

§ 151.01 GENERAL PROVISIONS.

(A) *Short title.* This chapter shall be known as the Subdivision ordinance of the City of Waterville, and will be referred to herein as this chapter.

(B) *Purpose.* In order to safeguard the best interests of the city and to assist the subdivider in harmonizing his or her interests with those of the city at large, the following chapter is adopted so that the adherence to it will bring results beneficial to both parties. It is the purpose of this chapter to make certain regulations and requirements for the platting of land within the city pursuant to the authority contained in Minnesota Statutes Annotated, which regulations the City Council deems necessary for the health, safety and general welfare of this community.

(C) *Jurisdiction.* The regulations herein governing plats and the subdivision of land shall apply within the corporate limits of the city and the unincorporated area within two miles of its limits; provided that where a municipality lies less than four miles from the limits of the city, these regulations shall apply only to a line equidistant from the city and the municipality; and provided further, that the governing body or bodies of unincorporated areas adjacent to the city have not adopted ordinances for the regulation of subdivision of land or platting. Copies of resolutions approving subdivision plats of land outside the city but not subject to its subdivision regulations shall be filed with the clerk of the town in which the land is situated.

(D) *Approvals necessary for acceptance of subdivision plats.* Before any plat shall be recorded or be of any validity, it shall be referred to the City Planning Commission and approved by the City Council as having fulfilled the requirements of this chapter.

(E) *Conditions for recording.* No plat of any subdivision shall be entitled to record in the LeSueur County Recorder's Office or have any validity until the plat thereof has been prepared, approved, and acknowledged in the manner prescribed by this chapter.

(F) *Building permits.* No building permits shall be considered for issuance by the city for the construction of any building, structure or improvement of the land, or to any lot in a subdivision as defined herein, until all requirements of this chapter have been fully complied with.

(G) *Exceptions.* When requesting a subdivision, if either of the following conditions exist, the City Administrator-Clerk shall bring the request to the attention of the City Council, whereupon the request shall be reviewed and the City Council may exempt the subdivider from complying with any procedural requirements that are deemed inappropriate.

(1) In the case of a request to divide a lot which is a part of a recorded plat where the division is to permit the adding of a parcel of land to an abutting lot or to create two lots and the newly created property line will not cause the other remaining portion of the lot or any structure to be in violation with this chapter or Chapter 150.

(2) In the case of a request to divide a base lot upon which a two-family dwelling or a quadraminium which is a part of a recorded plat where the division is to permit individual private ownership of a single dwelling unit within such a structure and the newly created property lines will not cause any of the unit lots or the structure to be in violation of this chapter or Chapter 150.

(H) *Separability.* If any section, subsection, sentence, clause or phrase of this chapter is for any reason found to be invalid, the decision shall not affect the validity of the remaining portions of this chapter.

(I) *Conflict.* Whenever there is a difference between minimum standards or dimensions specified herein and those contained in other official regulations, resolutions or ordinances of the city, the most restrictive standards shall apply.
(Ord. passed - -)