

CODIFIED ORDINANCES OF ARCANUM

PART ELEVEN-PLANNING AND ZONING CODE

TITLE ONE-Subdivision Regulations

- Chapter 1102 Definitions
- Chapter 1104 Platting Procedure
- Chapter 1106 Documents Required – Major Subdivision
- Chapter 1108 Subdivision Design Requirements
- Chapter 1110 Improvement Requirements
- Chapter 1112 General Provisions

CHAPTER 1102

DEFINITIONS

- 1102.01 Meaning of words and phrases

CROSS REFERENCE

Plat and subdivision defined – see Ohio R.C. 711.001

1102.01 MEANING OF WORDS AND PHRASES

The following words and phrases when used in these Subdivision Regulations, except as otherwise provide, shall have the meanings respectively ascribed to them in this chapter.

- (a) “Alley” means a strip of land dedicated to public use, which provides secondary access for vehicular service to the rear or side of abutting properties.
- (b) “Buffer Lot” means a lot on a plat across the end of a street proposed to be extended by future platting or a lot along the length of a street where only part of the width has been dedicated, retained by the owner but conditionally dedicated on the plat for street purposes when the street is extended or widened
- (c) “Building line” or “setback line” means a line established on a parcel which is parallel to a street right-of-way line for the purpose of prohibiting construction of a building between such line and an easement, right-of-way or other public area.
- (d) “Village” means the incorporated municipality of Arcanum, Ohio.
- (e) “Village Engineer” means such person designate as the Engineer of the Village.
- (f) “Council” means the Council of the Village.
- (g) “Crosswalkway” means a right-of-way, dedicated to public use, which crosses a block to facilitate pedestrian access to adjacent streets and properties.
- (h) “Cul-de-sac” (court) means a short street having one open end and being permanently terminated by a vehicular turn-around.
- (i) “Dedication” means the appropriation of land by its owner for any public use.
- (j) “Easement” means a right-of-way granted by the property owner for limited use of private property for specific public or semi-public purposes.
- (k) “Greenbelts” or “buffer parks” means a strip or parcel of land, privately restricted or publicly dedicated as open space, located between a residential development

and other incompatible uses, for the purpose of protecting and enhancing the residential environment.

- (l) "Lot" means a tract or parcel of land identified as a single unit in a subdivision and intended for transfer of ownership, use or improvement.
 - (1) "Lot Depth" means a distance measured in the mean direction of the side lines of the lot line to the mid-point of the rear lot line.
 - (2) "Lot Width" means a mean horizontal distance between the side lines measured at right angles to the depth.
- (m) "Parcel" means a unit of land under one ownership other than a lot
- (n) "Planning Board" means the Planning and Zoning Board of the Village.
- (o) "Plat" means a map of a subdivision
 - (1) "Preliminary Plat" means a preliminary map showing the proposed layout of a subdivision in sufficient detail to allow review by the Planning Board.
 - (2) "Final Plat" means a map of all or part of the subdivision prepared and certified by a registered engineer or land surveyor in accordance with the requirements of the Village of Arcanum
- (p) "Public utility" means a firm, corporation, copartnership, municipal authority or public agency providing gas, electricity, water, steam, telephone, telegraph, storm sewers, sanitary sewer or transportation services or other services of a similar nature.
- (q) "Right-of-way" means land reserved, used or to be used for a street, alley, walkway or other public purpose.
- (r) "Sketch plan" means an informal plan or sketch showing the existing features of a site and its surroundings and the general layout of a proposed subdivision.
- (s) "Sight distance" means the minimum extent of an unobstructed vision (on a horizontal plan) along a street from a point five feet above the center line of a street.
- (t) "Street" means a public way or right-of-way dedicated to public use, which provides for vehicular and pedestrian access to abutting properties.
 - (1) "Marginal access street" means a minor street, which is parallel and adjacent to a major street, or thoroughfare, which provides access to abutting properties and protection from through traffic.
 - (2) "Half street" means a street having a lesser right-of-way width than required for a street of full width as required under these Subdivision Regulations
- (u) "Subdivider" means a person, firm, corporation, association, or other legal entity engaged in the subdividing of land.
- (v) "Subdivision" (major and minor)
 - (1) "Major Subdivision" means either the division of any parcel of land, shown as a unit or as contiguous units on the last preceding tax roll, into two or more parcels, sites or lots, any one of which is less than five (5) acres, for the purpose, whether immediate or future, of transfer of ownership, provided however, that the division or partition of land into parcels of more than five acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owners where such sale or exchange

does not create additional building sites, shall be exempted; or the improvement of one or more parcels of land for residential, commercial or industrial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except private streets serving industrial structures, or the division or allocation of land as open spaces for common use by owners, occupants or lease holders or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities.

- (2) "Minor subdivision" means the division of a lot or parcel of land along an existing public street into not more than five lots or parcels not establishing a new street or way.
- (w) "Superblock" means a residential block of exceptionally large size in both dimensions with access to interior lots by cul-de-sacs or loop streets and providing one or more open spaces.
- (x) "Block" means an area of land within a subdivision that is entirely bounded by streets, highways or ways, except alleys, or a combination of streets, highways or ways and rivers, streams, railroad rights-of-way or other exterior boundaries of the subdivision.
- (y) "Zoning Code" means the Zoning Code for the Village, including any amendments thereto, being Title Three of this Part Eleven, Planning and Zoning Code.

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CHAPTER 1104

PLATTING PROCEDURE

- 1104.01 Preliminary Plat for Major Subdivisions.
- 1104.02 Final Plat for Major Subdivisions.
- 1104.03 Plat for Minor Subdivisions.

