planning Board. The minimum diameter of a culvert pipe shall be twenty four (24) inches. Depending on existing drainage conditions, head walls may be required.
 - b. Driveway culverts shall have a minimum length of twenty (20) feet, and a minimum diameter of twenty four (24) inches. The driveway culverts shall be laid so as to maintain the flow lines of the ditch or gutter. Head walls may be required.
7. **EROSION CONTROL:** The sub-divider shall be required to provide for the control of erosion of areas of the subdivision which are disturbed by grading operations by constructing temporary terraces on slopes, temporary silting basins, sod swales and spillways, and whatever may be necessary to prevent erosion and damage to adjacent properties from surface drainage as approved by the City Engineer and/or the Planning Board.
8. **FIRE PROTECTION:** Fire hydrants shall be provided by the sub-divider in all subdivisions with public water supplies. The hydrants should be located between property lines and curbs with all outlets facing or parallel to the street. Hydrants shall be placed at the corners of all blocks and at mid-block for blocks exceeding eight hundred (800) feet in length. Hydrants shall also be required at the entrance and end of all cul-de-sacs exceeding for hundred (400) feet in length.

The type of hydrant and control valves and the location of the hydrant shall be approved by the Fire Chief. The minimum size of any water line serving any hydrant shall not be less than six (6) inches in diameter and should be circulating water lines. The size and location of water lines should be approved by the City Engineer and/or the Fire Chief.

9. ELECTRIC, GAS, AND TELEPHONE IMPROVEMENTS:
 - a. Electric service and telephone service shall be provided within each subdivision. Gas service may be required where reasonably accessible. Whenever such facilities are reasonably accessible and available, they may be required to be installed within the area prior to the approval of the final plat. Telephone, electric, and street lighting wires, conduits and cables shall be constructed underground.
 - b. Whenever a sanitary sewer line and electric and/or telephone line are each placed underground in the same utility easement, the following provisions shall be applicable:
 1. The total easement width shall be not less than sixteen (16) feet, and
 2. The sanitary sewer line shall be installed within three (3) feet of the easement, and the electric and/or telephone lines shall be installed within three (3) feet of the easement.

I. SHARED IMPROVEMENT COSTS

1. OVERSIZE AND OFF-SITE IMPROVEMENTS: The utilities, pavements, and other land improvements required for the proposed subdivision shall be designed of oversize and/or with extensions provided to serve nearby land which is an integral part of the neighborhood service or drainage area as determined by the Planning Board and/or City Engineer.
2. COST OF OVERSIZE IMPROVEMENTS: Minimum street pavement widths shall conform to the standards given in Schedule A, inclusive. Where pavement widths greater than those specified in Schedule A are deemed necessary by the Planning Board and /or the City Engineer and approved by the City Council the City shall bear the extra cost of providing a greater than the minimum pavement width required by these regulations. The sub-divider shall be required to pay for only that part of the construction costs for the arterial streets, trunk sewers, or water lines which are serving the proposed subdivision as determined by the Planning Board and/or the City Engineer. The City shall pay the difference between the cost of required improvements for the proposed subdivision and improvements required to service the surrounding areas specified in SECTION 609.01.
3. EXTENSIONS TO BOUNDARIES: The sub-divider may be required to extend the necessary improvements to the boundary of the proposed subdivision to serve adjoining unsubdivided land, as determined by the City Planning Board.
4. OFF-SITE EXTENSIONS: If streets or utilities are not available at the boundary of a proposed subdivision and if the City Planning Board finds the extensions across undeveloped areas would not be warranted as a special assessment to the intervening properties or as a municipal expense until some future time, the sub-divider may be required, prior to approval of the final plat, to obtain necessary easements or rights-of-way and construction and pay for such extensions. Such improvements shall be available for connections by developers of adjoining land.

