

TABLE OF CONTENTS

<u>ARTICLE I</u>	<u>GENERAL PROVISIONS</u>	<u>PAGE</u>
100	Purpose.....	1-1
110	Title.....	1-1
120	Legislative Authority.....	1-1
130	Powers of the Planning Commission.....	1-1
140	Administration.....	1-1
150	Area of Jurisdiction.....	1-2
160	Application.....	1-2
170	Severability of Regulations.....	1-2
<u>ARTICLE II</u>	<u>DEFINITIONS</u>	<u>PAGE</u>
200	Interpretation.....	2-1
201	Definition of Terms.....	2-1
202	Agricultural Use.....	2-1
203	Alley.....	2-1
204	Architect, Landscape.....	2-1
205	Block.....	2-1
206	Blue Line Stream, Solid.....	2-1
207	Buffer (or buffering).....	2-1
208	Building.....	2-2
209	Building and Zoning Official.....	2-2
210	Building Setback Line.....	2-2
211	Caliper.....	2-2
212	Common Access Easement.....	2-2
213	Common Area.....	2-2
214	Common Open Space.....	2-2
215	Comprehensive Plan.....	2-2
216	Construction Easement.....	2-2
217	Construction Plans or Drawings.....	2-2 thru 2-3
218	Conservation Easement.....	2-3
219	Conservation Line.....	2-3
220	Cul de Sac.....	2-3
221	Curb.....	2-3
222	Day.....	2-3
223	Deceleration Lane.....	2-3
224	Dedication.....	2-3
225	Deed.....	2-3
226	Deed Restriction.....	2-3
227	Developer.....	2-3
228	Easement.....	2-3
229	Engineer.....	2-4
230	Environmentally Sensitive Area.....	2-4
231	F.E.M.A.	2-4
232	Fill.....	2-4
233	Floodplain.....	2-4
234	Geologic Hazard Area.....	2-4
235	Grade.....	2-4
236	Grading.....	2-4
237	Groundwater.....	2-4

<u>ARTICLE II</u>	<u>DEFINITIONS</u>	<u>PAGE</u>
238	Home Owners Association.....	2-5
239	Improvements (or Site Improvements).....	2-5
240	Infrastructure.....	2-5
241	Interior Walk.....	2-5
242	Land Clearing.....	2-5
243	Land Surveyor.....	2-5
244	Lot.....	2-5
245	Lot Area (Size).....	2-5
246	Lot, Depth.....	2-5
247	Lot, Double Frontage.....	2-5
248	Lot Frontage.....	2-6
249	Lot of Record.....	2-6
250	Lot, Reverse Frontage.....	2-6
251	Lot Width.....	2-6
252	Monument.....	2-6
253	Owner.....	2-6
254	Pavement.....	2-6
255	Performance Guarantee.....	2-6
256	Planning Director.....	2-6
257	Phase.....	2-6
258	Plat.....	2-7
259	Planning Commission, or Commission.....	2-7
260	Property.....	2-7
261	Property Owners Association.....	2-7
262	Public Space.....	2-7
263	Public Utility.....	2-7
264	Restrictive Covenant.....	2-7
265	Right-of-Way.....	2-7
266	Roadway.....	2-8
267	Sediment.....	2-8
268	Sedimentation.....	2-8
269	Setback.....	2-8
270	Sight distance (along road).....	2-8
271	Sight distance (across intersections).....	2-8
272	Sight triangle.....	2-8
273	Street.....	2-8 thru 2-9
274	Street Tree Alignment Line.....	2-9
275	Street Tree.....	2-9
276	Streetscape.....	2-10
277	Stub Street.....	2-10
278	Subdivider.....	2-10
279	Subdivision.....	2-10
280	Subdivision/Major.....	2-10
281	Subdivision/Minor.....	2-10
282	Variance.....	2-10
283	Waiver.....	2-10
284	Zoning Ordinance.....	2-11

<u>ARTICLE III</u>	<u>PROCEDURE FOR FILING SUBDIVISION APPLICATIONS</u>	<u>PAGE</u>
<u>300</u>	<u>General Procedure</u> <u>3-1</u>	
<u>310</u>	<u>Optional Pre-Application Meeting With Planning Commission Staff</u>	<u>3-1</u>

<u>ARTICLE III</u>	<u>PROCEDURE FOR FILING SUBDIVISION APPLICATIONS</u>	<u>PAGE</u>
320	Preliminary Plat Procedure	3-1 thru 3-3
330	Construction Plan Procedure	3-3 Thru 3-4
340	Final Plat Procedure	3-4 thru 3-5
350	Construction Guarantee Procedures	3-5 thru 3-7
360	Minor Plat Procedures	3-7 thru 3-9
370	Fees	3-9
<u>ARTICLE IV</u>	<u>MAJOR PLAT REQUIREMENTS</u>	<u>PAGE</u>
400	Pre-Application	4-1
410	Preliminary Plat	4-1 thru 4-3
420	Final Plat	4-4 thru 4-6
430	Adjustment of Final Plat Requirements	4-6
<u>ARTICLE V</u>	<u>MINOR PLAT REQUIREMENTS</u>	<u>PAGE</u>
500	Pre-Application	5-1
510	Minor Plat	5-1 thru 5-3
<u>ARTICLE VI</u>	<u>DESIGN STANDARDS</u>	<u>PAGE</u>
600	General Provisions	6-1
610	Land Requirements	6-1
620	Streets	6-1 thru 6-17
630	Lots and Lot Sizes	6-17
640	Blocks	6-17 thru 6-18
650	Easements	6-18
660	Land Requirement for Community Facilities	6-18 thru 6-19
670	Urban Sediment Control	6-19 thru 6-20
680	Miscellaneous	6-21
<u>ARTICLE VII</u>	<u>REQUIRED IMPROVEMENTS</u>	<u>PAGE</u>
700	General Requirements	7-1
710	Required Improvements	7-1 thru 7-2
<u>ARTICLE VIII</u>	<u>NON-RESIDENTIAL SUBDIVISIONS</u>	<u>PAGE</u>
800	General Requirements	8-1
810	Design Standards	8-1 thru 8-2
<u>ARTICLE IX</u>	<u>WAIVER OF THE SUBDIVISION REGULATIONS</u>	<u>PAGE</u>
900	Purpose	9-1
910	Procedural Requirements	9-1
920	Review	9-1 thru 9-2
930	Planning Commission May Establish Alternative Conditions or Requirements	9-2
<u>ARTICLE X</u>	<u>ORDINANCE PROVISIONS</u>	<u>PAGE</u>

1000	Amendments.....	10-1
1010	Plats filed without approval.....	10-1
1020	Repeal of Conflicting Ordinances and Effective Date.....	10-1
1030	Separability	10-1