CROSS REFERENCES

Planning Board- see O.R.C. 713.01
Plat and contents- see O.R.C. 711.01 et seq.
Plat acknowledgement and recording- see O.R.C. 711.06
Approval without plat- see O.R.C. 711.131
Vacating plats- see O.R.C. 711.17 et seq., 711.39
Documents to accompany plats- see P & Z Chap. 1106

1104.01 PRELIMINARY PLAT FOR MAJOR (amended by Ord. 94-16) SUBDIVISIONS:

(a) No Contract of Sale; Preliminary Plat. No person, firm or corporation shall subdivide territory within the corporate limits of the Village, or enter into any contract for the sale of, or offer to sell, any subdivision or any part thereof, or proceed with any construction work on such proposed subdivision, including grading, until he has obtained from the Planning Board approval of the preliminary plat of the proposed subdivision. Before preparing and submitting the preliminary plat to the Planning Board, it is suggested that the subdivider or his engineer consult with the Planning Board, while the plat is in sketch form, to ascertain the location of proposed highways, primary or secondary thoroughfares, parkways, parks, playgrounds and other planned developments.

(1) Submittal. The subdivider shall submit ten copies of the completed Application with required documents to the Planning Board for preliminary plat review. Such application shall be submitted not less than twenty (20) days prior to the regular meeting of the Planning Board at which the Application is to be considered. Application shall include the following:

- A. One key map to adequately locate the property to be subdivided and its relationship to surrounding areas;
- B. Ten copies of the preliminary plat in accordance with the specifications and requirements of Section 1106.01.

(2) Review. Upon receipt of the application for preliminary plat approval, the Planning Board shall check the graphic and written data for completeness and conformity to these Subdivision Regulations and the Major Thoroughfare Plan and other applicable sections of the Comprehensive Development Plan. If complete, the plat shall be accepted for processing and the Planning Board shall distribute two copies of the plat to the Village Engineer and one copy to the Utilities Superintendent. If the subdivision creates 50 or more new lots, one copy of the plat shall also be distributed to the Superintendent of Schools, and one copy to each of the local utility companies. The Village Engineer shall examine and check the plat for general engineering and conformity to required public improvements. The Superintendent of Schools shall be consulted regarding the potential effects of the proposed subdivision upon the school system and whether or not there is need for new school sites within or in the vicinity of the proposed plat. The various utility companies shall indicate the availability or non-availability of utilities and the suitability of any proposed utility easements. All agencies contacted shall, within seven days of receipt of the preliminary plat, be requested to return one print of such plat to the Planning Board with their approval, comments or recommended changes noted thereon.

(3) Approval. The Planning Board shall approve, modify or disapprove the preliminary plat within sixty days from the date of the regular meeting at which the plat was presented. However, a further period of time may be taken if the applicant consents to such an extension time. Approval of the preliminary plat by the Planning Board shall always be subject to the following conditions and modifications:

A. A recommendation from the Village Engineer concerning the adequacy or inadequacy of the proposed street improvements, water and sewer systems or any other public improvements proposed by the subdivider;

B. The approval of the Planning Board shall be noted on two copies of the preliminary plat along with any modifications or conditions of approval. One copy shall be returned to the subdivider and the other retained by the Board.

C. Approval shall be effective for a maximum period of twelve months unless, upon application of the subdivider, the Planning Board grants an extension. If the final plat has not been officially submitted for processing within this time limit, the subdivider must re-submit the proposed subdivision and proceed through the preliminary plat stages in accordance with these Subdivision Regulations;

D. Approval of the preliminary plat by the Planning Board is an expression of approval of the general street and lot layout, and the proposed improvements to be provided. However, the approval is subject to any conditions or modifications placed upon the plat by the Board. Preliminary plat approval does not guarantee approval of the final plat, nor does it constitute any public acceptance of streets, alleys or other public ways or open spaces.

(4) Disapproval.

A. The Planning Board shall disapprove the preliminary plat:

1. If it does not meet all of the provisions of these Subdivision Regulations and other ordinances and regulations of the Village, or if the proposed improvements are not approved by the appropriate public agencies.

2. Unless the land is suitable for purposes intended;

3. If the subdivision cannot be adequately and economically served with necessary public facilities and services suitable to the circumstances;

4. If the intended use of the land would infringe upon or endanger adjacent land use or if all the intended building sites cannot be used safely and without endangering the health of residents by peril from floods, erosion, or other menace.

B. If the Planning Board disapproves the preliminary plat, it shall so advise the subdivider in writing and note the reasons for such disapproval in its meeting minutes.

1104.02 FINAL PLAT FOR MAJOR SUBDIVISION: (amended by Ord. 94-16)

The final plat shall conform substantially to the preliminary plat as approved by the Planning Board. If desired by the subdivider, the final plat may constitute only that portion of the approved preliminary plat, which he proposes to record and develop at the time. The final plat shall conform to the requirements of Section 1106.02.

(a) Submittal. The subdivider shall submit ten copies of the completed Application along with all required documents to the Planning Board. All protective covenants, deed restrictions, reservations, grants and easements should accompany the final plat in a form suitable for recording. Such application shall be submitted not less than twenty (20) days prior to the regular monthly meeting of the Planning Board at which the application is to be considered.

(b) Review. Prior to consideration of the final plat application by the Planning Board, the Village Engineer shall review the plat and the accompanying construction plans to determine its conformity to engineering specifications and improvement plans proposed in the preliminary plat. The Planning Board shall also review the final plat application and determine its conformity or nonconformity with the lot layout, street design and other proposals contained in the approved

preliminary plat. The Village Engineer shall certify his approval or disapproval of the plat in writing to the Planning Board for its consideration.

(c) Approval. The Planning Board shall review the final plat and approve or disapprove the plat within sixty days from the date of the regular meeting at which the plat is presented for review.

(1) Prior to approval, the Planning Board shall ascertain that satisfactory arrangements have been made by the subdivider, as outlined in Section 1110.01 and 1101.02, to provide for the financing and inspection of required public improvements.