J. SUBDIVISION IMPROVEMENT GUARANTEES

Prior to final plat approval, the sub-divider shall complete in a manner satisfactory to the Planning Board and/or the City Engineer, all improvements required in these regulations specified in the final subdivision plat, and as approved by the Planning Board and shall dedicate same to the City in accordance with SECTION 3005 – J - 7 of these regulations. Final plat approval shall not be granted until the dedication of said improvements has been accepted by the City.

In lieu of requiring the completion of all improvements prior to final plat approval, the City may, at its discretion, enter into a contract with the sub-divider whereby the sub-divider shall guarantee to complete all improvements required by this Ordinance or otherwise specified by the Planning Board, in a manner satisfactory to the Planning Board. To secure this contract, the sub-divider shall provide, subject to the approval of the Planning Board, one of the guarantees provided in SECTIONS 3005 – J – 1 through 3005 – J - 4.

1. SURETY PERFORMANCE BOND: The sub-divider shall obtain a security bond from a surety bonding company authorized to do business in the State of Iowa. The bond shall be payable to the City and shall be in an amount to cover the entire cost, as estimated by the sub-divider and approved by the City Engineer and/or Planning Board, of installing all contracted improvements. The duration of the bond shall be until such time as the improvements are accepted by the City in accordance with SECTION 3005 – J - 7.
2. ESCROW ACCOUNT: The sub-divider shall deposit cash, or other instrument readily convertible into cash at face value, either with the City or in escrow with a bank. The use of any instrument other than cash, and, in the case of an escrow account, the bank with which the funds are to be deposited, shall be subject to the approval of the Planning Board. The amount of the deposit shall be at least equal to the cost, as estimated by the sub-divider and approved by the City Engineer and/or Planning Board, of installing all required improvements.

In the case of an escrow account, the sub-divider shall file with the Planning Board an agreement between the financial bank and himself/herself guaranteeing the following:

- a. That the funds of said escrow account shall be held in trust until released by the Planning Board and may not be used or pledged by the sub-divider as security in any other matter during that period;
 - b. And that in the case of a failure on the part of the sub-divider to complete said improvements, then the bank shall immediately make the funds in said account available to the City for use in the completion of those improvements.
3. SEQUENTIAL APPROVAL OF SUBDIVISION SEGMENTS WITHOUT GUARANTEE: Where a subdivision is to be developed in several sections, the Planning Board may, at its discretion, waive the use of a guarantee on the initial sections, provided that such sections may not be larger than twenty-five (25) lots, or fifty (50) percent of the total number of lots in the subdivision, whichever is less. The Planning Board shall grant final plat approval for each succeeding section being contingent upon completion of all contracted improvements in each preceding section, and acceptance of those improvements in accordance with SECTION

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3005 – J - 7 Completion of improvements in the final section of the subdivision, which shall include at least twenty-five (25) lots, or fifty (50) percent of the total number of lots in the subdivision, whichever is less, must be guaranteed through the use of one of the other methods detailed under SECTION 3005 of this Ordinance.

4. SPECIAL ASSESSMENT: The City may, at its discretion, enter into an agreement with the sub-divider to pay the cost of the required improvements through the use of a special assessment. The City shall make such arrangements for actual construction and interim financing as it deems appropriate, provided that construction of improvements in any section of the subdivision shall be completed in a time period not longer than would be allowed if another form of improvement guarantee were used.
5. TIME LIMITS: Prior to the granting of final plat approval, the sub-divider and the Planning Board shall agree upon a deadline for the completion of all required improvements, such deadline not to exceed two (2) years from the date of final plat approval. The Planning Board shall have the power to extend that deadline for one (1) additional year where the sub-divider can present substantial reason for doing so.
6. FAILURE TO COMPLETE IMPROVEMENTS: If any portion of the required improvements shall fail to be accepted for dedication in compliance with SECTION 3005 – J - 7 within the allocated time period, either for reason of incompleteness or for reason of substandard construction, the Planning Board shall take one of the following actions:
 - a. Where improvements have been guaranteed under SECTION 3005 – J - 1 of this Ordinance preliminary plat approval shall be revoked.
 - b. Where improvements have been guaranteed under SECTION 3005 – J - 2 of this Ordinance, the Planning Board shall declare whatever security has been pledged as guarantee to be forfeited. Where the Planning Board is not already in possession of said guarantee, it shall immediately take the actions necessary to obtain it. Upon receipt of these securities, the Planning Board shall use them, or receipts from their sale if that be necessary, to finance such improvements to the proper specifications. Unused portions of these securities shall be returned to the sub-divider, bonding company, or crediting institution as is appropriate.
7. INSPECTION AND CERTIFICATION: The City Engineer, or other knowledgeable official as specified by the Planning Board, shall regularly inspect for defects in the construction of required improvements. Upon completion of these improvements, the City Engineer, or other knowledgeable official as specified by the Planning Board, shall file with the Planning Board a statement either certifying that the improvements have been completed in the specific manner or listing the defects in those improvements.

