

ARTICLE 12: RURAL SUBDIVISIONS

Section 1201. In General

- A. Premature subdivision of land is to be discouraged, due to unavailability of urban services, higher energy consumption, premature and excessive loss of agricultural land, and inefficient delivery of basic government services. The provisions of this Article shall apply to proposed subdivisions that are outside of the corporate boundaries but within the Major Street Plan/Platting Jurisdiction of the City.
- B. The developer of a rural subdivision shall prepare and obtain approval of a pre-annexation agreement from the City Council prior to plat approval.
- C. The design standard and minimum improvements for rural subdivisions are the same as those required within the City limits except for the following exceptions listed below.

(Amended: Ordinance No. 546, 08-25-14)

Section 1202. Roads

- A. Specifications for roads shall be in accordance with the Engineering Design Standards approved by the City Engineer.
- B. Roads shall be designated on the plat as dedicated right-of-way or as private roadways. The responsibility for maintenance of all subdivision roads shall be certified on the plat or spelled out in a maintenance agreement to be filed with the plat.
- C. All roads shall comply with other right-of-way and street naming requirements outlined in this ordinance.

Section 1203. Lots and Blocks

- A. Whenever a plat or preliminary plat is proposed having lots which are one acre or larger in size, the planning commission may require that said plat or plan shall show how such lots can be re-subdivided into urban sized lots in the event the area is ever annexed into the City.
- B. Lots fronting along an arterial road or a federal, state or county highway shall be discouraged. Where they are allowed, shared drives may be required, or dedication of a frontage road between the arterial or highway and the lot shall be provided. Said road shall provide direct access to the adjoining property while limiting curb cuts along the major road. Approval shall be certified by the appropriate public entity for access onto all dedicated roads.

Section 1204. Grading and Drainage

Driveways and drainage culverts shall be installed by the lot owner in accordance with the Engineering Design Standards and approved by an applicable township, county or state agency. Storm water collection and disposal systems may be required by the City Engineer.

Section 1205. Water Supply

If a City public water system is not available, a central water system shall be provided in such a manner that an adequate supply of potable water will be available to every lot in the subdivision. All subdivisions shall require proof of an adequate water supply prior to issuance of any building permits.

Section 1206. Sanitary Sewers

In areas where public sanitary sewers are not accessible and no plans for public sewers have been prepared, or where the connection to public sanitary sewer is impractical, individual sewer systems will be permitted provided they comply with the regulations set forth for septic systems by the appropriate state agency and any additional county requirements. Connection to the City sewer system shall be required when the public sewer system is within 200' of an individual property line.