



**CHECKLIST FOR REQUIRED INFORMATION
MAJOR SUBDIVISIONS**

Zoning

_____ Dimensional Standards

Zoning District _____

Minimum lot area _____ Lot width _____ Setbacks _____

Zoning	Minimum lot area	Lot width	Setbacks front-side-rear
R-40	40,000	100	45-10-25
R-15	15,000	80	35-10-25
R-12.5	12,500	80	35-10-25
R-10	10,000	75	30-10-25

*corner lot adds 5 feet on street side.

** max height is 35 feet

*** cluster developments can drop dimensional standards by 25%.

Open Space

_____ Subdivision has 25 or more lots

_____ Subdivision meets open space requirements for zoning district.

R-20 8%

R-12.5 10%

R-10 12%

PUD 25%

Cluster developments in all districts 20%

_____ Only 25% of open space is inaccessible land.

_____ Location of active open space, passive open space, greenways.

Lot Design Standards

_____ Blocks

_____ Blocks do not exceed maximum length allowed.

Zoning district	Max allowed
R-10; R-12.5; R-15	1800 feet
R-40	N/A
M-1; M-2	N/A
PUD	1500 feet

_____ Corner lots

_____ Corner lots run at right angles to the right of way line or radial to the curve for cul de sacs and curvilinear streets.

_____ Lot frontage

_____ All lots have direct access to a public street (unless otherwise specified).

_____ For subdivisions with frontage on thoroughfare street, no more than 5 lots are along that frontage.

_____ Flag lots

_____ 2-20 lots = 1 flag lot allowed

_____ Over 20 lots = 1 per every 20 lots

_____ Cul de sac lots

_____ Lot frontage at least 50% of minimum required

_____ Lot frontage in no case less than 25 feet

_____ Lot area is equal or greater than minimum

_____ Minimum required lot width at building line

_____ A buffer yard separates the subdivision from the thoroughfare and adjoining property (per Article X of Zoning Ordinance).

_____ Streets are designed in conformance with City's Design Standards and Guidelines.

_____ Utilities are designed in conformance with City's Design Standards and Guidelines.

_____ Curb and gutter is provided on all subdivisions with public water and sewer.

_____ Sidewalks

- _____ Sidewalks on both sides of street for 28 foot wide or wider streets
- _____ Sidewalk on one side of the street for less than 28 foot wide streets
- _____ Sidewalk continues around entire cul de sac
- _____ Sidewalk required in all business districts
- _____ Sidewalks required as determined by Pedestrian Network Plan
- _____ Sidewalk is minimum 5 feet wide and 4 inches thick

_____ Greenways

- _____ Greenways required as determined by Pedestrian Network Plan
- _____ Greenway stubs to adjoining property or connects to existing greenway
- _____ Greenway is minimum 8 feet wide and paved
- _____ Greenway connector is a minimum 4 feet wide and paved

Owner's Association

- _____ An owner's association will be established.

Certificate's Required

- _____ Certificates for recording are on plat
- _____ Certificate of Ownership and Dedication
 - _____ Certificate of Survey and Accuracy and Notary
 - _____ Certificate of Approval for Required Improvements
 - _____ Certificate of Approval for Recording
 - _____ Review Officer