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**Subdivision Regulations**  
Passed 11/21/2000

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**SECTION 3301: Intent.**

The general purpose of these regulations shall be to guide and regulate the planning, subdividing and development of land in order to promote and protect the public health, safety and general welfare. It is intended that the provisions of these regulations shall be applied to achieve the following objectives:

1. Orderly development of land to obtain harmonious and stable neighborhoods.
2. Safe and convenient vehicular and pedestrian circulation.
3. Ample public open spaces for schools, recreational and other public purposes.
4. Accurate surveying of land, preparation and recording of plats.
5. Assure that subdivision improvements are properly installed and completed in compliance with the regulations herein.
6. Coordinate land development in accordance with zoning codes and the land use policy.

(Ord. 27-2000)

**SECTION 3302: Penalty.**

Whoever willfully violates any rule or regulation of this section of the Ordinance, or fails to comply with any order issued pursuant thereto, shall forfeit and pay not less than ten or more than one thousand dollars. Such sum may be recovered with costs in a civil action brought in the court of common pleas of

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the county in which the land lies relative to which such violation occurred, by the legal representative of the village, in the name of the village, and for the use thereof.

Whoever, being the owner or agent of the owner of any land within the municipal corporation, willfully transfers any lot, parcel or tract of such land from or in accordance with a plat of a subdivision as specifically defined, before such plat has been recorded in the office of the county recorder, shall forfeit and pay the sum of not less than ten nor more than five hundred dollars for each lot, parcel or tract of land so sold. The description of such lot, parcel or tract of land by metes and bounds in the deed or transfer shall not serve to exempt the seller from the forfeiture provided in this section. Such sum may be recovered in a civil action, brought in any court of competent jurisdiction by the legal representative of the municipal corporation in the name of the municipal corporation and for the use of the street repair fund thereof.

(Ord. 27-2000)

**SECTION 3303: Principles of Acceptability.**

All plat and subdivisions within the Village of Holland shall conform to the rules and regulations as contained in this Chapter.

1. Development shall conform in effect to the Land Use Policy as adopted.
2. The proposed subdivision and its ultimate use shall be in the best interests of the public welfare and the neighborhood development of the area.
3. The tract to be subdivided should not encroach upon an area designated in the Land Use Policy for future public facilities. Such areas shall be incorporated in the drawing and reserved for a period of one (1) year after approval thereof, or for a longer period as may be mutually agree, to allow the appropriate public agency time to acquire such land.
4. Variations, exceptions and/or modifications of these rules and regulations may be made by the Planning Commission in specific cases where it is deemed that unusual topographical or other exceptional conditions require such modification or adjustment of these requirements, provided that such plats are self-contained and do not encroach unfavorably on or interfere with the normal development of abutting properties.

(Ord. 27-2000)

**SECTION 3304: Intensity of Land Use.**

The minimum size of lots shall be as follows:

1. A minimum of **one (1)** net acre per lot shall be provided when either or both wells and septic tanks are to be used except as hereinafter provided.
2. A minimum of **six thousand (6000)** square feet per lot shall be provided for single-family residences when both public water and sanitary sewer systems are available, unless zoning requires larger lots.
3. Greater densities, for other than single family dwellings conforming to the zoning requirements, will be permitted in areas where both public water and sanitary sewage systems are provided.

(Ord. 27-2000)

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**SECTION 3305: Streets.**

1. Streets shall be planned for convenient circulation toward the principal direction of travel, bus routes, schools and playgrounds. The pattern shall be continuous and yet indirect enough to discourage an excessive amount of through traffic. On the interior design, T-type intersections shall be predominant, while cross-intersections shall be avoided except at major streets. The street patterns shall include some extensions to the boundaries of the development to provide circulation between adjoining neighborhoods.
2. Street widths shall conform to the following minimums:

<u>Classification</u>	<u>Right-of-way Width</u>
1. Expressway	200'
2. Dual Highway	140'
3. Dominant Major Street or Main County Road	100'
4. Major Street	100'
5. Secondary Major Street	80'
6. Minor Street	60'*
7. Alley	20'

\*Short cul-de-sacs or loop streets may be approved as **fifty (50)** feet in width after proper analysis by the Planning Commission.