(2) If approved, the Planning Board shall indicate such approval on the final plat by the signature of its Chairman.

(3) Approval of the final plat by the Planning Board shall not indicate public acceptance of any lands, rights of way or easements shown on the plat.

(4) The Planning Board shall transmit the reproducible copy and four prints of the final plat along with certificate of title to Council for such action as may be necessary on any proposed dedication. Thereupon, Council shall transmit the reproducible copy and three approved prints thereof to the Planning Board for the subdivider, the Village Engineer, the Board, and the Utilities Superintendent. The Developer shall also provide an 11" x 17" copy of the final plot to the Village.

(5) If the Planning Board disapproves the final plat, it shall forward a written report to the subdivider stating the reasons for such disapproval.

1104.03 PLAT FOR MINOR SUBDIVISIONS: (amended by Ord. 94-16)

(a) Procedure. The owner or designated agent shall submit ten (10) copies of a completed Application with all required documents to the Planning Board. Such Application shall be submitted not less than twenty (20) days prior to the regular monthly meeting of the Planning Board at which the Application is to be considered.

(b) Plat Details. The minor subdivision plat shall be based upon tax information or some other similarly accurate base at a scale not less than one (1) inch per one hundred (100) feet to enable the entire tract to be shown on one sheet and shall include the following information;

1. Location of the portion to be subdivided in relation to the entire tract;
2. All existing structures, streams, and other water courses within the portion to be subdivided;
3. All streets or roads within or adjoining the subdivision setting forth the names of said streets or roads;
4. Distance in feet to the nearest intersection;
5. Approximate dimensions and area of all lots;
6. Arrow indicating the direction of North, graphic scale, date of plat preparation;
7. The appropriate zoning district applicable to all land shown on the map shall be clearly indicated; and

8. The minor subdivision plat shall be clearly and legibly drawn or reproduced by an Engineer or Surveyor registered in accordance with the provisions of the Engineer and Surveyor's Registration Act of the Ohio Revised General Code.

(c) Planning Board Approval. Upon receipt of the request and accompanying sketch plan the Planning Board shall ascertain whether the proposed minor subdivision is or is not in conformity with these Subdivision Regulations, the Zoning Code and the Master Plan of the Village. At its next regular meeting, following twenty days or more after receipt of the above mentioned request, the Planning Board shall either approve or disapprove the proposal and shall notify the applicant of its decision in writing. If disapproved, the Board shall state the reasons for such disapproval. If approved, the Chairman of the Planning Board will thereby be authorized to place an official

stamp of approval on such deeds of conveyance that the applicant may submit and which conforms to such minor subdivision plat.

CHAPTER 1106

Documents Required- Major Subdivisions

- 1106.01 Preliminary Plats.
- 1106.02 Final Plats.

CROSS REFERENCES

Plat and contents- see O.R.D. 711.01 et seq.

Filing fee for major subdivisions- see P & Z 1112.04

1106.01 PRELIMINARY PLATS.

The preliminary plat shall not be accepted for processing unless all the data and documents included in this section are provided. By these requirements it is not intended that detailed engineering surveys or other precise fieldwork shall be required to prepare the preliminary plat. Information and proposals shown on the plat, however, should be as accurate a scaled drawing as can be obtained from existing plat records, legal property descriptions, recent air photos, Village engineering records and other like sources of information.

The following documents shall accompany any written request for preliminary approval:

- (a). Preliminary Plat Drawing.
- (1). Identification.
 - A. Proposed name of the subdivision.
 - B. Location by section, town and range, or other legal description.
 - C. Date, north point and graphic scale (one inch equals 100 feet).
 - D. Name and address of developer and plat designer.
 - E. Site data, including approximate acreage, number of lots, average lot size, acreage in parks or other open spaces, etc.
 - F. Preliminary Plat restrictions or covenants, if any.
- (2). Delineation of existing conditions
 - A. Boundary lines, lot lines and identification of adjacent tracts of subdivided and unsubdivided land, indicating property ownership of all unplatted tracts.
 - B. All existing streets and alleys within or adjacent to the proposed plat including names, right-of-way width and pavement width.
 - C. Location of all railroad and utility rights of way, easements, parks and other open spaces, permanent buildings and structures and section or corporation lines within or adjacent to the proposed plat.
 - D. Location and size of existing sewers, water lines, culverts, fire hydrants and other underground or aboveground utilities within or adjacent to the tract.
 - E. Location of all watercourses, wooded areas, isolated preservable trees and other physical conditions influencing plat design.
 - F. Indication of ground forms, preferably contours at two-foot intervals. U.S.G.S. Bench Mark notations.
- (3). Delineation of proposed development.
 - A. Boundary line of the proposed plat indicated by a heavy solid line with linear and angular dimensions.
 - B. Layout of proposed streets, their proposed names, rights of way and paving width.
 - C. Right-of-way widths for proposed alleys, crosswalk ways and easements.

- D. Layout of proposed lots including lot lines, lot numbers and dimensions of each lot.
- E. Proposed minimum building setback lines, see 1147.05.
- F. Location of proposed parks, playgrounds, school sites, greenbelts or other open spaces to be dedicated or reserved for public use.
- G. Sites, if any, for multiple-family dwellings, shopping centers, churches, industry or other nonpublic uses exclusive of single-family dwellings.
- H. Proposed street tree planting plan or other landscaping proposals, showing location, size and type of plant material.
- I. Show buffer lot and dimensions of lot.
- (4) Delineation of preliminary engineering plan. Two copies of preliminary sketches (plan and profile) for construction and improvements showing the following:
 - A. Plan:
 - 1. Nature of curves (degrees of curvatures).
 - 2. Curb lines and sidewalks.
 - 3. Location and size of proposed water, sewer and drainage facilities, direction of flow and location of tie-in to existing sewers, if engineering is to be designed by other than Village Engineer.
 - 4. Drainage of surface water shown to the street or to catch basins (shown by arrows).
 - 5. Proposed topography.
 - 6. Type of soil and location of test borings (as required by the Village Engineer).
 - B. Profile
 - 1. Existing elevation of all streets, centerlines and right-of-way lines, both left and right (one foot, plus or minus, accuracy).
 - 2. Rough proposed grades and elevations of all street centerlines and right-of-way lines.
 - 3. Stationing of all street centerlines (scaled measure).
 - 4. Rough grades and elevations of all proposed sewers, drainage and catch basins (no sizes).

