

## **Division I: General subdivision information and requirements**

### **Section 16.010. Application of subdivision regulations**

Except as otherwise noted in this Chapter for minor subdivisions, the regulations contained herein apply to the division of a lot, tract or parcel of land into two (2) or more lots, tracts, parcels or other divisions of land for the purpose of sale or building development, whether immediate or future, including the resubdivision or replatting of land or lots. Where no new streets or access easements, on or off site, are involved, the division of land into parcels of ten (10) or more acres for agricultural purposes shall not require a subdivision plat.

### **Section 16.020. Subdivision requirements and enforcement**

The Director shall be responsible for enforcing the following requirements regarding the subdivision and platting of property:

- A. No subdivision (except a minor subdivision as defined herein) may be developed in the City until both a preliminary and a final plat have been submitted and approved and all applicable conditions of this Chapter have been satisfied.
- B. No person shall create a minor subdivision, plat amendment, resurvey or any other similar act within the City, except in conformance with the provisions of this Chapter.
- C. No lot, tract or parcel of land shall be divided by a metes and bounds description for the purpose of sale, transfer, or lease except in conformity with these requirements.
- D. No subdivision shall contain a lot that is less than the minimum dimensions set out in the applicable zoning district regulations.
- E. No lot, tract or parcel of land as part of any plat or replat of any subdivision shall be sold or offered for sale, traded or otherwise conveyed unless the plat or replat first shall have been approved in accordance with the provisions of this Chapter and recorded in the Office of the Recorder of Deeds of Jackson or Cass County, as the case may be.
- F. No building permit shall be issued for the construction of any building or structure located on a lot, tract or parcel or plat divided or sold in violation of the provisions of this Chapter.
- G. No building permit shall be issued for a lot that is not platted as required by this Chapter.
- H. No person shall change any recorded subdivision plat if the change affects any street layout shown on the plat, or area reserved for public use, or any lot line, or if it affects any map legally recorded prior to the effective date of this Chapter, unless the parcel shall be approved by the City under the procedures established by this Chapter.
- I. No changes, erasures, modifications or revisions shall be made to any plat after approval has been given by the Governing Body unless the plat is first resubmitted for review and approval as required by this Chapter.