

CHAPTER 24 – SUBDIVISIONS

Sec. 24-1. Minor land divisions; definitions.

(a) For the purpose of this code, a minor land division shall constitute the following acts, and shall be subject to the provisions of this code.

(1) Minor Land Division means:

- A. The Division of one parcel of land into three or less parcels. Divisions of land occurring prior to October 23, 1996 or land divided prior to annexation into the City shall not be counted for the purposes of a minor land division.
- B. Applications for a building permit on a single lot, parcel or tract that is not a parcel or tract located within a recorded subdivision and which may be divided into one or more additional parcels or tracts, regardless of whether the property owner has indicated any intent to do so.
- C. Division of a parcel of land into multiple successive requests to avoid the requirements of the Subdivision Regulations shall be prohibited, regardless of change in ownership.

(b) "Applicant" means: A person, firm, corporation, partnership, association, syndicate, trust or other legal entity that files an application and initiates proceedings for a Minor Land Division in accordance with the provisions of this Code.

(Ord. No. 96-83, 9/17/96, enacted)

(Ord. No. 02-40, 6/7/02, amended)

(Ord. No. 02-91, 11/4/02, amended) SUPP 2002-4