Sec. 74-9. - Exemptions.

The provisions of these subdivision regulations shall not apply to:

(1) Land legally platted and approved prior to the effective date of these subdivision regulations except as otherwise provided; or

(2) Unsubdivided residential lots within the unrecorded Green Acres Subdivision in their original form as filed and recognized by the city.

(3) The following types of development plats:

a. Alterations to any building or improvement, including enclosing an existing canopy or porte-cochere, that do not increase the exterior square footage by more than 100 square feet and that do not result in an encroachment into a required setback;

b. A parking lot or expansion thereof;

c. A retaining wall, masonry wall or fence;

d. Placement of a temporary classroom building at a public school facility.

e. The development of one or more contiguous tracts where no subdivision is taking place, ownership is consolidated, and where the property is already served by the required public infrastructure.

(4) Sales of tracts of land by metes and bounds or tracts on which no improvements or alteration dividing the original tract is occurring.

(5) Existing cemeteries complying with all state and local laws and regulations (exemptions do not apply to new cemeteries or expansion of existing cemeteries).

(6) Subdivision development that is exempt by state law.

If platting is not required, the city shall issue a certificate of exemption prior to issuing a building permit or site plan approval.

(Ord. No. 04-04, § 1, 5-18-04; Ord. No. 10-04, § 1, 6-1-10)