



City of Bonham Community Development
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Bonham, Texas 75418
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Subdivision Ordinance

ORDINANCE NO. 579

AN ORDINANCE ADOPTING SUBDIVISION RULES AND REGULATIONS FOR THE CITY OF BONHAM, TEXAS; PROVIDING THAT SAID RULES AND REGULATIONS SHALL APPLY TO ANY SUBDIVISION OF ANY TRACT OF LAND INTO TWO OR MORE TRACTS; REQUIRING THE OWNER OR SUBDIVIDER TO APPLY IN WRITING TO THE CITY PLANNING [AND ZONING] COMMISSION FOR THE APPROVAL OF SUCH SUBDIVISION; PROVIDING THAT SAID RULES AND REGULATIONS SHALL APPLY TO ALL NEW SUBDIVISIONS OF LAND IN THE CITY OF BONHAM, TEXAS AND FOR A DISTANCE OF FIVE MILES BEYOND ITS CORPORATE LIMITS; OUTLINING THE POLICIES AND REQUIREMENTS OF SAID CITY WITH REFERENCE TO UNDERGROUND UTILITIES, STREET IMPROVEMENTS, ALLEYS OR EASEMENTS, PARKS AND PLAYGROUNDS; REQUIRING THE SUBMISSION TO THE CITY PLANNING [AND ZONING] COMMISSION OF PRELIMINARY PLATS AND FINAL PLATS; MAKING ANY VIOLATION OF THIS ORDINANCE A MISDEMEANOR AND PRESCRIBING THE PUNISHMENT THEREFOR; PROVIDING THAT IF ANY PART OF THIS ORDINANCE SHALL BE HELD NULL AND VOID THEN SUCH HOLDING SHALL NOT AFFECT THE OTHER SECTIONS, SUBSECTIONS AND PROVISIONS OF SAID ORDINANCE; AND PROVIDING THAT SAID ORDINANCE SHALL BE EFFECTIVE FROM AND AFTER 1st day of Sept. 1960

BE IT ORDAINED BY THE CITY OF BONHAM, TEXAS:

SECTION 1. The rules and regulations attached hereto and marked Exhibit A are hereby adopted and shall hereafter be enforced by the officers of the City of Bonham.

SECTION 2. Any person, firm, association or partnership violating this Ordinance, or any part thereof, shall upon conviction be guilty of a misdemeanor and shall be fined not less than \$10.00 nor more than \$200.00 and each day that such violation continues shall be considered a separate offense and punishable accordingly.

SECTION 3. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. Be it further ordained that this Ordinance shall be introduced in writing in the form in which it is to be finally passed, and after passage on first reading a descriptive summary of said Ordinance shall be published at least once, together with a notice of time and place when and where it will be given a public hearing and be considered for final passage, the first such

publication to be at least one week prior to the time advertised for such public hearing. This Ordinance shall be in full force and effect from its final passage.

SUBDIVISION RULES AND REGULATIONS FOR THE CITY OF BONHAM, TEXAS

INTRODUCTION

It shall be, in the future, the policy of the City of Bonham to endeavor to cooperate with the subdividers of property in an effort to promote sound planning in the subdivision of land in order to prevent errors in platting rather than have the City be required to make expensive future corrections after they have occurred.

The rules and regulations as set forth herein have been made after careful study by the Planning [and Zoning] Commission of existing local conditions and the desirable features of modern subdivision planning principles as recommended by the City's Planning Consultants and followed by other progressive cities in this State. It is not the desire nor the intent of the City Commission [Council] or the Planning [and Zoning] Commission to regiment the design of subdivisions of property in Bonham and its environs, but rather to recommend the utilization, to the fullest possible extent, of good, sound, modern subdivision planning principles. It is intended that as much freedom as possible be allowed the individual owners and subdividers in the design and ultimate development of new subdivisions so that they will contribute to the community's new residential neighborhoods with individuality and character and, at the same time, provide for sufficient and adequate major and secondary traffic thoroughfares, public utilities, parks, and playgrounds and other public grounds that may be required, and to otherwise preserve the integrity of the Comprehensive Plan which has been formulated, and to meet the provisions of the Zoning Ordinance which is designed and intended to stabilize and protect the established pattern of the best land usage of all property within and to be ultimately added to the City.

