TABLE OF CONTENTS

PAGE NO:

ARTICLE I: GENERAL PROVISIONS 1

Section 1: Title 1
Section 2: Purpose and Intent 1
Section 3: Authority: 1
Section 4: Jurisdiction 1
Section 5: Applicability 2
Section 6: Exemptions 2
Section 7: Restrictive Covenants 3
Section 8: Interpretation 3
Section 9: Rules of Construction 3
Section 10: Notice to Cities 3

ARTICLE II: DEFINITIONS 4

Section 1: Applicability 4
Section 2: Definitions 4

ARTICLE III: PLAT APPROVALS, VACATION PROCEDURE, AND VESTING OF DEVELOPMENT RIGHTS 10

Section 1: Plat Approval Required 10
Section 2: Approvals Required for Plat Recording 10
Section 3: Vacation of Plats 10
Section 4: Vesting of Development Rights 10

ARTICLE IV: APPLICATION PROCEDURE AND APPROVAL PROCESS 11

Section 1: General Provisions 11
Section 2: Pre-platting Conference 11
Section 3: Preliminary Plat 12
Section 4: Final Plat 14
Section 5: Short-form Plat 17
Section 6: Required Certificate 17

ARTICLE V: MINIMUM DESIGN STANDARDS 23
Section 1: General Guidelines 23
Section 2: Public Facility Requirements 23
Section 3: Character of the Land 24
Section 4: Streets, Alleys, and Public Ways 25
Section 5: Blocks 26
Section 6: Lots 26
Section 7: Easements 27

ARTICLE VI: DEDICATION OR RESERVATION OF PUBLIC SITES AND OPEN SPACES 28
Section 1: Determination of Need 28
Section 2: Dedication of Sites 28

ARTICLE VII: REQUIRED IMPROVEMENTS 29
Section 1: Improvement Provisions 29
Section 2: Required Improvements 29
Section 3: Guarantee of Completion of Improvements 30

ARTICLE VIII: LOT SPLIT PROCEDURE 32
Section 1: Authority for Approval 32
Section 2: Application 32
Section 3: Lot Split Approval 33
Section 4: Exemption for Industrial Plats 33

ARTICLE IX: APPEALS AND VARIANCES 34
Section 1: Appeals 34
Section 2: Variances 34
Section 3: Waivers 34

ARTICLE X: AMENDMENTS AND REVIEW 35
Section 1: Amendment Procedure 35
Section 2: Annual Review 35

ARTICLE XI: ADMINISTRATION 36

Section 1: Duties of the Zoning Administrator 36

Section 2: Duties of the Planning Commission 36

Section 3: Duties of the Governing Body 36

ARTICLE XII: SEVERABILITY AND EFFECTIVE DATE 37

Section 1: Severability 37

Section 2: Effective Date.....37

SAMPLE PRELIMINARY PLAT

SAMPLE FINAL PLAT

RESOLUTION NUMBER 2005-45