3. Streets shall intersect each other at as nearly right angles as possible.
4. New streets shall be a continuation of existing streets or provide a minimum jog of **one hundred twenty (120)** feet from the existing street alignment.
5. Cul-de-sac streets shall not be over **six hundred (600)** feet in length and the terminal shall be a circular area with a minimum diameter of **one hundred (100)** feet.
6. All streets within a subdivision shall be improved with a hard surface pavement with adequate drainage at a minimum width of **twenty-four (24)** feet, and there shall be a curb along each side of such surfacing.
7. Additional pavement lanes may be required for commercial developments to provide acceleration/deceleration lanes and/or left turn lanes.
8. A greater width of pavement not to exceed **forty (40)** feet may be required in industrial or special apartment developments.
9. Minimum pavement gutter elevations shall be at or above hydraulic grade line for a **ten (10)** year frequency storm.

(Ord. 27-2000)

**SECTION 3306: Blocks.**

1. Blocks shall be designated to accommodate lots of a size required for the district and to provide convenient circulation, service and safety on the boundary streets. The block

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shall be designed so that rear lot lines shall coincide with drainage courses, railroads, and divisions in land uses.

2. The maximum length of blocks shall generally be **one quarter (1/4)** mile or **one thousand three hundred twenty (1,320)** feet. The Planning Commission may require a cross-walkway in blocks that exceed **nine hundred (900)** feet.
3. The width of blocks shall be sufficient to accommodate **two (2)** tiers of lots, except a single tier of lots, which lots shall have a greater depth than the minimum requirement of **one hundred twenty (120)** feet, may be required to separate residential developments from major streets adjoining non-residential uses, usual topographic or natural features. An easement from screen planting of at least **ten (10)** feet, which shall not be traversed by vehicles, may be required along the lots abutting such a major street or non-residential land use.
4. Blocks for multi-family, commercial or industrial subdivisions shall be adequate to accommodate the building sites and provide the yards, service drives, off-street parking and other required facilities.

(Ord. 27-2000)

**SECTION 3307: Lots.**

1. All lots shall conform to zoning requirements in width at the building line. Any lot having an area of **ten thousand (10,000)** square feet or less shall not be deeper than **three (3)** times its width. Any lot over **ten thousand (10,000)** square feet in area shall not be deeper than **two and one-half (2 ½)** times its width. No lot shall be shallower than **one hundred twenty (120)** feet.
2. All residential lots shall have a minimum of **fifty (50)** feet width at the building line or conform to zoning requirements, whichever is greater.
3. All lots shall abut on a public street.
4. Corner residential lots shall have extra width sufficient for maintenance of building lines on both streets. The minimum width shall be **seventy (70)** feet.
5. Side lines of lots shall be approximately at right angles or radial to the street line.

(Ord. 27-2000)

**SECTION 3308: Public Spaces.**

1. The Planning Commission may specify and require the dedication of a reasonable amount of land for play fields, parks, and other open public spaces that may be essential to a proper development of the area or neighborhood in accordance with the adopted Land Use Policy for parks and other open public grounds, as provided for in **Section 711.09 of the Ohio Revised Code**.
2. Due regard shall be shown for the preservation of outstanding natural and cultural features, such as scenic spots, watercourses and historic sites.

(Ord. 27-2000)

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**SECTION 3309: Building Lines.**

All lots, including business, industrial and residential shall have minimum setback, or building line, of **twenty-five (25)** feet from the right-of-way, except where the zoning requires a greater amount. In such case, the greater of the two shall be required.  
(Ord. 27-2000)

**SECTION 3310: Easements.**

1. Utility easements **five (5)** feet in width shall be provided along the rear of each lot and/or **five (5)** feet in width along side lot lines where necessary. Said easements shall provide continuous easement to streets or alleys where necessary.
2. Open ditch easements equal to the width of the required cross-section of said ditch plus **twenty (20)** feet on one side shall be provided.
3. Easements for enclosed drainage systems shall be a minimum of **fifteen (15)** feet in width.

