

ARTICLE 3
TRACT OR LOT SPLITS

Sections:

- 3-101 Objective
- 3-102 Authorization for Approval of Lot Splits
- 3-103 Application Procedure
- 3-104 Approval Guidelines
- 3-105 Industrial Lot Splits

3-101 Objective: The objective of this Article is to provide for the division of a tract of land or lot into not more than 2 tracts or lots without having to comply with the platting requirements described in Article 2. Such tract or lot split shall be subject to the guidelines established in Section 3-104 and any further divisions of the tract(s) or lot(s) shall be platted in compliance with the requirements of Article 2.

3-102 Authorization for Approval of Lot Splits: The Zoning Administrator is hereby authorized to approve or disapprove a tract or lot split in accordance with the provisions of this Article. Appeals from a decision made by the Zoning Administrator may be made by the applicant to the Governing Body for a final determination.

3-103 Application Procedure: The application for a tract or lot split shall be made to the Zoning Administrator on forms provided and shall be accompanied by the following information:

1. Three copies of a drawing to a scale of not less than 1" = 100' showing the lots involved, the precise location of any structures thereon, and the location and dimensions of the original and proposed lots or tracts. Said drawing shall be a certificate of survey from a licensed land surveyor to determine the exact location of the structures and the precise dimensions of the lots or tracts.

3-104 Approval Guidelines: No tract or lot split shall be approved if one or more of the following applies:

1. A new street or alley is needed or proposed.
2. Such action will result in significant increases in service requirements, e.g., utilities, traffic control, streets, etc.; or will interfere with maintaining existing service levels, e.g., additional curb cuts or points of access, repaving, etc.
3. There is less street right-of-way than required by this Ordinance, unless dedication of additional right-of-way can be made by separate instrument.
4. Any easement requirements have not been satisfied.
5. Such split will result in a tract or lot without direct access to and/or less than 50 feet of frontage on a street.

6. A substandard sized tract or lot will be created according to this Ordinance or the Valley Falls Zoning Ordinance.

The Zoning Administrator shall, in writing, either approve, with or without conditions, or disapprove the tract or lot split within 15 working days of the application.

The Zoning Administrator may make such additional requirements as deemed necessary to carry out the intent and purpose of this Ordinance. Such requirements may include, but not be limited to, installation of public facilities or dedication of right-of-way and/or easements.

3-105 Industrial Lot Splits: The unlimited division of a platted lot used for industrial purposes only shall be permitted; provided, the resulting lots are used for industrial purposes in accordance with the Valley Falls Zoning Ordinance.