

Summary of Amendments to Subdivision Control Ordinance

August 26, 2020

| Item | Section | Subject | Description |
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| 1 | 152.02 | Administration | Added plat amendment and specified the power of the Commission is limited to unincorporated areas of County. Also added Subdivision Control Ordinance, Zoning Ordinance, Storm Water Ordinance, Building Code, Flood Hazard Code, Sugar Creek Zoning Ordinance, Wind Energy Conversion Ordinance, and private sewage disposal ordinance to list of applicable ordinances to which plat must comply. |
| 2 | 152.03 | Jurisdiction | Eliminated exclusion of 2-mile city zoning area and clarified. |
| 3 | 152.04 | Definitions | <ol style="list-style-type: none"> 1. County – deleted 2-mile zone 2. Subdivision – changed to include all zoning classifications in which land is divided into two or more lots (formerly only residential); 3. Zoning Administrator – added; 4. Minor Plat – added |
| 4 | 152.15 | Waivers | <ol style="list-style-type: none"> 1. Changed “rigid” enforcement to “strict” enforcement in order to mirror statute; 2. Added criteria for waivers; 3. Clarified that granting of waivers is discretionary. |
| 5 | 152.17 | Application | <ol style="list-style-type: none"> 1. Changed number of copies required from 5 to 10; 2. Added preliminary review by Zoning Administrator. |
| 6 | 152.18 | Fee | Clarified and added plat amendment, re-plat and vacation |
| 7 | 152.19 | Public Hearing | <ol style="list-style-type: none"> 1. Added requirement that hearing be scheduled within 30 days of receipt; 2. Added notice requirement to all owners with one-half mile; 3. added requirement that notice be mailed at least 10 days prior to hearing. |
| 8 | 152.35 | Plat Requirements | Added names and addresses of surrounding landowners must be submitted |
| 9 | 152.36 | Preliminary Plat Approvals | <ol style="list-style-type: none"> 1. Added that Commission may impose reasonable conditions with approval; 2. Added that Commission may accept commitments offered by petitioner; 3. Changed effective period of approval from 4 years to 2 years; |

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| | | | <ul style="list-style-type: none"> 4. Deleted power of Commission to extend effective period; 5. Clarified that after disapproval, applicant cannot file within 1 year a plat that is substantially similar to plat that was denied |
| 10 | 152.37 | Final Plat | <ul style="list-style-type: none"> 1. Added that Commission may impose reasonable conditions; 2. Added Zoning Administrator and Health Officer to distribution list. |
| 11 | 152.38 | Recording | <ul style="list-style-type: none"> 1. Added plat amendment, re-plat and vacation; 2. Added that bond must be provided prior to recording. |
| 12 | 152.39 | Required Improvements | <ul style="list-style-type: none"> 1. Provided alternative for bonds if infrastructure not complete and clarified; 2. Clarified release procedure |
| 13 | 152.41 | Vacations | Added section for compliance with statute |
| 14 | 152.52 | Lots | Added minimum lot size, minimum road setback, minimum rear and side yards and minimum road frontage for all lots of all classifications in order to comply with Zoning Ordinance bulk standards |
| 15 | 152.57 | Drainage | Added new section |
| 16 | 152.58 | Judicial Review | Added new section in order to comply with statute |
| 17 | 152.59 | Enforcement | Added new section |
| 18 | 152.60 | Minor Plats | Added new section |
| 19 | App 2 | Road Standards | Incorporated Road Standards |