

Chapter 16

LAND DIVISIONS AND SUBDIVISIONS*

* **State Law References:** Land division act, MCL 560.101 et seq.

Article I. In General

Sec. 16-1. Division of recorded lots.
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Article II. Subdivision Regulations and Street Construction

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ARTICLE I.

IN GENERAL

Sec. 16-1. Division of recorded lots.

The division of a lot in a recorded plat is prohibited, unless approved following application to the city council. The application shall be filed with the city clerk and shall state the reasons for the proposed division. The application will first be submitted to the planning commission for its recommendation to the city council. The division, to be approved by the city council, may have the suitability of the land for building purposes approved by the city's zoning official. No building permit shall be issued prior to the city council's approval. No lot in a recorded plat shall be divided into more than four parts and the resulting lots shall be not less in area than permitted by the zoning chapter. The division of a lot resulting in a smaller area than prescribed for a building lot herein may be permitted, but only for the purpose of adding to an existing building site. The application shall so state and shall be in affidavit form.

(Code 1972, § 17.002; Ord. No. 171, § 2.01, eff. 5-9-1988; Ord. No. 171-A, eff. 6-5-2002)

State Law References: Further partition or division of property, MCL 560.263.

Secs. 16-2--16-20. Reserved.

ARTICLE II.

SUBDIVISION REGULATIONS AND STREET CONSTRUCTION

Sec. 16-21. Adoption of plat development and street construction code.

The Plat Development and Street Construction Standards and Specifications Code, is hereby adopted, an official copy of which is on file in the offices of the city clerk, code enforcement and city manager of the city (Code 1972, § 17.552; Ord. No. 143, § 2.01, eff. 9-30-1982; Ord. No. 143-A, eff. 7-2-2000)

Sec. 16-22. Purpose.

The purpose of this article is to:

- (1) Provide for the orderly growth and harmonious development of the community;
- (2) Secure adequate traffic circulation through coordinated street systems with relation to major thoroughfares and adjoining subdivisions;
- (3) Establish minimum standards for street construction, and public facilities;
- (4) Achieve individual property lots of maximum utility and liveability;
- (5) Secure adequate provisions for water supply, drainage and sanitary sewerage, and other health requirements;
- (6) Secure adequate provisions for recreational areas, school sites, and other public facilities;
- (7) Provide logical procedures for the achievement of these purposes; and
- (8) Provide for the administration, enforcement and penalty for violation of this article.

Each and all of the regulations, provisions, penalties, conditions, and terms thereof shall be deemed adopted and made a part hereto by the reference as if fully set out in this article, subject to such changes as may be made by the terms of this and future ordinances.

(Code 1972, § 17.553; Ord. No. 143, § 3.01, eff. 9-30-1982)