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### 10-2-3: Restrictions:

- A. A short plat shall not be divided to create more buildable lots. Lot line adjustments are allowed as set forth in section 10-2-2 of this chapter, and redevelopment of short plat lots may be allowed so long as the total lots created from a parent parcel do not exceed a total of four (4). However, the applicant must proceed under the regular subdivision procedures where reconfiguration or redevelopment will result in the creation of five (5) lots or more from a parent parcel.
- B. All unplatted, adjoining land of common ownership must be included in the short plat.
- C. All lots of any short plat must comply with the minimum standards for the zone in which they are located, except as provided for the creation of a townhouse or townhouse duplex lot as provided for in chapter 1 of this title.
- D. All public dedications, improvements and other requirements set forth in chapter 1 of this title shall be applied to any short plat, condominium plat, or lot line adjustment.

1. Exception: proposed lots, created through the short plat or lot line adjustment process, that do not contain an existing primary structure, may defer construction of frontage improvements described in 10-1-7-P-1, until issuance of any building permit on the lot, provided the owner and City first enter in to a deferred improvement agreement which shall:

- a. Include a description of the specific required frontage improvements; and
- b. Include a provision that the required frontage improvements be completed prior to certificate of occupancy associated with any building permit; and
- c. Be recorded prior to final plat approval.

(Ord. 1157, 10-18-2006)