SECTION I AUTHORIZATION

By a resolution adopted by the City of Bonham City Commission [Council] on the 1st day of September, 1960, pursuant to the provisions of the Acts of the Texas Legislature, Art. 974A and 6626 as amended, the Planning [and Zoning] Commission of the City of Bonham has power and authority to recommend to the City Commission [Council] approval for plats for subdivisions within the corporate limits of the City of Bonham and for a distance of five miles surrounding such corporate limits.

As a basis for such approval, the Planning [and Zoning] Commission prescribes the following regulations governing subdivisions:

SECTION 2 PROCEDURE

GENERAL INFORMATION: It is suggested that each owner or subdivider of land first confer with the City Planning [and Zoning] Commission before preparing the preliminary plat of his proposed subdivision and to secure a copy of the rules and regulations governing subdivisions of lands so that he may become thoroughly familiar with subdivision requirements and policies of the City and with the features, provisions and recommendations of the Comprehensive Plan as prepared by the City Planning [and Zoning] Commission, which instrument is on file in the

office of that Body, that may relate to and have effect upon the general area in which the proposed subdivision is situated.

Whenever any subdivision of any tract of land into two (2) or more tracts is proposed to be made and before any contract for sale of or any offer to sell such subdivision or any part thereof is made and before any permit for the erection of a structure shall be granted by the City Government's Building Inspector to the subdivider, the developer or owner thereof, or his agent, shall apply in writing to the Planning [and Zoning] Commission for approval of such land subdivision. The application of the subdivider, developer, owner, or agent shall conform to the specifications outlined in Section 2, Subsections A, B, C, and D [sic], and Section 3 of these regulations.

A. SPECIFIC REQUIREMENTS AND CITY POLICY:

After September 1st 1960, the City Commission [Council] of the City of Bonham will require that all land subdividers and developers shall, on all new subdivisions of land in the City of Bonham and for a distance of five miles beyond its corporate limits, adhere to and be governed by the policies as have been established for the provision and construction of underground utilities; street improvements; alleys or easements; and parks and playgrounds:

1. WATER LINES, SEWER LINES AND STORM SEWERS:

The subdivider, developer, or owner, in the case of any subdivision of land, will be required to install, at his own expense, all water lines, sewer lines, storm sewer lines and drainage ditches and structures in accordance with the City of Bonham Standards and Specifications governing the same, including all engineering costs covering design, layout and construction supervision.

Preliminary plans and layouts for all such utility lines shall be submitted by the subdivider or developer to the City Planning [and Zoning] Commission for study by the City Engineer along with the submission of the preliminary plat of the subdivision. Final construction plans will be submitted by the subdivider at the time of filing his final plat with the City Planning [and Zoning] Commission in the same number of copies as required of the subdivision plat.

There will be no participation by the City of Bonham in the cost of any of the underground utility lines or drainage facilities within the subdivision except in the event of the requirement for oversize lines to serve land areas and improvements beyond the subdivision in question, or to serve other subdivisions. Each installation of this character and the terms and extent of City participation will be considered individually upon the merits of each facility and the conditions involved.

Trunk lines of such systems to serve the subdivision under consideration will be considered upon each facility's individual merits for each subdivision.

2. STREET IMPROVEMENTS, CURB AND GUTTER, PAVEMENT:

The subdivider of each tract of land will be required to construct, at his own expense, standard curb and gutter along all streets and to install suitable base of select material and surface the streets according to the City of Bonham's Standards and Specifications, including all engineering costs covering design, layout and construction supervision. Preliminary plans for such improvements shall be submitted to the City Planning [and Zoning] Commission for study by the City Engineer and for tentative approval before any work is started in the subdivision. Detailed construction plans, including plan and profile for each street, shall be filed with the submission of the final plat in the same number of copies as required of the final subdivision plat. The City will participate in the cost of street surfacing and construction of arterial streets or thoroughfares in excess of the standard width and thickness of pavement for residential or service streets required to be constructed by the subdivider. Each major street or thoroughfare installation project will be considered by the City upon the individual merits of each project prior to construction.

