

# Proposed Changes to Butler County Subdivision Regulations

*Changes current as of April 18, 2017*

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The changes noted below represent the **substantive** revisions being proposed to the Butler County Subdivision Regulations. Additional minor revisions, including spelling corrections, formatting/punctuation, and updating internal references, are not specified in this overview.

## Article I: Title, Purpose, and Jurisdiction

Section 1.01 – change *County Planning Commissioner* to **County Planning Commission**

## Article II: Definitions

General renumbering of all definitions to incorporate past additions and allow space for future changes.

Section 2.160, Development Area – remove *or combination of tracts, which are in single ownership, or are contiguous and in diverse ownership;*; intent is already covered in first part of definition

Section 2.295, Lot – change *open spaces as are herein required and as required by zoning* to **open spaces as may be required**

Section 2.317, Lot Split – new definition, refers to 2.335 Minor Subdivision

Section 2.325, Maintenance Bond – change *ten percent (10%)* to **a percentage**

Section 2.330, Minimum Opening Elevation – expand definition for clarification

Current	Proposed
Minimum Opening Elevation: Also known as M.O.E. The lowest elevation of any opening in the foundation or first floor as to prevent entry of floodwater.	Minimum Opening Elevation: Also known as M.O.E. The lowest elevation of any opening in the foundation or first floor <b>of a structure. A minimum opening elevation is established</b> to prevent entry of floodwater <b>into a structure.</b>

Section 2.370, Open Space – change *shall not be included* to **shall not be considered open space**

Section 2.405, Performance Bond – replace *for ten percent (10%) plus one hundred and twenty percent (120%) of any incomplete work* with **a percentage**. Also, change *guaranteeing* to **intended to guarantee**.

Section 2.473, Road, and Section 2.577, Street – new definitions, refer to 2.605 Thoroughfare

### **Article III: Procedures for Subdivision Approval**

Section 3.03(B) – add **sanitary** before sewer; change *Sanitary Engineer* to **Water & Sewer Department**; similar changes throughout this Article [see 3.03(D), 3.09, 3.12(B), 3.13, etc.]

Section 3.07(C) – new section requiring soil testing reports prior to preliminary plat consideration for plats proposing on-site septic systems

Section 3.08 – change number of copies to be filed from *thirteen (13)* to **ten (10)**

Section 3.12 – update references to later Articles; clarify that **the plans** are to be prepared by an engineer

Section 3.13 – change *Drainage Inspector* to **Floodplain Administrator**

Section 3.16(B) – As-built plans required for public water improvements, as well as sanitary sewer

Section 3.18 – change number of copies to be filed from *fourteen (14)* to **ten (10)**

Section 3.20 – update preliminary plat approval period to **five** years to be consistent with other sections

Section 3.21 – change *Planning Department* to **Planning Commission**

Section 3.22(B)(2) – remove requirement for Water & Sewer Performance Bond

Section 3.22(D) – new section requiring Board of Health approval for all subdivisions not using public water and/or sewer

Section 3.24 – remove prescriptive physical distribution of approved plats; plat are now archived digitally

Section 3.25(B) – allow for electronic submittal of as-built plans to County Engineer

Section 3.25(C) – clarify requirement for as-built plan submittal to Water & Sewer Department

### **Article IV: Preliminary Subdivision Plat Requirements**

Section 4.03 – change number of copies to be filed from *fourteen (14)* to **ten (10)**; update submittal requirements to reflect application form and fee.

### **Article V: Site Drainage and Roadway Design Standards**

No changes are proposed to this Article

## Article VI: Water and Sanitary Sewer Improvements

Overall, this Article has been greatly streamlined to focus on policies and avoid duplication of technical details that can be found in other documents (*Standard Specifications for Water & Sanitary Sewer Construction* and the *Developer's Manual*, both maintained by BCWS). Some sub-sections have been revised for clarity [e.g., 6.01(B), 6.01(C)]

Section 6.01(A) – change *Sanitary Engineer* to **Water & Sewer Department**; similar changes throughout this Article

Section 6.01(E)(4) – add **as-built drawings approved** and **and final inspection has passed** to criteria for acceptance of water mains

Section 6.01(F) – update water main easement minimum width from *15* to **20** feet

Section 6.02(E) – update water main easement minimum width from *20* to **a width to be determined by the depth of the sanitary sewer**

Section 6.02(F) – change *the upstream boundary* to **all upstream boundaries**

## Article VII: Soil and Water Management Standards

No changes are proposed to this Article

## Article VIII: Final Subdivision Plats

Section 8.01(C)(5c) – delete reference to plat appliques

Section 8.01(C)(6) – delete electronic transfer note

Section 8.02 – change number of copies to be filed from *fourteen (14)* to **ten (10)**; update submittal requirements to reflect application form and fee.

Section 8.04(C)(2) – add **(Public Drainage Easements)** in subsection heading

Section 8.04(C)(4) – add new plat note regarding **Minimum Opening Elevations**

Section 8.04(D) – delete *Transfer of Lots* note (sub-section 1); clarify replat (now **Plat Alterations**) note to include any change or alteration of an approved plat (see also Section 9.03)

Section 8.04(F)(6) – delete *All lots shown hereon shall be served by public sanitary sewer and water*; this note is moved to 8.04(G)

Section 8.04(G) – new section for **Board of Health** approval only for plats not served by both public water and public sewer; includes sample signature blocks and clarification that no BOH signature is required for a subdivision to be served by both public water and public sewer.

Section 8.04(I) – delete stub street note; duplicated at 8.03(V)

Section 8.04(I)(2) – revise County Commissioners' signature block per guidance of County Prosecutor's office to clarify that acceptance of right-of-way does not equal acceptance of the improvements (roads, sewers, etc.)

## **Article IX: Administration and Enforcement**

Section 9.03 – add **Replat** after Resubdivision (two instances)

## **Article X: Enactment**

Section 10.02 – add **Adoption** section

## **Appendix A: Drawings**

## **Appendix B: Sample Documents**

## **Appendix C: County Engineer's Specifications**

## **Appendix D: County Engineer's Tables**

No changes are proposed to the Appendices