(Ord. 27-2000)

**SECTION 3311: Commercial Areas.**

1. A commercial subdivision shall show lots that conform to minimum width and area requirements. It shall show the location within which buildings may be erected and the area that is to be reserved for off-street parking and service areas.
2. The location for vehicular movements between the area and adjacent streets shall be indicated, and restrictions shall be recorded upon the plat that will restrict such vehicular movements to the location shown on the plat.
3. Easements may be required providing for vehicular movements through parking areas and to and from service areas, as well as easements which can be improved as buffer areas wherever the area adjoins property zoned for residential use. The installation of planting, walls, fences or other improvements that will assure a satisfactory buffer or protective screen within said easement may be required.

(Ord. 27-2000)

**SECTION 3312: High Water Level.**

No plat will be approved when more than **ten (10)** percentage of the lots planned thereon are in excess of **one (1)** foot below the high water level at the building site.  
(Ord. 27-2000)

**SECTION 3313: Standards and Requirements for the Construction of Improvements.**

Subject to the limitations thereon, provided in Section 711.10 of the Ohio Revised Code, all plats of subdivisions of land shall conform to the improvement regulations contained herein. The subdivider shall provide, construct, install and pay for the minimum improvements specified herein, or shall give assurance therefore in accordance with Section 3321 of this Ordinance, prior to the approval and recording of the Plat.  
(Ord. 27-2000)

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**SECTION 3314: Grading.**

All lots shall be graded so that all storm water will drain therefrom.

1. The minimum ground elevation at the building site for all lots in a flood plain, or adjacent thereto or affected by a flood plain area, shall be at a minimum elevation of **one (1)** foot above the estimated high water level, and said lots shall be graded to the estimated high water level before final acceptance of the improvements required by this Chapter. The minimum ground elevation at the building site shall be designated on the plat.

(Ord. 27-2000)

**SECTION 3315: Water.**

1. When an adequate public water line is within **one thousand (1000)** feet of the subdivision, such line shall be extended so that each lot is accessible to the public water supply.
2. When a public water supply system is used and lots are less than **one (1)** acre, sanitary sewers shall be provided and connected to a public system, or an approved treatment plant, except as provided in **Section 3316(d)(1) and (2)** herein.
3. Where an adequate public water line is not available, a well may be the source of water supply for each lot if such well and water quality meet the health standards of the appropriate Board of Health and the lots are **one (1)** acre or more in size.

(Ord. 27-2000)

**SECTION 3316: Sanitary Waste Disposal.**

**Public System:** When the proposed subdivision is located within **five hundred (500)** feet of an adequate sanitary sewer line, a connection to the line shall be provided for each lot by the developer.

**Independent System:** When lots are less than **one (1)** acre and a sanitary sewer is not available, except as provided in **Section 3316(d)(2)** herein, an adequate sanitary treatment plant and the necessary sanitary sewer lines accessible to each lot shall be provided by the developer. The system, where practicable, is to be designed so it can be integrated into the master plan of sanitary sewers when the public sewers are installed.

1. Where a number of subdivisions are proposed to be on adjacent tracts and/or sufficient buildable property is in close proximity to each other, the legislative authority may cause to have constructed a sanitary treatment plant and the necessary lines, except laterals, to service the plats, and assess the costs to the benefited owners.

**Sanitary Manhole:** The minimum elevation of the top of any sanitary manhole casting shall not be less than the estimated **twenty-five (25)** year high water level.