Sidewalks are not a specific requirement in new subdivisions. However, should a subdivider or developer elect to install sidewalks in a subdivision, preliminary plans shall be submitted along with the preliminary plat of the development and detail construction plans shall be filed for approval of the City Planning [and Zoning] Commission and City Engineer at the time of submission of the final plat.

3. ALLEYS AND EASEMENTS:

The City of Bonham will require in new subdivisions twenty-foot-wide easements in lieu of alleys except in conditions as set out in Section 3, (8) hereafter. If a subdivider desires to include alleys in a subdivision, then the expense of development of the same, at not less than twenty feet (20') in width, will be borne by the owner of the subdivision or the developer, and the same shall be constructed in accordance with City of Bonham Standards and Specifications. Any construction plans related to this type of improvement shall be submitted to the Planning [and Zoning] Commission along with the final plat of the Subdivision at the time the final plat is submitted to the Planning [and Zoning] Commission for approval.

4. PARKS AND PLAYGROUNDS:

Due consideration shall be given to the dedication to the City of Bonham of suitable park and playground sites. The provision and dedication of such land areas shall be governed by the following standards and regulations:

- a. In a subdivision of less than ten (10) acres, no park land dedication will be necessary.

b. In a subdivision of ten (10) acres or more, but less than twenty (20) acres, no park land dedication requirements will be necessary unless, at the time of the filing of the preliminary plat of the proposed subdivision to the City Planning [and Zoning] Commission, the City has developed, or coincidentally with the development of said subdivision, will develop a park within a distance of one-half (1/2) mile of the closest lot line of the most distant lot in the tract proposed to be subdivided, in which case the subdivider shall be required to deposit in the City's park and recreational development fund sufficient money, equivalent to the undeveloped or raw-land value of five percent (5%) of the area within the subdivision, for the development of the closest park or recreational area to the subdivision. For the purpose of the determination, the word "coincidentally" shall mean "at the same time. "

c. In a subdivision of twenty (20) acres or more, the subdivider shall be required to dedicate five percent (5%) of the total land area of the subdivision for park purposes at the particular location to be designated by the Planning [and Zoning] Commission and under the following provisions and conditions:

(1) The area of the park or recreational area to be dedicated shall be measured and calculated to the centerline of any street within the subdivision bounding the park or recreational site.

(2) When the subdivision is to be developed in stages, or by increments or units, so that the actual platting of the park area that is to be dedicated in connection with said subdivision will be deferred until the second or later stage, increment or unit, the subdivider shall complete and deliver to the Planning [and Zoning] Commission, with the final plat of the first unit of said subdivision, an agreement in writing which shall provide for the future dedication of such park or recreational area.

(3) The City of Bonham shall bear its portion of the cost of curb and gutter and paving of the surface on any streets within the subdivision bounding the park or recreational area being dedicated, and shall also pay the cost of any utility extensions required to serve the park or recreational area. Any agreements, however, that have been made by anyone or any entity to dedicate to the public any park or recreational area or areas prior to Sept. 1st, 1960, the effective date of this policy determination, shall never be construed as coming within the provisions herein contained, in obligating or committing the City of Bonham to pay any portion or part of the costs of curbing, gutters and surfacing with pavement any streets that bound such park or recreational area.

(4) The City of Bonham shall improve the dedicated park or recreational area concurrently with the development of the subdivision. The word "concurrently" is to mean that the City shall improve said park or recreational area when the subdivider has completed all permanent improvements required of him by these regulations adjacent to the dedicated park or recreational area or upon acceptance of the subdivision by the City, whichever time is later.

