

Tract "B"

Subdivision Ordinance

SECTION 1. GENERAL PROVISIONS

1.12 Resubdivision of Land

(2) Procedure for Subdivisions Where Future Resubdivision is Indicated.

Whenever a parcel of land is subdivided and the subdivision plat shows one or more lots containing more than one acre of land and there are indications that such lots will eventually be resubdivided into small building sites, the Waterloo Plan and Program Commission and City Council may require that such parcel of land allow for the future opening of streets and the ultimate extension of adjacent streets. Easements providing for the future opening and extension of such streets may be made a requirement of the plat.

2.2 Preliminary Plat

(1) Application Procedure and Requirements. The applicant shall assist the Planning Staff in filing an application for approval of a preliminary plat. The applicant shall:

(e) An overall development plan shall accompany a preliminary plat which is being submitted for only a portion of the land which is owned by the requestor and could be subdivided in the future.

SECTION 4. REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS AND DESIGN

4.2 Lot Improvements

(2) Lot Dimensions.

Lot dimensions shall comply with the minimum standards of the Zoning Ordinance. Where lots are more than double the minimum required area for the zoning district, the Plan and Program Commission may require that such lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots, all in compliance with the Zoning Ordinance and these regulations.

4.3 Roads

(1) General Requirements.

(a) Frontage on Improved Streets. No subdivision shall be approved unless the area to be subdivided shall have frontage on and access from an existing street or a street shown upon a plat approved by the Plan and Program Commission and recorded in the County Recorder of Deeds' Office. Such street of highway must be suitably improved as required by the highways rules, regulations, specifications, or orders, or be secured by a contract required under these subdivision regulations, with the width and right-of-way required under these subdivision regulations of the Official Street Plan. Where the area to be subdivided is to utilize existing street frontage, such street shall be suitably improved as provided herein above.

(c) Topography and Arrangement

(vi) Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless in the opinion of the Plan and Program Commission such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most advantageous future development of adjacent tracts.

4.6 Sewerage Facilities

(2) Residential Districts. Sanitary sewerage systems shall be constructed as follows:

(a) Where a public sanitary sewerage system is reasonably accessible the applicant shall connect with same and provide sewers accessible to each lot in the subdivision.

SECTION 6. DEFINITIONS

6.2 Words and Terms Defined

Frontage. The side of a lot abutting on a street or way and ordinarily regarded as the front of the lot, but it shall not be considered as the ordinary side of a corner lot.

Lot. A tract, plat, or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership or for building development.

Resubdivision. A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for public use, or any lot line; or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.