

COUNTY OF GREENE
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
TABLE OF CONTENTS

ARTICLE I	PURPOSE AND AUTHORITY	
Section 101	Adoption and Authority	Page 1
Section 102	Short Title	Page 1
Section 103	Effective Date	Page 1
Section 104	Purpose	Page 1
Section 105	Jurisdiction	Page 2
Section 106	Application of this Ordinance	Page 2
Section 107	Exclusion of Certain Land Developments	Page 3
Section 108	Effect of Non-Compliance	Page 3
ARTICLE II	DEFINITIONS	
Section 201	General	Page 4
Section 202	Specific Meanings	Pages 4 - 17
ARTICLE III	PROCEDURE FOR APPROVAL OF LOT SPLITS	
Section 301	Applicability	Page 18
Section 302	Pre-Application Conference	Pages 18 - 19
Section 303	Preliminary and Final Application Submission	Pages 19
Section 304	Preliminary and Final Application Content For Lot Splits	Pages 20 - 21

**TABLE OF CONTENTS - COUNTY OF GREENE
PAGE 3**

ARTICLE V (CONTINUED)

Section 504	Preliminary Application Content for Major Subdivisions	Pages 35 - 40
Section 505	Preliminary Application Approval	Pages 40 - 41
Section 506	Final Application Submission	Pages 41 - 42
Section 507	Final Application Content for a Major Subdivision	Pages 42 - 44
Section 508	Final Approval	Pages 45 - 46
Section 509	The Mediation Option	Pages 47
Section 510	Resolution Indicating Approval	Page 48
Section 511	Posting of Performance Guarantee	Pages 48 - 49
Section 512	Development Agreement	Pages 49
Section 513	Recording of Final Plat	Page 49
Section 514	Reinstatement of Approval	Page 50
Section 515	Filing of Copies	Page 50

ARTICLE VI PROCEDURE FOR APPROVAL OF A LAND DEVELOPMENT

Section 601	Applicability	Page 51
Section 602	Pre-Application Conference	Page 52 - 53
Section 603	Preliminary Application Submission	Pages 53 - 54
Section 604	Preliminary Application Content for Land Developments	Pages 54 - 59
Section 605	Preliminary Application Approval	Pages 59 - 61

**TABLE OF CONTENTS - COUNTY OF GREENE
PAGE 4**

ARTICLE VI (CONTINUED)

Section 606	Final Application Submission	Pages 61 - 62
Section 607	Final Application Content	Pages 62 - 65
Section 608	Final Approval	Pages 66 - 67
Section 609	The Mediation Option	Page 67
Section 610	Development Agreement	Page 67
Section 611	Land Developments Which Propose the Extension or Installation of Any Public Improvements	Page 67
Section 612	Recording	Page 68
Section 613	Filing of Copies	Page 68
Section 614	Expiration of Final Approval of a Land Development Plan	Page 68
Section 615	Reinstatement of Final Approval of a Land Development Plan	Page 68-69

ARTICLE VII INSPECTION AND ACCEPTANCE OF IMPROVEMENTS

Section 701	Applicability	Page 70
Section 702	Responsibility for Inspections	Page 70
Section 703	Progress Inspections	Pages 70 - 71
Section 704	Notice of Completion	Page 71
Section 705	Final Inspection and Approval	Pages 71 - 72
Section 706	Acceptance of Public Improvements	Pages 72 - 73

**TABLE OF CONTENTS - COUNTY OF GREENE
PAGE 5**

ARTICLE VII (CONTINUED)

Section 707	Posting of Maintenance Bond	Page 73
Section 708	Remedies to Effect Completion of Public Improvements	Page 73

SECTION VIII REQUIRED IMPROVEMENTS AND DESIGN STANDARDS

Section 801	Application and General Standards	Pages 74 - 75
Section 802	Land Requirements	Pages 75 - 79
Section 803	Streets	Pages 79 - 84
Section 804	Traffic Control and Traffic Signals	Page 84
Section 805	Curbs and Gutters	Pages 84-85
Section 806	Sidewalks	Page 85
Section 807	Landscaping and Planting Strips	Page 87-86
Section 808	Sanitary Sewerage	Pages 86-87
Section 809	Storm Drainage	Pages 87-89
Section 810	Stormwater Management	Pages 89-90
Section 811	Water Supply	Page 90
Section 812	Utility Service Areas	Pages 90-91
Section 813	Lots and Parcels	Pages 91-94

**TABLE OF CONTENTS - COUNTY OF GREENE
PAGE 7**

ARTICLE XI	ADMINISTRATION AND ENFORCEMENT	
Section 1101	Adoption of this Ordinance by Municipalities by Reference	Page 114
Section 1102	Application Review and Inspection Fees	Pages 114 - 116
Section 1103	Records	Page 116
Section 1104	Procedure for Amendments	Pages 116 - 117
Section 1105	Appeals	Page 118
Section 1106	Preventive Remedies	Page 118
Section 1107	Enforcement Remedies	Page 119
Section 1108	Conflict of Laws	Page 119
Section 1109	Separability	Page 120
Section 1110	Effective Date	Page 120
APPENDIX "A"	Additional Plat Specifications	Page 121 - 122
APPENDIX "B"	Sample Certification Clauses	Page 123 - 126
APPENDIX "C"	Affidavit Certifying Conformance of Final Plat to Approved Preliminary Plat	Page 127 - 128
APPENDIX "D"	Sample Development Agreement	Page 129 - 132
APPENDIX "E"	Alternate Paving Standards	Page 133 - 135
APPENDIX "F"	Sample Application for Waiver or Modification	Page 136 - 137