

CHAPTER 50 - SUBDIVISION REGULATIONS RE-WRITE

COMPARISON OF EXISTING CHAPTER 50 AND THE SRA 16-01 CHANGES

EXISTING CHAPTER	SRA 16-01
Sec. 50-1. Definitions.	Division 50.2. Interpretation and Defined Terms Section 2.2. Definitions NEW Section 2.1. Rules of Interpretation
Sec. 50-2. Purpose of chapter.	Division 50.1. Purpose Section 1.1. Purpose of Chapter 50
Sec. 50-3. Applicability of chapter.	Division 50.3. General Requirements Section 3.1. Applicability of the Chapter
Sec. 50-4. Administration of chapter.	Division 50.3. General Requirements Section 3.4. Approving Authority Division 50.10. Administrative Procedures Section 10.5. Establishment of Fees
Sec. 50-5. Effect of chapter on other ordinances, etc.	Division 50.3. General Requirements Section 3.5. Effect of Chapter on Other Ordinances
Sec. 50-6. Enforcement of chapter.	Section not retained; see existing Sec. 50-41 and new Sec. 10.6. Enforcement of Chapter
Sec. 50-6A. Amendment of chapter.	Division 50.10. Administrative Procedures Section 10.6. Amendment of Chapter
Sec. 50-7. Recording-Generally.	Section not retained; see new Division 50.9
Sec. 50-8. Same-Filing and approval of plats.	Division 50.3. General Requirements Section 50.3.2.A. Record Plat Required
Sec. 50-9. Exceptions to platting requirements.	Division 50.3. General Requirements Section 3.2.B. Record Plat Required Section 3.3. Exemptions to the Requirements of this Chapter
Sec. 50-10. Specifications; information to contain; surveyor's certificates, etc.	Section not retained; provisions included in new Section 50.8.1.
Sec. 50-11. Dedications to public use; area in square feet to be shown.	Division 50.8. Plats-Generally Sections 8.1. Filing and Specifications C.2.j and u. Plat Drawing
Sec. 50-12. Filing; fees; indexing, etc.	Section not retained; replaced by more up to date provisions in new Section 50.8.3 Recording Procedure
Sec. 50-13. Plat books.	Section not retained
Sec. 50-14. Effect of filing.	Division 50.8. Plats-Generally Section 8.3. Recording Procedure D. Effect of filing
Sec. 50-15. Land dedicated to public use; abandonment of subdivisions.	Division 50.8. Plats-Generally Section 8.4. Abandonment of Land Dedicated for Public Use
Sec. 50-16. Recording copies of plats previously filed-Generally.	Division 50.7. Minor Subdivisions Section 7.1. Applicability E.3 Plat of correction

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Sec. 50-17. Same-Effect on instruments previously recorded.	Section not retained; new plat of correction would replace the old plat.
Sec. 50-18. Plats recorded prior to April 6, 1904; clerks to have copies made; procedure.	Section not retained.
Sec. 50-19. Endorsements on copies by county surveyor; fees.	Section not retained.
Sec. 50-20(a) and (b). Limits on issuance of building permits.	Division 50.3. General Requirements Section 3.1. Applicability of the Chapter Section 3.2. Record Plat Required Existing Section 50-20(b) not retained; IBC does not permit parking structures across lot lines and reconstruction is permitted by proposed general exemption to platting.
Sec. 50-20(c). Limits on issuance of building permits	Division 50.4. Preliminary Plan Section 4.3. Technical Review J. Adequate Public Facilities Ordinance (APFO)
Sec. 50-21. Road grade approval prerequisite to construction of improvements or installation of utilities.	Division 50.4. Preliminary Plan Section 4.3. Technical Review E.3.d. Road grade approval
Sec. 50-22. Dedication of streets, roads, etc.	Section not retained. We assume this was written for CIP or other road projects involving public taking procedures and these don't go through Chapter 50 platting process. Also, dedications are accepted by deed now by the County.
Sec. 50-23. General procedures for submission of subdivision plans.	Division 50.3. General Requirements Section 3.6. Submission Procedures for Subdivision Plans
Sec. 50-24. Required public improvements.	Division 50.4. Preliminary Plan Section 4.3. Technical Review E.2. Design standards E.3. Additional roadway provisions F.1 and 2. Water supply and sewage disposal facilities G. Markers and monuments H. Stormwater management
Sec. 50-25. Roads and streets-Plat and plan requirements.	Division 50.4. Preliminary Plan Section 4.3. Technical Review E.1. Plan requirements. PREVIOUS Sections 50-25(d), (e), (g), (h) either modified as above or not retained.
Sec. 50-26. Roads and streets-Design standards.	Division 50.4. Preliminary Plan Section 4.3. Technical Review