By the term “improve”, as used in this portion of the regulation, is meant such grading, filling, and cleanup as may be necessary for rendering the park or recreational area usable, together with the installation of a water or irrigation system, sodding or planting of grass on lawn areas and the planting of basic shrubs and trees.

(5) Should the City of Bonham not be able to provide the development as above outlined, it shall have the option of causing the subdivider to improve the dedicated park tract, in accordance with the definition of the word “improve” as defined in the above paragraph of these regulations, under a contract between the City of Bonham and the subdivider providing the park or recreational area, for repayment by the City to the subdivider for the cost of such improvements within the following two (2) years from the date of completion thereof and at an interest rate of five percent (5%) per annum on the unpaid balance, provided, that such development shall be done by or under the supervision of the City of Bonham Park and Recreation Officials and according to the City’s development plans and requirements for such facilities.

(6) Should the City of Bonham fail or for any reason refuse to develop the park or recreational area or to avail itself of the option stipulating that the subdivider develop said park, or to reimburse the developer for the agreed development of the park or recreational area, then the park or recreational area shall revert to the subdivider, his heirs, successors and assigns.

The foregoing requirement shall not apply in instances of replats of plats, or subdivision[s] that have previously met part requirements or the redivision of existing single lots.

(7) No reversionary clauses shall be permitted in any dedication of any park or recreational area except as provided for in (6) above.

B. PRELIMINARY PLAT:

Five (5) copies, or prints, of the preliminary plat of any proposed subdivision shall be submitted to the City Planning [and Zoning] Commission for approval before the preparation of the final plat for record. Such preliminary plat shall be filed in the office of the City Planning [and Zoning] Commission at least five (5) days prior to the regular meeting of such Body at which approval is requested. This plat shall be drawn to a scale of one inch equals two hundred feet (1" = 200'), or larger, and shall show or be accompanied by the following data and information:

- (1) Proposed subdivision name, or identifying title, and the name of the City, County and State in which the subdivision is located.
- (2) Name, address of record owner, subdivider, engineer, surveyor, land planner or any other designer responsible for the survey and design.

(3) Location of boundary or property lines; width and location of platted streets, alleys and easements within or adjacent to the property being subdivided; present physical features on the land including natural and artificial watercourses, ditches, ravines, culverts, bridges, present structures and any other features directly pertinent to the land being subdivided; location of any existing utilities, pipelines, showing pipe sizes and capacities of sewer and water mains and drainage facilities; outline of any existing wooded areas. In instances where a serious drainage problem would require detailed study in order to determine the manner in which drainage of the proposed subdivision may properly be provided in consonance with a comprehensive drainage plan for a larger area of the City, the Planning [and Zoning] Commission may require a topographic map of the area proposed to be subdivided to accompany the Preliminary Plat. Contour intervals of the map shall not be greater than one foot (1'), with all grades shown thereon tied to City datum, or such datum of any public authority that may have established datum in the Bonham area. The description of the property shall include the approximate acreage.

(4) The preliminary plat shall show the street system design, location and width of proposed streets, easements and alleys; building lots and other features and their relationship to streets, alleys and easements in adjacent subdivisions. If there are no adjacent subdivisions thereto, a vicinity or location map, drawn at a smaller scale, shall be submitted along with the preliminary plat, this map to show the boundaries and ownership of adjacent properties, the location and distance to the nearest subdivisions, and the manner in which the streets, alleys, easements and highways of the proposed subdivision may eventually connect with those of the nearest existing subdivision.

(5) Classification and designation of the intended uses of land within the subdivision proposed; setting out residential, retail business, industrial, off-street parking and all other parcels of land intended to be dedicated to public use, such as schools, parks and playgrounds, and any other special uses or semipublic uses.

(6) Date, north point and scale of the drawing or subdivision layout.

(7) a. Preliminary plan of proposed water distribution system.

b. Preliminary plan of proposed sewage collection system.

c. Preliminary plan for on-site and off-site drainage.

