

Contents

1- Purpose & Applicability	3
1.1 Purpose.....	3
1.2 Applicability	3
1.3 Authority and Jurisdiction	3
2 - General Standards	5
2.1 Purpose.....	5
2.2 General Subdivision Requirements	5
2.3 Subdivision Plat Submission.....	6
2.4 Subdivision Exemption Plats	6
2.5 Recordation of Unapproved Plat Prohibited.....	7
2.6 Sale of Property in Violation of This Ordinance Prohibited.....	7
2.7 Issuance of Permit in Violation of This Ordinance	7
2.8 Prohibition Against Clearcutting.....	7
3 - Procedure for Review	8
3.1 Purpose.....	8
3.2 Types of Review	8
3.3 Exempt Subdivisions.....	9
3.4 Expedited Subdivision	9
3.5 Minor Subdivision.....	9
3.6 Major Subdivision.....	11
4 - Required Improvements & Design Standards	21
4.1 Purpose.....	21
4.2 Construction Development Guidelines.....	21
4.3 Standards for Utilities	21
4.4 Street Network	21
4.5 Greenways	22
4.6 Lot Design.....	22
4.7 Cluster Development.....	24
4.8 Open Space	25
4.9 Fee-in-Lieu of Improvements.....	27
4.10 Home Owner’s Association.....	28
5 - Appendix	30
5.1 Certificate of Ownership and Dedication	30
5.2 Certificate of Survey and Accuracy	30
5.3 Certificate of Exemption for Exemption Plats.....	30
5.4 Certificate of Approval for Required Improvements.....	31
5.5 Certificate of Approval for Recordation.....	31
5.6 Certificate of Approval for Expedited Review	31
5.7 Minor Subdivision Plat Review Process	32
5.8 Major Subdivision Plat Review Process.....	33