These prints shall be analyzed and comments as to their sufficiency and eventual problems shall be noted thereon by the Village Engineer. One copy shall be returned to the designer for his consideration along with a written report, a copy of which shall be forwarded to the Planning Board. One copy shall be kept in the Village Engineer's files for future reference.

1106.02 FINAL PLATS:

- (a) Prints of Final Plat. Five black line or blueprints of the final or record plat of the subdivision, or of any part of a larger subdivision, shall be submitted to the Planning Board for approval, at a scale of 100 feet or less to the inch, clearly showing the following features and information:
 - (1) All plat boundary lines with lengths of courses to hundredths of a foot and bearings to half minutes. These boundaries shall be determined by an accurate survey in the field, which shall be balanced and closed. The error of closure shall not exceed one to 10,000. The exact location and width along the property line of all existing or recorded streets intersecting or paralleling the boundaries of the tract shall also be shown.
 - (2) True bearings and distances to nearest established street bounds, section lines or other official monuments, which monuments shall be located or accurately described on the plat. All section lines and corporation lines shall be accurately marked by monument and located on the plat, and their names shall be printed on them.
 - (3) The accurate location and materials of all permanent reference monuments.
 - (4) The exact layout, including:
 - A. Street and alley lines, their names, bearings, angles of intersection and widths, including widths along the line of any obliquely intersecting street;

- B. The length of all arcs, radii, points of curvature and tangent bearings;
- C. All easements or rights of way, when provided for or owned by public services. The limitation of the easement rights shall be definitely stated on the plat;
- D. All lot lines with dimensions in feet and hundredths, and with bearings and angles to minutes, if other than right angles to the street and alley lines.
- (5) Lots numbered in numerical order. In tracts containing more than one block, the blocks shall be lettered in alphabetical order. In case there is a resubdivision of lots in any block, such resubdivided lots shall be numbered numerically beginning with the number following the highest lot number in the block.
- (6) The accurate outline of all property which is offered for dedication for public use, and of all property that may be reserved by covenant in the deed for the common use of the property owners in the subdivision, with the uses indicated thereon.
- (7) Setback building lines as fixed by the Zoning Code and any other setback lines or street lines established by public authority, and those stipulated in the deed restrictions.
- (8) Private restrictions, if any, including:
 - A. Boundaries of each type of use restriction.
 - B. Other private restrictions for each definitely restricted section of the subdivision.
- (9) Name of the subdivision and name or number of the largest subdivision or tract of which the tract now subdivided forms a part.
- (10) Names and locations of adjoining subdivisions and location and ownership of adjoining unsubdivided property.
- (11) Names and addresses of the owner of record, the subdivider and the engineer or surveyor.
- (12) North point, scale and date.
- (13) Statement that any lot transferred will have a minimum width and area substantially the same as those shown on the plat, and that only one principle building will be permitted on any such lot.
- (14) Certification by a registered engineer or surveyor to the effect that:
 - A. The plat represents a survey made by him, that all monuments indicated thereon actually exist and that their location, size and material are correctly shown, and
 - B. All requirements of these Subdivision Regulations have been fully complied with.
- (15) An acknowledgment by the owner or owners of his or their adoption of the plat and dedication of streets and other public areas.
- (b) Final Construction Plans. A complete set of final construction plans consisting of profiles, cross-sections, specifications, cost estimates and other supporting data shall be prepared by the subdivider's engineer subject to approval by the Village Engineer, for all public improvements contemplated by the subdivider and required by these Subdivision Regulations.
- (c) Landscaping Plans. A complete set of final landscaping plans showing location and species of street trees, plantings, park dedications or reservation, specifications, cost estimates and other supporting data shall be prepared by the subdivider's landscape architect or designer, subject to approval by the Planning Board.

CHAPTER 1108 SUBDIVISION DESIGN REQUIREMENTS

1108.01	General Provisions	1108.05	Lots
1108.02	Streets	1108.06	Public Sites, Open Spaces
1108.03	Alleys	1108.07	Utilities
1108.04	Blocks	1108.08	Miscellaneous

CROSS REFERENCE

Lot numbering and revision-see O.R.C.
711.02, 711.06, 711.28 et seq.

1108.01 GENERAL PROVISIONS

- (a) The proposed subdivision and its ultimate use shall be in conformity with the Zoning Code as adopted and shall not encroach upon any other district designated on the zoning map.
- (b) Land which the Planning Board has found unsuitable for subdivision development due to flooding, poor drainage, soil conditions or other features which are likely to be harmful to the health, safety and welfare of future residents shall not be subdivided unless satisfactory methods of correction are formulated by the subdivider and approved by the Planning Board.
- (c) The Planning Board shall consider plats designed for special development of group housing, new concepts of solar orientation, superblock arrangements or other methods of site design, which may require modification, or adjustment of these Subdivision Regulations, provided that such plats do not have an unfavorable effect upon the development of adjacent properties.
- (d) Variations, exceptions and/or modifications of these design requirements may be made by the Planning Board in specific cases where it is deemed that hardship, unusual topographical conditions or other unique conditions justify such variance.