(8) Where the preliminary plat submitted for approval covers only a part, a unit or increment of the owner's or subdivider's entire holding or ultimate subdivision, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system portion submitted for approval will be considered in the light of adjustments and connections with the street system of the part not submitted. It is to be understood that the approval of the preliminary plat by the City Planning [and Zoning] Commission does not constitute official acceptance of the proposed subdivision by the City, but does constitute an authorization to begin and proceed with the preparation of the final subdivision plat. There shall be no work done in the field on the proposed subdivision until the final plat has been approved

and accepted in an official action by the City Planning [and Zoning] Commission and the City Commission [Council] and the instrument recorded in the office of the County Clerk except and unless upon the written approval of the City Planning [and Zoning] Commission, with the City Commission [Council] being cognizant of such approval. Approval of the preliminary plat expires at the expiration of a period of six (6) months unless the final plat has been submitted for approval.

C. FINAL PLAT:

After the approval by the City Planning [and Zoning] Commission of the preliminary plat, a final plat shall be prepared and submitted to the Planning [and Zoning] Commission for approval and reference to the City Commission [Council] for its approval and subsequent recording in the office of the County Clerk. Five (5) prints of this final plat shall be submitted to the Planning [and Zoning] Commission at least five (5) days prior to the regular meeting of that Body at which approval is requested.

The final plat shall be clearly and legibly drawn to a scale not smaller than one inch equals one hundred feet (1" = 100'), on a sheet 24" x 36" in size. All figures and letters shown thereon shall be plain, distinct and of sufficient size that they can be easily read. Should more than one sheet be required for the layout, there shall be included with the several large-scale drawings, a key map showing the entire subdivision, drawn at a smaller scale, with block numbers, house numbers and street names, this key map to be included upon the first sheet or separately upon a cover sheet of the same size as the large-scale sheets.

The final plat shall show or be accompanied by the following information:

- (1) The subdivision name or identifying title and the name of the City, County and State in which the subdivision is located; the name and address of the record owner or subdivider.
- (2) The name or names of adjacent subdivisions; name of streets; numbers of lots and blocks and house numbers; the same to be in accordance with a systematic, consecutive numbering arrangement. Names of new streets should, wherever possible, follow or be extensions of existing street names.
- (3) An accurate boundary survey of the property which is being subdivided, noting the bearings and distances of the sides, same being referenced to original survey lines, or established subdivisions, showing the lines of all adjacent lands and properties, lines of adjacent streets, alleys and easements, noting width and names of each. Streets, alleys and easements of adjacent subdivisions shall be shown in a different manner than those of the proposed subdivision, preferably dotted and dashed.
- (4) The record plat shall indicate the location of all lots, streets, highways, alleys, easements, parks, playgrounds and such other features, with accurate dimensions given in feet and decimals of a foot, showing the length of radii, deflection angles, and of arcs of all curves; tangent distances and tangent bearings shall be given for each street, all such data being complete and sufficiently precise to permit accurate location upon the ground.

