

AN ORDINANCE PROVIDING REGULATIONS FOR THE SUBDIVIDING AND PARTITIONING OF LAND IN THE INCORPORATED AREAS OF THE CITY.

The CITY of UNITY ordains as follows:

SECTION 1.010. Short Title. This ordinance may be cited as the "City of Unity Subdivision Ordinance" or as Ordinance Number _____.

SECTION 1.020. Purpose. The purpose of this ordinance shall be to promote the public health, safety and general welfare and to regulate the subdividing and partitioning of land in the City.

SECTION 1.030. Application. The provisions of this ordinance shall apply to all land area in the city inside the incorporated boundaries of the city, excepting properties of the United States.

SECTION 1.040. Violation. No land may be subdivided or partitioned except in accordance with the provisions of this ordinance.

SECTION 1.050. Roads or streets; approval required. (1) No person shall create a road or street for the purpose of partitioning an area or tract of land without the approval of the city council.

(2) No instrument dedicating land to public use shall be accepted for recording in the county unless such instrument bears the approval of the city council.

SECTION 1.060. Sale of lots or parcels; when prohibited; exception. (1) No person shall sell any lot in any subdivision with respect to which approval is required by this ordinance until such approval is obtained. No person shall negotiate to sell any lot in a subdivision until a tentative plan thereof has been approved.

(2) A person may negotiate to sell any parcel in a major partition or in a minor partition before a tentative plan thereof has been approved; but no person may sell any parcel in a major partition or in a minor partition until the tentative plan thereof has been approved.

SECTION 1.070. Sale of lots prohibited prior to recordation of plats. (1) No person shall sell any lot in any subdivision until the plat of subdivision has been approved by the county governing body and recorded with the county recording officer.

(2) No person shall sell any lot in any subdivision by reference to or exhibition or other use of a plat of such subdivision before the plat of such subdivision has been approved and recorded. In negotiating to sell a lot in a subdivision a person may use the approved tentative plan for such subdivision.

SECTION 2.010. Definition. As used in this ordinance unless the context requires otherwise:

(1) "Contiguous land" or "contiguous units of land" refers to areas, tracts or units of land under single ownership having one or more boundary lines wholly or partially in common, except that such areas, tracts or units are not contiguous: (i) when joined by point contact only; (ii) when separated into portions by a city street, county road, state highway or transcounty railroad;