1108.02 STREETS

- (a) The arrangement, character, extent, width, grade and location of all streets shall conform to the specifications of the Village Engineer and shall be considered in their relation to existing and planned streets, to topographic conditions, to public convenience and safety and in their appropriate relation to the proposed uses of the land to be served by such streets.
- (b) Public right-of-way widths shall not be less than the following:
CLASSIFICATION RIGHT-OF-WAY WIDTH (in feet)
 - (1) Major streets as shown on the
Major Thoroughfare Plan:
Expressways.....300
Major Streets.....80 – 100
Neighbor hood collector streets.....60 – 80
 - (2) Minor Streets.....50
- (3) Marginal access streets.....50

The Planning Board may also approve short cul-de-sack or loop streets with a fifty-foot width after proper analysis.

- (4) Alleys14
 - (5) Crosswalkways.....10
 - (6) Utility easements.....10 – 30
 - (7) Additional street right-of-way width may be required to assure adequate access, circulation and parking in subdivisions within high density residential areas, commercial areas and industrial areas.
 - (8) Where a proposed subdivision abuts or contains an existing street of inadequate right-of-way width, additional right-of way width for the existing street may be required in conformity with the above standards.
- (c) Minor streets shall be so arrange as to discourage their use by through traffic. Curvilinear street design is recommended for residential streets to discourage excessive vehicular speeds and to provide attractive vistas.
- (d) The street arrangement in a subdivision shall provide for the continuation of existing streets in surrounding areas and shall provide for suitable access to adjoining unplatted areas at points not more than 1,320 feet apart.
- (e) Where a proposed subdivision abuts or contains an existing or proposed major street or highway, the Planning Board may require marginal access streets, reverse frontage lots containing a ten-foot non-access reservation with approved screen planting along the rear property line, or such other treatment as may be necessary for the adequate protection of residential properties and to afford separation of through and local traffic.
- (1) Intersections on major streets or thoroughfares shall be located not less than 800 feet apart, measured from center line to center line.
- (f) When a tentative layout, including streets, of the general area or neighborhood has been made, approved and adopted by the Planning Board, the proposed subdivision shall be in general conformity thereto.
- (g) Where a proposed subdivision abuts or contains a railroad right-of-way, expressway or other limited access highway, the Planning Board may require a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the intervening land. Such distances shall also be determined with due regard for the requirements of approach grades for future bridges or grade separations
- (h) Street jobs with centerline offsets of less than 125 feet shall be prohibited.
- (i) There shall be no private streets, lanes or ways platted in any subdivision except under the special design considerations mentioned under Section 1108.01 (c).
- (j) Half streets shall be prohibited, except where absolutely essential to the reasonable development of a tract in conformity with these Subdivision Regulations and where satisfactory assurance for dedication of the remaining part of the street is provide. Whenever a tract to be subdivided borders on an existing half or partial street, the other part of the street shall be dedicated within such tract.
- (k) Dead-end streets are prohibited except those designed as permanent cul-de-sacs or those require for future access to adjacent unplatted property. The Planning Board may require temporary turn-around arrangements for dead-end streets, which will be extended in the future.
- (l) Cul-de-sac streets shall be no longer than 600 feet and shall contain at the closed end a turn-around having an outside road pavement diameter of 100 feet. Special consideration will be given to longer cul-de-sacs under unusual topographic conditions.
- (m) Street grades shall be in accordance with the requirements of the Village Engineer.

- (n) To insure adequate sight distance, horizontal curves shall have the following minimum centerline radii:

<u>Classification</u>	<u>Center Line Radii (in feet)</u>
1. Minor Streets	150
2. Neighborhood collector streets	300
3. Major streets	500
4. Major thoroughfares	750

5. A tangent at least 100 feet long shall be provided between reverse curves on neighborhood collector streets and 250 feet long on major streets and thoroughfares.

- (o) Streets shall intersect one another at right angles or as nearly at right angles as conditions permit. No street shall intersect another at an angle of less than sixty degrees.

1. "T" intersections of minor streets are to be encouraged.
2. Multiple intersections involving the junction of more than two streets shall be prohibited.
3. Minor streets intersecting with a major street or thoroughfare shall have a tangent section of center line not less than fifty feet in length.

- (p) No street names shall be used which will duplicate or be confused with the names of existing streets within the area of jurisdiction of these Subdivision Regulations. Street and subdivision names and house numbers shall be subject to the approval of the Planning Board.

- (q) Public street widths shall not be less than the following:

1. Residential street/parking on one side 35' B/C to B/C
2. Residential street/parking on both sides 41' B/C to B/C

Note: B/C means back of 2'-6" curbing.

1108.03 ALLEYS

- (a) Alleys shall be prohibited in subdivisions within single-family or two family districts unless warranted by special or unique conditions.
- (b) Alleys shall be provided for subdivisions where the intended use is for multiple dwellings or business, commercial or industrial purposes. The Planning Board may waive this requirement where other definite provision is made for service access, off-street loading and parking.
- (c) Dead-end alleys are prohibited unless unavoidable because of special physical conditions. If permitted, dead-end alleys shall be provided with adequate turn-around facilities for service trucks, as determined by the Planning Board.

1108.04 BLOCKS

- (a) Block length shall be no longer than 1,320 feet nor less than 500 feet, unless special physical conditions justify a departure from these standards.
- (b) Block width shall be sufficient to provide for a development of two tiers of lots between streets except in cases where lots back to a major or thoroughfare under the conditions specified in Section 1108.02 (e).
- (c) Where a proposed subdivision abuts or contains a major street or thoroughfare, the long dimension of the block should parallel the major street or thoroughfare.
- (d) Blocks designated for multiple dwellings or for business, commercial or industrial use may be specifically designed for such purposes with spaces set aside for off-street parking and loading facilities as specified in the Zoning Code.
- (e) A public dedication of ten feet in width may be required for a pedestrian walkway through a block over 900 feet in length or where necessary in the judgment of the Planning

Board to provide for safe and convenient access to schools, parks, shopping centers or other community facilities.