Upon completion of the improvements, the sub-divider shall file with the Planning Board a statement stipulating the following:

- a. That all required improvements are complete;
- b. That these improvements are in compliance with the minimum standards specified by the Planning Board for their construction;

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- c. That the sub-divider knows of no defects from any cause, in those improvements;
- d. And that these improvements are free and clear of any encumbrance or lien.

If the City Engineer, or other knowledgeable official as specified by the Planning Board, has certified that the contracted improvements are complete and free from defect, then upon receipt of the other statements and agreements detailed above, the City may, at its discretion, accept the dedication of any portion of the required improvements, provided that all statements and agreements specified above have been received for that portion of the improvements.

- 8. REDUCTION OF GUARANTEES: In those cases where improvement guarantees have been made under SECTION 3005 – J - 2 of this ordinance, the amount of the guarantee may be reduced upon acceptance, in compliance with SECTION 3005 – J - 7 of the dedication of a portion of the required improvements.
- 9. RELEASE OF GUARANTEE: Upon acceptance in accordance with SECTION 3005 – J - 7 of the dedication of the final portion of improvements, the City shall authorize the release of the remaining portion of the improvement guarantee.

3006 VARIANCES

A. GRANTING OF VARIANCES: CONDITIONS

The Planning Board may recommend and the City Council may grant variances from the provisions of these regulations but only after determining that:

- 1. There are unique circumstances or conditions affecting the property.
- 2. The variance is necessary for the reasonable and acceptable development of the property in question.
- 3. The granting of the variance will not be detrimental to the public welfare or injurious to adjacent property.

B. RECORDING OF PLAT

In no case shall the requirement of filing and recording a plat for subdivision be waived.

C. PLANNED DEVELOPMENT

The Planning Board and the City Council may also grant reasonable variances to these regulations if the sub-divider concurrently submits an application for, and obtains approval of, a Planned Development. The sub-divider shall indicate where his/her plans vary from these regulations and shall present sufficient evidence to support his/her request, indicating why his/her request will not be detrimental to the public health, safety and welfare.

3007 AMENDMENTS

Any provision of these Regulations from time to time may be amended, supplemented, changed, modified, or repealed by the governing body according to law; provided, however, that such amendments, supplements, changes, modifications or repealed provisions shall not become effective until after study and report they the Planning Board.

3008 REPEALS

All Ordinances of the City inconsistent herewith to the extent of such inconsistency, and no further, are hereby repealed.

The repeal of any of the above-mentioned does not revive any other Ordinances or portions thereof repealed by said Ordinances.

Such repeals shall not affect or prevent the prosecution or punishment of any person for the violations of any Ordinance repealed hereby, for any offense committed prior to the repeal.

3009 SEVERABILITY

It is hereby declared to be the legislative intent that the several provisions of this Ordinance shall be severable, in accordance with the provisions set forth below.