**Septic Tanks:** Septic tanks may be used for lots of **one (1)** acre or more in area if soil percolation tests, as prescribed by the appropriate Board of Health, have indicated a reasonably useful life for such disposal methods. Other methods of disposal may be approved by the appropriate Board of Health. Subject to the approval of the appropriate Board of Health, septic tanks may be used on lots with less than **one (1)** acre when the plat is in an area that can expect trunk sewers to be extended to it within a **two (2)** year period as

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determined by the Holland Village Engineer in cooperation with the Sanitary Engineer of Lucas County, Ohio but sanitary lateral sewers, servicing each lot, property installed and blocked off shall be provided. (Ord. 27-2000)

**SECTION 3317: Storm Sewer.**

1. Drainage laterals, which include an adequate outlet, shall be designed and constructed to provide for disposal of all surface water. In subdivisions employing septic tanks, the drainage system shall, in addition, provide a drainage outlet a minimum of **three (3)** feet below the mean ground level for each lot.
2. Drainage ditch shall be enclosed when the enclosure is equivalent in capacity to **forty-eight (48)** inches in diameter or less. Such enclosures shall be constructed, installed and paid for by the subdivider. All other drainage ditches in the subdivision shall be realigned, widened and/or deepened to accommodate storm water run-off from the subdivision. All structures shall be enclosed within the new street right-of-way. Such enclosures shall be constructed, installed and paid for by the subdivider. Storm hydraulic grade lines shall be based on estimated run-off conditions, in watershed, **ten (10)** years from the time the improvement is made.

(Ord. 27-2000)

**SECTION 3318: Sidewalks.**

**Four (4)** foot wide sidewalks shall be provided on both sides of the street where lots average **seventy (70)** feet or less in width. Installation may be deferred for a period of **three (3)** years by posting bond, as provided in Section 3320 to permit the building of dwellings prior to installation of sidewalks provided that no such deferment shall be continued in effect or granted as to a particular block in a subdivision after **seventy-five (75)** percent or more of the lots in such block have dwellings constructed thereof. For the purpose of this section, block shall mean the lots on both sides of the street between **two (2)** cross street.

(Ord. 27-2000)

**SECTION 3319: Monuments.**

A monument shall be placed at each change in direction on the boundary of the plat, and one such monument shall be placed on the centerline of right-of-way of each street intersection, and at the beginning and end of all street curves.

A type "A" monument shall be placed in all unpaved areas. A type "B" monument shall be placed in all paved areas.

(Ord. 27-2000)

**SECTION 3320: Bond in Lieu of Improvements.**

In lieu of the installation of the above improvements prior to the approval and recording of the Plat, the subdivider may file a surety bond or escrow agreement. In the event the said surety bond or escrow agreement is furnished, the requirements set forth in Section 3321 shall be complied with as a condition precedent to the release of the bond or escrow agreement so furnished.

(Ord. 27-2000)

**SECTION 3321: Design and Construction Standards.**

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The required improvements outlined in the above sections are to be designed, constructed and installed in conformance with the standards and specification of the following designated appropriate agency or agencies.

<b>Required Improvements:</b>	<b>Appropriate Agency:</b>
Grading	Holland Village Engineer
Streets	Holland Village Engineer
Street Drainage	Holland Village Engineer
Sidewalks	Holland Village Engineer
Storm Drainage	Holland Village Engineer
Street Alignment Relative to Major Thoroughfares	Holland Village Engineer and Lucas County Engineer
Water Lines	Holland Village Engineer and Lucas County Sanitary Engineer
Sanitary Sewer Lines	Holland Village Engineer and Lucas County Sanitary Engineer
Sanitary Treatment Plant	Holland Village Engineer and Lucas County Sanitary Engineer Lucas County Board of Health Ohio State Dept. of Health
Septic Tanks / Wells	Lucas County Board of Health
Natural Watercourses	Holland Village Engineer and Lucas County Engineer

(Ord. 27-2000)

**SECTION 3322: Administered by the Planning Commission.**

The foregoing rules and regulations shall be administered by the Planning Commission and may be modified by the Planning Commission in specific cases where unusual or exceptional factors or conditions require such modifications.

(Ord. 27-2000)