1108.05 LOTS:

- (a) The lot size, width, depth, shape and orientation shall be appropriate for the location and contemplated use of the subdivision but in no case shall any of the lot dimensions, building setback lines or lot area requirements be less than the minimum specified in the zoning code for the particular district in which the subdivision is located.
- (b) The minimum lot depth for residential lots shall be 120 feet, 135 feet on major streets, except as provided in Section 1108.01 (d).
- (c) The general depth to width ratio of lots shall not exceed two and one-half to one.
- (d) Every lot shall abut upon and have permanent access to a public street. However, in subdivisions designed under conditions specified in Section 1108.01 (c), this requirement may be modified or waived by the Planning Board.
- (e) Side lot lines shall be at approximately right angles or radial to the street right-of-way lines.
- (f) Utility easements may be required on rear or side lot lines as specified by the Planning Board. Such easements shall be at least twenty feet in width with ten feet being taken from the abutting lots on both sides of the centerline of the easements.
- (g) Corner residential lots shall have extra width sufficient to maintain building setback lines as specified in the Zoning Code.

1108.06 PUBLIC SITES AND OPEN SPACES:

- (a) Where a proposed neighborhood park, playground, recreation area, school site or other public use as shown on the Comprehensive Plan is located in whole or in part in a subdivision, the Planning Board may require the dedication of such public area in an amount up to five percent of the gross area of the proposed subdivision as a condition of approval of that subdivision.
 - (1) Any lands contemplated for public use shall be reserved from the plat by the subdivider for a period of not longer than two years. If Council or the Board of Education fails to purchase the site or to make arrangements satisfactory to the subdivider for acquisition of the site, the subdivider may re-plat the reserved site into lots.
- (b) Dedication or reservation of greenbelts or buffer parks may be required by the Planning board in areas where they are desirable to separate and protect residential subdivisions from adjacent commercial developments, express highways, major streets and railroad rights of way.
- (c) Dedication or reservation of other public open spaces may be required where deemed necessary by the Planning Board for preservation of historic sites and scenic areas or for a particular type of development proposed in the subdivision.

1108.07 UTILITIES

- (a) All waterlines shall be installed with tracer wire.
- (b) All utility lateral locations shall be stamped in the concrete curbing, "S" for sanitary, "W" for water, and "St" for storm.
- (c) Every lot shall have access to a storm sewer lateral (single residence - 4" line, duplex - 6" line).
- (d) The Village will complete the design of the electrical service layout for all subdivisions.
- (e) Sump pumps shall be connected to the storm sewer lateral.

- (f) Storm water calculations for the required detention/retention pond and the storm sewer system shall be submitted to the Village for review with the engineering plans.
- (g) Utility service laterals for a single residence shall be located as follows:
 - (1) Sanitary lateral in the center of the lot.
 - (2) Water service lateral 6 feet off of center of lot on the left side facing the lot.
 - (3) Storm sewer lateral 6 feet off of center of lot on the right side facing the lot.
- (h) Utility service laterals for a duplex shall be located as follows:
 - (1) Split property down the center of the lot and use the same scenario as a single residence on both halves.
- (i) Utility service lateral locations for any residential structure larger than a duplex shall be pre-approved by the Village.
- (j) Each family dwelling unit must have a separate sanitary, water and electric service.
- (k) All tap-in fees for all subdivided lots shall be paid for before a building permit is issued.
- (l) All proposed waterlines shall be looped. Dead-end lines are prohibited.

1108.08 Miscellaneous

- (a) Concrete sidewalks shall continue through driveways at a maximum cross slope of $\frac{1}{4}$ " per foot.
- (b) All curb ramps shall include truncated domes, per ODOT specifications.
- (c) Illegal connections into the sanitary sewer system (sump pumps and downspouts) are prohibited.
- (d) All street subbase shall be tested by the subdivider using the loaded truck test under the supervision of the Village Engineer.
- (e) All utility laterals, mainline, and manholes shall be tested by the subdivider under the supervision of a Village employee (per ODOT standards and the current Village standards).
- (f) All subdivisions need to be maintained in accordance with the Ohio Revised Code and Village of Arcanum Ordinances.

CHAPTER 1110 IMPROVEMENT REQUIREMENTS

1101.01	General Procedures	1110.04	Optional Public Improvements
1110.02	Guarantees	1110.05	Variance and Conditions
1110.03	Required Public Improvements	1110.06	Penalty for Noncompletion
		1110.07	Required Private Improvements

CROSS REFERENCE

Cornerstones and permanent markers-see
O.R.C. 711.03, 711.04

1110.01 GENERAL PROCEDURES:

Prior to submission of the final plat for approval, two complete sets of preliminary construction plans, showing contemplated improvements for the required streets, utilities and other facilities required by these Subdivision Regulations, are to be on file with the Village Engineer. Before approving or disapproving the final plat, the Planning Board shall require a written statement from the Village Engineer regarding the adequacy or inadequacy of construction plans and improvements as proposed by the subdivider.

(a) Inspection. Before approving a final plat and the accompanying construction plans for public improvements, the Planning Board shall require satisfactory evidence that agreement has been reached between the subdivider and the Village Engineer in providing for the inspection of the various public improvements as they are constructed.

1110.02 GUARANTEES:

In lieu of the actual installation of required public improvements, the subdivider shall provide a financial guarantee of performance in one or a combination of the following arrangements subject to the review of Council:

(a) Performance Bond. A Performance or surety bond to cover the cost of the contemplated improvements as estimated by the Village Engineer shall be filed with the Clerk of Council. Such bond shall specify the time period in which the improvements are to be completed and shall be with an acceptable bonding company authorized to do business in Ohio by the Secretary of State.