If any provisions of this Ordinance is declared to be invalid by a decision of any court of competent jurisdiction, it is hereby declared to be the legislative intent that:

- A. The effect of such decision shall be limited to that lot, building, other structure or tract of land immediately involved in the controversy, action or proceeding in which the judgment or decree of invalidity was rendered.
- B. Such decision shall not affect, impair or nullify this Ordinance as a whole or the application of any provisions thereof, to any other lot, building, other structure, or tract of land.

3010 PLATTING REQUIREMENTS FOR PARCEL SPLITS AND PROPERTY LINE ADJUSTMENTS

- A. Exemption from Platting Requirements for Parcel Splits and Property Line Adjustments.

If the Building Inspector determines that a proposed subdivision qualifies as a parcel split or property line adjustment, then the parcel split or property line adjustment shall be exempt from formal platting procedures.

- B. Review criteria.
 - (1) A subdivision of land qualifies as a property line adjustment if the following conditions exist:
 - (a) That the land to be subdivided has previously been platted;
 - (b) That the land can only be legally transferred to an adjoining landowner;
 - (c) That the land proposed for subdivision is not of a size that could be construed as a buildable lot; and
 - (d) That the subdivision does not create any nonconformities.

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- (2) Due to the unique characteristics of each parcel split request, it shall be up to the interpretation of the Building Inspector whether or not a proposed parcel split serves the purpose and intent of this title and all other applicable resolutions and ordinances adopted by the city.

C. Procedures.

Once it has been determined by the Building Inspector, after an initial conference with the sub-divider, that a proposed subdivision qualifies as a parcel split or property line adjustment, the sub-divider shall submit to the Building Inspector an application, as provided by the department, for acceptance or denial of the proposed parcel split or property line adjustment, together with a receipt for the filing fee. If necessary, at the Building Inspector's discretion, a survey prepared by an Iowa registered land surveyor attached to the application may be required.

D. Parcel Split/Property line adjustment approval.

- (1) The Building Inspector shall approve the parcel split if the same conforms to all applicable ordinances and resolutions of the City of Carter Lake and all applicable laws, rules and regulations of the state of Iowa and duly constituted agencies thereof. Upon the Building Inspector's written approval of a parcel split, the sub-divider shall then submit to the Building Inspector department a survey prepared by an Iowa registered land surveyor who shall be responsible for preparing such survey in full conformance with the requirements of the Iowa Code.
- (2) The Building Inspector shall approve the property line adjustment if the same conforms to all applicable ordinances and resolutions of the City of Carter Lake and all applicable laws, rules and regulations of the state of Iowa and duly constituted agencies thereof.

E. Appeal.

In the event that the Building Inspector does not approve a parcel split or property line adjustment application, the sub-divider has the right to appeal the Building Inspector's decision to the planning commission by filing a written appeal with the Building Inspector department within thirty (30) days of the date of said denial. If the appeal is filed within the time prescribed, then the Building Inspector shall set the appeal hearing before the planning commission for its consideration.

F. City Planning Commission Action.

If the planning commission reverses the decision of the Building Inspector, then he or she shall be instructed by the planning commission chairman to approve said parcel split. Whether the planning commission affirms or reverses the Building Inspector's decision, such determination shall be appealable by either party to the City Council for a final determination, provided the written appeal is filed within ten (10) days of the Planning Commission's decision.

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G. City exemption from this section.

The city shall be exempt from the requirements of this chapter.

H. Recording requirements.

The Building Inspector or his or her designee shall record the approved parcel split or property line adjustment with the Pottawattamie County recorder's office within five working days after its approval. The Building Inspector shall send the sub-divider a copy of the recorded property line adjustment by regular mail. The sub-divider shall not convey, nor the Pottawattamie County auditor transfer, either of the resulting two parcels of land until the parcel split or property line adjustment is recorded.

