

Code update summary

Chapter 155: Development and Subdivision of Land

1. Objectives:
 - a. Retire Development Review Manual and absorb applicable sections of the Manual into the Code and website.
 - b. Reconfigure Chapter 155 to streamline layout.
 - c. Revise for clarity and predictability.
2. Reconfiguration:
 - a. Organize Chapter 155 to be more predictable.
 - b. Differentiate subdivision requirements and process from site plan requirements and process.
 - c. Reconfigure existing sections of text that are generally applicable to all development processes to create “Development of Land” section.
3. Key items that were added:
 - a. Definitions from the Manual [155.005]
 - b. “House number” requirements for Use-in-Common driveways [155.039(D)]
 - c. “Access Easement” requirements for Use-in-Common driveways [155.039(E)]
 - d. “Maximum Length” requirements for Use-in-Common driveways [155.039(J)]
 - e. “Simplified site plans” from the Manual [155.050(D)]
 - f. Road frontage dedication requirement for site plans that are not in the Agricultural zoning district [155.050(A)(4)]
4. Key items that were removed:
 - a. Environmental Site Delineation (ESD) section (presently 155.040) and references were removed, as the ESD process has been absorbed into the general review process.
 - b. Parking space requirements (presently 155.075-.077) moved to Chapter 158, Zoning.
5. Key items that were changed:
 - a. Modified the percentage used in “Administrative Modifications” regarding Use-in-Common driveways from 10% to 20%. [155.039(M)]