

Sec. 30-8. - Major subdivisions.

(a)

A major subdivision is defined as the division of land, whether improved or unimproved, into ten or more contiguous lots or parcels of land meeting the minimum lot requirements of the comprehensive plan and the land development code for that designated area, and for the purpose of transfer of ownership or development.

(b)

Major subdivision plans shall be subject to review by the planning, zoning, and appeals board and approval by the city commission in public hearings.

(c)

Public major subdivisions shall be reviewed and approved in accordance with the minimum lot requirements, infrastructure, and utility requirements of the land development code, and the comprehensive plan. Nothing in this article shall permit the creation of any new lots which are in violation of the land development code, or the comprehensive plan; unless private subdivision conditions are met, specific road standards are requested or variances, PUD ordinances or development agreements are approved.

(d)

No sale or contract for sale of lots shall be made, no dedication of streets shall be accepted, if applicable, and only one building permit meeting the zoning requirements shall be issued for construction on any parcel until a major subdivision plan has been approved and the final plat and deed has been recorded in the public records of the county.

(Ord. No. 2009-09, § 1, Att. A, 7-7-09; [Ord. No. 2013-21](#), § 1, 8-26-13)

Editor's note— See editor's note to § 30-4.