(b) Escrow Fund. A cash deposit, certified check or surety bond sufficient to cover the cost of the contemplated improvements as estimated by the Village Engineer shall be deposited with the Clerk of Council. The escrow deposit shall be for the estimated time period necessary to complete the required public improvements.

(1) In the case of either cash deposits or certified checks, an agreement between Council and the subdivider may provide for progressive payments out of the cash deposit or reduction of the certified check or surety bond to the extent of the estimated cost of the completed portion of the public improvements.

(c) Contractual Arrangements. The Subdivider may enter into a contract with the Village for the Completion of the required public improvements.

1110.03 REQUIRED PUBLIC IMPROVEMENTS:

Every subdivision shall be required to provide complete public utilities, including water, sanitary sewers and storm sewers, and full street improvements, including street paving, curbs, gutters, street trees and sidewalks. The minimum standards for required public improvements shall be as follows:

- (a) Water. A public water system containing an eight-inch minimum supply line, fire hydrants, valves and other water system appurtenances shall be constructed in conformity with the requirements of the Village Engineer.
- (b) Sanitary Sewers. A public sanitary sewer system containing an eight-inch minimum size pipe shall be constructed and the sewer size, grade and other appurtenances of the system shall be constructed in conformity with the requirements of the Village Engineer.
- (c) Storm Sewers. A storm drainage system, including necessary storm sewers, drain inlets, manholes, culverts and other necessary appurtenances shall be required and constructed in conformity with the requirements of the Village Engineer.

(1) All natural water drainage ways shall be preserved at their natural gradient unless otherwise determined by the Planning Board upon recommendation from the Village Engineer.

(2) All lots shall be finish graded so that all storm waters shall drain therefrom.

(d) Streets. Full street improvements, including adequate subgrade preparation, hard surfacing, curbs and gutters shall be required in every subdivision in conformity with the construction standards of the Village Engineer. The minimum standards for such street improvement shall be as follows:

(1) Street surfacing. The finished roadway surfacing shall be either asphaltic or bituminous aggregate, concrete or Portland cement concrete installed in conformity with the specifications of the Village Engineer.

(2) Street surfacing width. Minimum street surfacing widths shall be as follows.

<u>Classification</u>	<u>To Backs of Curbs (in feet)</u>
Minor streets.....	32
Neighborhood collector streets.....	32
Major streets.....	32

In cases of low density residential developments which have lot widths of seventy-five (75) feet or over, or cul-de-sac and loop street developments, the minor street paving width may be lowered to twenty-four (24) feet where, in the judgment of the Planning Board, this width will be sufficient to accommodate the anticipated traffic volumes of the overall neighborhood. Added street pavement width may be required by the Planning Board for minor streets, which are designed to serve high-density residential developments, and commercial or industrial subdivisions.

(3) Curbs and gutters. Curbs and gutters of a type approved by the Village Engineer shall be provided for all minor, neighborhood collector and major streets within each subdivision.

(4) Street islands and boulevards. Where the subdivider proposes boulevard streets and/or street islands in his layout, he shall make suitable plans for landscaping the boulevard or island areas. All such landscaping plans shall be approved as to height, size and type of plant material by the Planning Officer.

(5) Sidewalks and Crosswalks. Each subdivision shall provide concrete sidewalks four feet in width on both sides of the street in accordance with the Village Engineer's specifications. The Planning Board may reduce the requirement to forty-two (42) inches where, in its judgment, such improvement will adequately serve the pedestrian needs of the subdivision. In subdivisions containing lots of seventy-five feet width or more, the Planning Board may reduce this requirement to one sidewalk where, in its judgment such improvement will adequately serve the pedestrian needs of the subdivision and the surrounding neighborhood. Crosswalkways, where required, shall have a five-foot paving width centered within the required ten-foot public right-of-way.

(f) Alleys. Alleys, where permitted, shall be paved in bituminous material to their full right-of-way width or under specifications approved by the Village Engineer.

(g) Street Trees. Street trees shall be required in each subdivision of a type, size and location as specified by the Village.

(h) Monuments. Monuments shall be placed at all block corners, angle points and points of curves in streets and at such other points as required by the Village Engineer.

(i) Street Lights. Option #1: Street lights shall be installed at street intersections and at such other locations as may be required to maintain minimum standards of public safety. Light fixture shall be a 250 watt minimum fixture with a photocell approved by the Village. The sub divider to provide and install all poles and to install conduit and provide wire. The poles shall be 30' long, class 4 wood poles with a 5' burial depth. The light fixture shall be installed at a 21' mounting height. The Village will pull the wire and make connections to the transformers. The location of street lights shall be shown on the proposed construction drawings.

Option #2: Street lights shall be provided 15' behind curb at the driveway location of each residence. They shall be purchased from the Village of Arcanum and will be a direct burial fixture with a photocell. The property owner must maintain the light (including the electric service) and keep it lit from dusk till dawn. There shall be a minimum of a 100 watt bulb to maintain minimum standards of public safety. Under this option, the sub divider must still provide street lights at intersections as set forth in option #1.

OPTIONAL PUBLIC IMPROVEMENTS

(a) Street Name Signs. The subdivider shall install the standard street name sign at each intersection.

(b) Landscaping. Landscape planting, louvered fences for screening, or other suitable landscape treatment may be made by the subdivider within required greenbelts, buffer parks or other open spaces where he desires to protect his development from the detrimental effects of adjacent expressways, major streets, railroads or other land uses. Such landscape plans should be indicated on the subdividers improvement plans and shall be approved by the Planning Board after review by the Planning Officer.

1110.04 VARIANCES AND CONDITIONS: (amended by Ord. 94-16)

(a) Where the Planning and Zoning Appeals Board finds that strict compliance with the minimum improvement requirements provided for in this chapter results in extraordinary hardship or unreasonable costs being imposed upon a particular subdivision, it may vary these improvement regulations so that substantial justice may be done and the public interest secured.