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	E.2. Design standards E.3. Additional roadway provisions
Sec. 50-27. Water and sewer facilities.	Division 50.4. Preliminary Plan Section 4.3. Technical Review F. Water supply and sewage disposal facilities
Sec. 50-28. Block design.	Division 50.4. Preliminary Plan Section 4.3. Technical Review B. Block Design
Sec. 50-29. Lot design.	Division 50.4. Preliminary Plan Section 4.3. Technical Review C. Lot Design
Sec. 50-30. Public sites and adequate open spaces.	Division 50.4. Preliminary Plan Section 4.3. Technical Review D. Public Sites and Adequate Open Spaces.
Sec. 50-31. Reservation of land for public use.	Division 50.4. Preliminary Plan Section 4.3. Technical Review D.5. Reservation
Sec. 50-32. Special controls for environmentally sensitive areas.	Division 50.4. Preliminary Plan Section 4.3. Technical Review K. Environment
Sec. 50-33. Preapplication submissions.	Division 50.5. Pre-Preliminary Submissions. Section 5.1. Filing and Specifications A. Filing
Sec. 50-33A. Alternative procedure for preapplication submission.	Division 50.5. Pre-Preliminary Submissions Section 5.1. Filing and Specifications B. The Drawing Section 5.2. Approval Procedure
Sec. 50-34. Preliminary subdivision plans-Filing and specifications.	Division 50.4. Preliminary Plan Section 4.1. Filing and Specifications A. Application and fee B. The drawing. C. Supporting information
Sec. 50-35. Preliminary subdivision plans-Approval procedure.	Division 50.4. Preliminary Plan Section 4.1. Filing and Specifications D. Application Processing E. Hearing Date Section 4.2. Approval Procedure A. Referral of plan B. Review and recommendation C. Planning Board Action D. Required findings

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EXISTING CHAPTER	SRA 16-01
	<ul style="list-style-type: none"> E. Plan certification F. Amendments G. Plan validity H. Extension of validity Period I. Effect of failure to timely validate plan or secure an extension J. Revocation of approval Section 4.3. Technical Review <ul style="list-style-type: none"> A. Relation to master plan I. Public improvements K. Environment Division 50.10. Administrative Procedures <ul style="list-style-type: none"> Section 10.3. Establishment of Adequate Public Facilities Guidelines Section 10.4. Establishment of a Development Review Committee Division 50.4. Preliminary Plan <ul style="list-style-type: none"> Section 4.3. Technical Review <ul style="list-style-type: none"> J. Adequate Public Facilities Ordinance (APFO)
Sec. 50-35A. Minor Subdivisions-Approval Procedure.	Division 50.6. Administrative Subdivision Plan – NEW SECTION Division 50.7. Minor Subdivision
Sec. 50-35B. Applicability of future adequate public facilities requirements — temporary provision.	Section not retained.
Sec. 50-36. Record plats-Specifications and supporting data.	Division 50.8. Plats – Generally Section 8.1. Filing and Specifications <ul style="list-style-type: none"> A. Application and fee B. Specifications C. Plat drawing. D. Multiple plats for a single subdivision. E. Other supporting data.
Sec. 50-37. Record plats-Procedure for approval and recording.	Division 50.8. Plats-Generally Section 8.1. Filing and Specifications <ul style="list-style-type: none"> F. Application processing Section 8.2. Approval Procedure <ul style="list-style-type: none"> A. Referral of the plat application. B. Review and recommendation. C. Plat to comply with approved preliminary plan and site plan where required.

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	<p>D. Road and storm drain plans.</p> <p>E. Final plat.</p> <p>F. Planning Board to act within 30 days.</p> <p>G. Planning Board may hold hearing on any plat.</p> <p>H. Planning Board may give conditional approval.</p> <p>I. Signing.</p> <p>Section 50.8.3 Recording Procedure</p> <p>A. Processing of plats.</p> <p>B. Recordation.</p> <p>C. Indexing.</p> <p>D. Effect of filing.</p> <p>Division 50.10. Administrative Procedures</p> <p>Section 10.2. Bonding and Surety</p> <p>A. Guarantee of completion of improvements before recording final plat</p>
Sec. 50-38. Waivers from this chapter.	Division 50.9. Waivers from this Chapter
Sec. 50-39. Residential cluster subdivision.	<p>Division 50.4. Preliminary Plan</p> <p>Section 4.3. Technical Review</p> <p>H. Residential cluster subdivision</p> <p>Division 50.8. Plats-Generally</p> <p>Section 8.1. Filing and Specifications</p> <p>E.4. Plat for a cluster subdivision</p>
Sec. 50-40. Public utilities.	<p>Division 50.4. Preliminary Plan</p> <p>Section 4.3. Technical Review</p> <p>E. Public utilities</p> <p>Division 50.10. Administrative Procedures</p> <p>Section 10.2. Bonding and Surety</p> <p>A. Guarantee of completion of improvements before recording final plat</p>
Sec. 50-41. Enforcement.	<p>Division 50.10. Administrative Procedures</p> <p>Section 10.6. Enforcement of Chapter</p>