

1005.130 Minor Subdivisions.

1. A subdivision shall be considered a minor subdivision if the division or redivision of land does not establish more than four (4) lots wherein all the following criteria are met:
 - a) That the proposed subdivision of land does not include an improvement within a street right-of-way, other than concrete sidewalks, landscaping, monuments, lateral extensions of sanitary and storm sewers, and water mains. Establishment of a right-of-way only shall not be construed as an improvement in this Section. However, concrete sidewalks, landscaping, street lights, monuments, and water mains shall be required unless waived. Requirement of any additional improvements or the use of any special procedure of the Zoning Ordinance shall disqualify the proposed subdivision from consideration as a minor subdivision.
 - b) That the proposed subdivision of land does not include a provision for common land or recreational facilities.
 - c) That the proposed subdivision of land does not adversely affect, as determined by the Director of Planning, the development of the parcel proposed for subdivision as well as the adjoining property.
 - d) That the proposed subdivision of land is not in conflict with any provisions of the Zoning Ordinance or this Chapter.
 - e) That where a minor subdivision is proposed that fronts on the existing County maintained road that is proposed for widening improvements as determined by the Department of Planning after a report from the Department of Highways and Traffic, the developer may request to have waived the submission of improvement plans for the construction of sidewalks which involve extensive grading, steep topography, or other unusual conditions which would prohibit construction, verified by the Department of Highways and Traffic and, in lieu thereof, post bond or escrow to insure that the sidewalks will be installed as part of the street widening improvement. The bond or escrow agreement shall have a twenty-five (25) year term.
2. The Director may waive without a variance request the requirement of submission of all other plans except the record subdivision plat. However, in such cases, pertinent data as required by the Department and set forth in Section 1005.060 Submission and Review of a Preliminary Plat shall be submitted to the Department for review.
3. If the requirement of submission of all other plans except the record subdivision plat has not been waived, improvement plans for sidewalks may be required and shall be submitted for review and approval in accord with provisions of Section 1005.070 of this Chapter. Further, the developer shall prepare and submit to the Department such number of copies of a preliminary plat of the tract as required by Section 1005.060 Submission and Review of a Preliminary Plat.
4. All requirements of Section 1005.090 Record Plat shall be likewise required prior to approval of any minor subdivision. (O. No. 12035 - Adopted 4/25/85)

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