(b) In granting variances and modifications of these Subdivision Regulations, the Planning and Zoning Appeals Board may require such conditions as will, in its judgment, secure the objectives of the standards of requirements so varied or modified.

1110.05 PENALTY FOR NONCOMPLETION:

Should the subdivider fail to complete the required public improvement work within the time period required by the conditions of the guarantees as outlined above, the Village shall proceed to have such work completed and reimburse itself for the cost thereof by appropriating the cash deposit, certified check or surety bond, or shall take the necessary steps to require performance by the bonding company.

1110.06 REQUIRED PRIVATE IMPROVEMENTS:

Every subdivision shall be required to provide complete utility laterals including water, sanitary, storm, and electrical services. The minimum standards for required private improvements shall be as follows:

(a) Water

- (1) Every lot shall have a separate water service lateral.
- (2) The Village will tap the public waterline and install the meter pit.
- (3) A tap fee will be charged for every lot.
- (4) All water service lateral connections to the meter pit shall be completed by a Village employee.
- (5) All R-2 zoned lots will have two taps for water and sanitary and placed per a duplex layout and charged as two tap fees.

(b) Sanitary Lateral

- (1) Every lot shall have a separate sanitary sewer lateral.
- (2) The sanitary sewer lateral shall be tested by the subdivider under the supervision of a Village employee.
- (3) Sanitary laterals shall be connected to the public sanitary sewer with a pre-manufactured tee.
- (4) The sanitary sewer lateral shall be installed by the homeowner/builder and shall be inspected by a Village employee.

(c) Storm sewer lateral

- (1) Every lot shall have a separate storm sewer lateral.
- (2) Storm sewer laterals shall be capped at the public right-of-way.
- (3) Storm sewer laterals shall be installed as deep as possible to ensure the necessary drainage.
- (4) Storm sewer laterals shall be connected to the public storm sewer with a pre-manufactured tee or connected to the back of a catch basin if there is a catch basin located on the lot.
- (5) The storm sewer lateral shall be installed by the homeowner/builder and shall be inspected by a Village employee.

(d) Electrical Services

(1) Subdivider

Prior to commencement of the project, the Village will provide all labor necessary to install electrical services and all primary electric trenching, and the subdivider will pay for all Village approved materials. As the tracts are connected for permanent electrical service, the subdivider will be reimbursed for up to 100% of the material cost. The reimbursement will be calculated at 100% of the cost of the materials per lot if the residence is built on one lot. If a residence is built on two lots or more, the subdivider will only receive the reimbursement of the material cost for one lot since it only created one permanent electrical service. Payment will be made to the subdivider once the residence is occupied.

(2) Residential Customer

The Village will install the electrical transformer and mount and/or pull the electrical conductors. The customer shall purchase the electrical conductors that are to be mounted/pulled by the Village. The customer shall also purchase and

install the meter base and electric poles/underground conduit and all trenching. All connections to the Village power supply shall be completed by a Village employee. All purchases of electrical equipment and materials shall be pre-approved by the Village. The Village will not connect any electrical hook-ups until a permit is issued by Darke County Building Regulations.

- (e) Property Pins. All property pins shall be covered with a PVC conduit or located with a survey lathe that is a minimum of 30" in height so the zoning inspector can easily determine property lines. Brass witness pins shall be set in the curb along the property lines to aid in locating the property lines.

CHAPTER 1112

GENERAL PROVISIONS

1112.01	Title	1112.03	Validity
1112.02	Purpose	1112.04	Fees

CROSS REFERENCES

Fee of designated public land to vest when plat recorded- see O.R.C. 711.07, 711.11

Violations of rules and regulations- see O.R.C. 711.102;

Planning & Zoning Ord. 1110.06

1112.01 TITLE:

These regulations shall be known and cited as the "Subdivision Regulations for the Platting of Land in the Village of Arcanum."

1112.02 PURPOSE:

It is the purpose of these Subdivision Regulations to establish minimum requirements for the subdividing or platting of land within the Village in order to protect, safeguard and promote the public health, safety, convenience and welfare; in order to facilitate the orderly growth and development of the Village by providing suitable (planned) residential neighborhoods with adequate streets, utilities, public school sites, recreational areas and other public open spaces; in order to achieve individual property lots of maximum utility and livability; and in order to provide for economical streets of adequate width and proper design so that future traffic circulation is provided for by a coordinated street system.

1112.03 VALIDITY:

If any section, subsection, sentence, clause or phrase of these Subdivision Regulations if for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions shall not be affected thereby.

1112.04 FEES (amended by Ord. 94-16)

(a) Major Subdivisions. The applicant will be charged for all engineering review fees associated with their proposed project.

(b) Minor Subdivisions. The applicant will be charged for all engineering review fees associated with their proposed project.

TITLE THREE- ZONING REGULATIONS

- Chap. 1131. Construction of Language and Definitions.
- Chap. 1133. Administration, Enforcement and Penalty.
- Chap. 1135. Planning and Zoning Appeals Board.
- Chap. 1137. Amendments.
- Chap. 1139. Zoning Districts and Map.
- Chap. 1141. R-1A, R-1B One-Family Residential Districts.
- Chap. 1143. R-2 Two-Family Residential District.
- Chap. 1145. R-3 Multi-Family Residential District.
- Chap. 1147. R-4 Multi-Family Residential District.
- Chap. 1149. Unit Residential Development.
- Chap. 1151. B-1 General Business District.
- Chap. 1153. B-2 Convenience Shopping District.
- Chap. 1155. B-3 Neighborhood Business District.
- Chap. 1157. B-4 Central Business District.
- Chap. 1159. I-1 Light Industrial District.
- Chap. 1161. I-2 Heavy Industrial District.
- Chap. 1163. F-1 Floodway District.
- Chap. 1165. A-1 Agricultural District.
- Chap. 1167. General Provisions.