- (5) Construction plans for all utilities such as:
 - a. Proposed water distribution system.
 - b. Proposed sewage collection system.
 - c. Plan and profile of proposed streets.
 - d. Plan and profile of on-site and off-site proposed drainage facilities.
- (6) The building lines of front and side streets shall be shown dotted or dashed, and the location of utility easements shall be shown in dashed lines.
- (7) The plat shall bear a properly executed dedication of all streets, highways, alleys, parks, and playgrounds and other lands intended for use of the public; such dedicatory instrument to be signed by the owner or owners, and by all other persons or parties having a mortgage or lien interest in the property. Any private restrictions or any trusteeships intended shall be filed with the plat, if the same are too lengthy as to permit lettering of same upon the plat.
- (8) A receipt shall be so noted on the plat or shall accompany the plat, indicating that all taxes have been paid.
- (9) Proper certification shall be made upon the plat by a reputable, registered civil engineer or land surveyor, ascertaining that the plan represents a survey made by him and that all necessary monuments are accurately and correctly shown upon the plat. The engineer shall place such monuments as required by the City and they shall be set at all corners and angle points of the boundaries of the original tract to be subdivided and at all street intersections, angle points in street lines and points of curve and at such intermediate points as shall be required by the City. All lot corners are also to be marked with iron pipe markers driven firmly into solid earth. Such monuments shall be of iron pipe not less than three-quarters of an inch (3/4") in diameter and two feet (2') in length, driven securely into said earth with the grades of same being at grade with established sidewalk, or if walk is not established, flush with natural grade of the earth's surface.
- (10) Before final approval of the plat by the Planning [and Zoning] Commission, there shall be filed with the Planning [and Zoning] Commission a certificate by the owner or owners of the proposed subdivision ascertaining the completion of such improvements as are specified and required by the City in accordance with the City's Standards and Specifications or a performance bond guaranteeing the completion of such improvements as are required to be constructed by the owner or subdivider under City policies in effect and as required by these Rules and Regulations.
- (11) Proper blanks for certificate of approval to be filled out by the Planning [and Zoning] Commission, City Commission [Council] and County Commissioners Court.
- (12) Date, scale and north point.

(13) After approval of the plat by the Planning [and Zoning] Commission, one (1) white background, blue-line print and one (1) reproducible negative print shall be furnished the City Planning [and Zoning] Commission. All figures, letters and symbols shown upon the drawings shall be plain, distinct and of sufficient size as may be easily read and of such density as they will remain a permanent and lasting record.

(14) After all improvements required by the City have been completed by the owner or subdivider of the proposed subdivision, the City Commission [Council] will require one set of as-built drawings of all underground utilities and street improvements that have been constructed, the same to be filed within thirty (30) days after completion of all required improvements.

(15) Approval of the final plat shall expire unless the plat is recorded in the office of the County Clerk within a period of six (6) months after the date of final approval.

(16) A filing fee of five dollars (100.00) [sic] per plat plus twenty-five cents (25¢) a lot shall be required and made payable by check drawn to the order of the City of Bonham upon submission of the preliminary plat to the Planning [and Zoning] Commission for approval. No charge will be made for the final plat. For replats, a charge of five dollars (\$5.00) will be made in the event no preliminary plat is required. If preliminary plat is required, the required charge shall be the same as for a new subdivision plat.

SECTION 3 GENERAL REQUIREMENTS

The Owner or subdivider of property shall observe the following general requirements and principles of land subdivision:

(1) In general, the proposed subdivision shall conform to the general projected future land use pattern as outlined by the Comprehensive Plan that has been formulated and adopted by the City Planning [and Zoning] Commission.

(2) The arrangement of streets in the subdivision shall provide for the continuation and extension of major and secondary thoroughfares as are shown on the major street plan of the City Planning [and Zoning] Commission. Such thoroughfares shall be of the width designated on the major street plan or as recommended by the City Planning [and Zoning] Commission. Minor residential streets in the subdivision shall provide convenient circulation of local traffic within the subdivision and adequate access to all building lots within the subdivision. Off-center street intersections will not be approved except in unusual cases. Parkways and boulevards shall be of such width as may be designated by the Planning [and Zoning] Commission. As a general rule, minor residential street rights-of-way shall not be less than sixty feet (60') wide.

(3) In order that proper relationship of new subdivision streets may be maintained with adjoining streets and land, the system of streets in a new subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions that have been platted. There must, in general, be a reasonable projection of streets in

the nearest subdivided tracts, and the same must be continued to the boundaries of the tract subdivided, so that other subdivisions may be connected therewith.

(4) Where a tract of land is subdivided into parcels that are larger than normal building lots, such parcel shall be arranged to permit the opening of future streets and a logical ultimate subdivision.

