

TITLE THREE - Subdivision Regulations

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CHAPTER 1105 Purpose and Interpretation

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CROSS REFERENCES

- Zoning purpose - see DEV. 1121.02
- Zoning relation to other laws - see DEV. 1121.03
- Definitions - see DEV. Ch. 1179

1105.01 SHORT TITLE.

Chapters 1105 to 1115 are the "Land Planning and Subdivision Regulations", a part of the Development Code of the City of Rocky River, Ohio. (Ord. 58-73. Passed 7-23-73.)

1105.02 PURPOSE AND INTENT.

The purpose of these Regulations and the intent of Council in its adoption is: to guide and control the planning, subdividing and development of land; to provide procedures for the administration thereof in order to promote and protect the public health, safety, convenience, comfort, prosperity and general welfare of the City; and to achieve, among others, the following objectives:

- (a) To encourage the orderly development and redevelopment of the land and to obtain harmonious and stable neighborhoods.
- (b) To provide for the reservation and dedication of land for safe and convenient pedestrian and vehicular circulation systems and for public open spaces for schools, recreational and other public purposes.
- (c) To provide for the construction of streets and utilities which shall be adequate and economical to maintain.

(d) To assure the accurate surveying of land and the preparing and recording of plats.

(e) To provide for the coordination of land development in accordance with the objectives of the Master Plan, Street Plan, Community Facilities Plan and Zoning Code of the City.

(Ord. 58-73. Passed 7-23-73.)

1105.03 DEFINITIONS.

(See Chapter 1179.)

1105.04 RELATION TO OTHER LAWS.

The provisions of the Land Planning and Subdivision Regulations shall supplement any and all laws of the State of Ohio, the Charter and ordinances of the City or any and all rules and regulations promulgated by authority of such law or ordinance relating to the purpose and scope of such Subdivision Regulations.

(Ord. 58-73. Passed 7-23-73.)

1105.05 INTERPRETATION.

In interpreting and applying the provisions of the Land Planning and Subdivision Regulations, such provisions shall be held to be the minimum requirements for the promotion of the purposes and the objectives set forth throughout the Regulations. Except as specifically provided herein, it is not intended that the Subdivision Regulations repeal, abrogate or annul any existing provision of any law or ordinance or any rule or regulation previously adopted or issued pursuant to law relating to the planning and subdivision of land and the construction of improvements thereon.

1105.06 APPROVAL WITHOUT PLAT.

(a) The exception provided by Ohio R.C. 711.131 providing that a proposed division of a parcel of land along an existing public street, not involving the opening, widening or extension of any street or road, and involving no more than five (5) lots after the original tract has been completely subdivided, is hereby adopted in its entirety by Council as part of the Development Code.

(b) The Building Commissioner is hereby authorized pursuant to Ohio R.C. 711.131 to approve such subdivisions in accordance with the provisions as set forth in such section, and shall have the authority to approve, without plat, any such subdivisions provided the criteria as established in such section is met.

(Ord. 87-76. Passed 9-13-76.)