**SCHEDULE A
MINIMUM STREET STANDARDS**

	Minimum Right of Way (ft.)	Surface Width (ft.)	No. of Traffic Lanes	Minimum No. of Parking Lanes	Shoulder Width (ft.)	Maximum Grade %	Min. Center Line Radius (degrees)	Min. Spacing Intersection w. Arterial Street (ft.)
Arterial Street*	100	44**	4	0	8	6	300	---
Collector Street*	80	36**	2	0	6	7	300	1,320
Local Street	60	36**	2	2	6	8	200	1,320
Cul-De-Sac & Loop	50	28**	2	1	4	10	100	None Allowed

* Minimum standards are not applicable to roads and streets, which are, included on the Federal-Aid Primary of Federal-Aid Secondary system or on the county or municipal One and Six Year Road and Street Plan.

** Add greater width if parking and/or turning lanes are to be provided: Minimum Turning Lane = 10 Feet
Minimum per Parking or Pickup Lane = 8 Feet

**SCHEDULE B
REQUIRED SUBDIVISION IMPROVMENTS**


Subdivision	Curb and Gutter	Sidewalks	Street Surface Type Minimum	Storm Drainage	Street Lights	Central Lights System	Central Water System	Central Sewage Disposal System
	Yes	Yes	Bituminous or Concrete	Yes	Yes	Yes	Yes	Yes

SCHEDULE C

Guidlines for In-Fill Housing

Non-Conforming Lots of Record

3,080 SQ FT

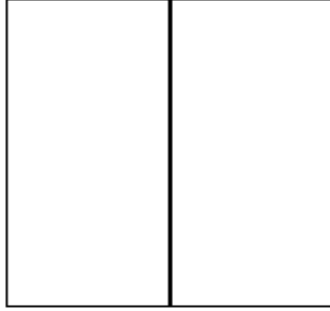


77 feet

40 feet

ONE LOT
ONE OWNER
No adjoining lots owned by the same owner
Ranch style homes only
Must meet all setbacks
No Variances allowed
May not be a corner lot
ONLY ONE HOUSE MAY BE BUILT

6,160 SQ FT



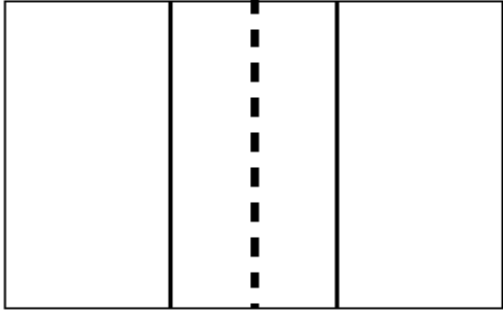
77 feet

80 feet

Two lots
One Owner

ONE HOUSE MAY BE BUILT

4,620 SQ FT 4,620 SQ FT



77 feet


60 feet 60 feet

Three lots
One Owner
TWO HOUSES MAY BE BUILT

Four lots
One Owner

TWO HOUSES MAY BE BUILT

6,160 SQ FT 6,160 SQ FT



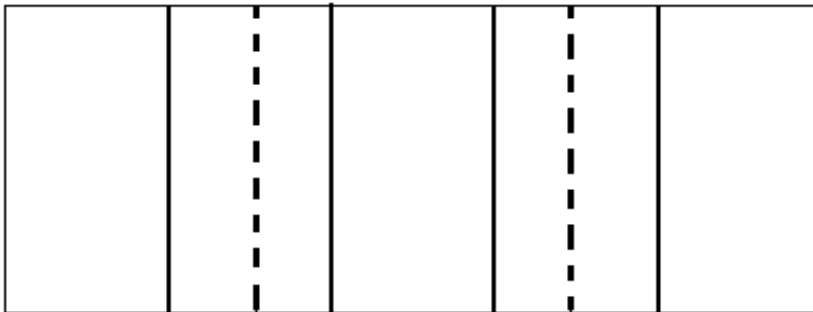
77 feet

80 feet 80 feet

Five Lots
One Owner

THREE HOUSES MAY BE BUILT

5,082 SQ FT 5,082 SQ FT 5,082 SQ FT



77 feet

66 feet 66 feet 66 feet