(5) Except in unusual cases, dead-end streets will not be approved unless such dead-end streets are provided in such manner as will permit connection with future streets in adjacent lands. Courts, cul-de-sacs or "places" may be provided where the shape of a portion of the proposed subdivision or where the terrain of the land would make it difficult, uneconomical or unreasonable to plat with connecting streets. These courts, cul-de-sacs or "places" shall be so arranged as to provide access to all lots and shall, generally, not exceed four hundred feet (400') in length. A turnaround must be provided at the closed end having an outside radius of not less than sixty feet (60'). In general, no reserve strips controlling access to land dedicated or to be dedicated to public use shall be permitted.

(6) Block lengths, generally, should not exceed one thousand two hundred feet (1200') in length. In blocks of over one thousand feet (1000) in length or more, there shall be provided, near the center of the block, a utility or pedestrian easement or walk, ten feet (10') in width, the walk to be paved a width of not less than five feet (5').

(7) Alleys, or loading courts, of a minimum width of twenty feet (20') paved surface or, in lieu thereof, adequate off-street loading space, shall be provided in business blocks. Alleys are not required in residential districts, except that same shall be provided where alleys of adjacent subdivisions already platted would be closed or dead-ended by failure to provide alleys in the new subdivision.

(8) In lieu of alleys, not required but optional in residential districts, easements for public utilities of not less than ten feet (10') shall be provided in each side of rear lot lines. If necessary for the extension of water or sewer mains, storm drainage or other utilities, easements of greater widths may be required along lot lines or across lots. In all cases, easements shall connect with already established easements in adjoining property.

(9) Curb radii at street intersections shall be not less than twenty feet (20') and property lines shall be adjusted accordingly.

(10) The minimum dimensions for residential lots in subdivisions shall be sixty feet (60') in width and generally not less than one hundred twenty feet (120') in length, unless the Planning [and Zoning] Commission, for reasonable cause or for special reasons, may otherwise approve. In no case shall a rectangular or irregularly shaped lot contain less than six thousand (6000) square feet of area. Corner lots shall be increased in size whenever necessary so as to provide that any structure to be placed thereon shall conform to the building line of each street in accordance with the Zoning Ordinance Requirements. Double frontage lots are undesirable and should not be allowed if at all possible to avoid them.

- (11) Side lot lines, insofar as practicable, shall be at right angles or radial to street lines.
- (12) Building lines shall be shown on all lots intended for residential usage. Whenever required by the Planning [and Zoning] Commission, building lines must be shown on lots intended for business usage.
- (13) The Planning [and Zoning] Commission may refuse to approve a plat whenever it is evident that adequate water and sewer facilities cannot be supplied within a reasonable time.
- (14) Land subject to flooding and land deemed by the Planning [and Zoning] Commission to be uninhabitable, shall not be platted for residential occupancy, nor shall it be platted for such other uses as may increase danger to health, life or property or aggravate the flood hazard, but such land within the plat shall be set aside for such uses as shall not be endangered by periodic or occasional inundations, or shall not produce unsatisfactory living conditions.
- (15) Sites suitable for parks, schools, playgrounds or other public usage, as required by the City, should be carefully considered in collaboration with the City Planning [and Zoning] Commission and so indicated upon the preliminary plat so that it can be determined as to site conformity to the recommended locations and as are indicated upon the Comprehensive Plan and so that they can be duly placed upon the final record plat for dedication. Such sites should be in conformity to the general requirements of the Planning [and Zoning] Commission in keeping with modern city planning principles and shall be of adequate size as recommended by the Planning [and Zoning] Commission and as may be required by the City under its policies and specifications. The Planning [and Zoning] Commission may require a letter from the appropriate independent School District stating that provisions for the site of future schools, if such be required, are adequate, or if not required, then shall so be stated.
- (16) Variations and modifications of the general requirements as above outlined will be made by the Planning [and Zoning] Commission when, in its judgment, special or peculiar factors and conditions warrant such variations, do not affect the general application or spirit of the rules and regulations, or the Comprehensive City Plan of the City. The Planning [and Zoning] Commission shall be the judge in all cases regarding the application of the foregoing rules and regulations. Advice and cooperation is offered and will always be freely given by officers of the Planning [and Zoning] Commission.

(Ordinance 579 adopted 3/14/1960)