CHAPTER 151: SUBDIVISION REGULATIONS

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§ 151.01 SHORT TITLE.

This chapter shall be known and may be cited and referred to as the “Subdivision Code.”

§ 151.02 SCOPE.

Except in areas under the jurisdiction of an SPA ordinance, the provisions of this chapter shall, in their interpretation and application be held to be minimum requirements. Where this chapter imposes a greater restriction than is imposed or required by other local provisions or by other rules or regulations or chapters, the provisions of this chapter shall control. However, in areas under the jurisdiction of an SPA Ordinance adopted in conformance with the provisions of the zoning code for special planning areas, the regulations of this chapter shall be superseded by any conflicting requirements of the specific SPA ordinance. When such ordinance is silent on a specific point, the requirements of this chapter shall apply.

§ 151.03 EXTENT OF APPLICATION.

This chapter shall apply to all subdivisions hereafter platted within the incorporated territory of the City of Forest Park. Preliminary plans approved by the Planning Commission prior to the adoption of this chapter shall be treated as stated in § 151.23.

§ 151.04 COMPLIANCE.

All proposed subdivisions shall meet requirements set forth in the Zoning Code of the City of Forest Park, as well as the provisions of this chapter.

§ 151.05 DEFINITIONS.

ALLEY. A public way having a right-of-way not less than twenty feet and providing access to the rear of properties.

BLOCK. An area of land bounded on all sides by a street or streets.

BUILDING LINE. A line indicating the minimum horizontal distance between the street right-of-way line and buildings.

CITY ENGINEER. The Engineer of the City of Forest Park, as provided in § 32.05A.

COUNCIL. The Council of the City of Forest Park.

CROSSWALK. A public right-of-way containing a sidewalk dividing a block in order to provide pedestrian access between two streets or between a street and a public property.

EASEMENT A grant by the owner of land for the specified use of a part of said land to a person, firm, corporation, public utility, or the public in general.

ENGINEER. A registered Professional Engineer authorized to practice civil engineering in the State of Ohio.

HIGHWAY. An existing major street designated as a numbered Federal, State, or County highway and designed to accommodate primarily traffic movements through the municipality.

IMPROVEMENTS. Grading, street pavements, curbs, gutters, sidewalks, street lights, street signs, water mains, storm and sanitary sewers and other utility mains, piping, and other required facilities.
**LOT.** A parcel of land intended for transfer of ownership or building development, having frontage on a public street or access thereto.

**LOT, CORNER.** A lot abutting upon two or more streets at their intersection.

**LOT, DOUBLE FRONTAGE.** A lot with both the front and back lot lines abutting on a public street.

**LOT SPLIT.** Any division of land along an existing public street not involving the opening, widening, or extension of any street or road, and involving no more than five lots after the original tract has been completely subdivided, as set forth in R.C. § 711.131.

**OPEN SPACE, PUBLIC.** Land which may be dedicated or reserved for acquisition for general use by the public, including parks, recreation areas, school sites, community or public building sites, and other similar lands.

**PLANNING COMMISSION.** The Planning Commission of the City of Forest Park, as provided in Article VII of the Municipal Charter.

**PLAN, GENERAL LAND USE.** The general land use plan of the City of Forest Park as adopted by the Planning Commission, and approved by Council. (See also **PLAN, RECREATION and THROUGHFARE**)

**PLAN, PRELIMINARY.** The preliminary or tentative plat or plan, map or drawing on which the layout and design of a proposed subdivision is submitted to the Planning Commission for consideration and tentative approval.

**PLAN, RECREATION.** The plan for public school, parks and recreation for the City of Forest Park as adopted by the Planning Commission. (See also **PLAN, GENERAL LAND USE**)

**PLAN, THOROUGHFARE.** The official plan of highways, primary and secondary thoroughfares, parkways and other major streets, including collector streets, adopted by the Forest Park Planning Commission and approved by the Forest Park Council. (See also **PLAN, GENERAL LAND USE**.)

**RECORD PLAT.** The final record plat, plan or drawing and any accompanying required data or information which is submitted to Planning Commission for final approval of a proposed subdivision.

**RIGHT-OF-WAY.** The width between property lines, of a street, alley, crosswalk or easement.

**STREET.** The full width of land located between the property lines bounding any public way of which provides use by the public as a matter of right, for the purpose of vehicular traffic and whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, lane, place, circle, court, drive or however otherwise designated.

**STREET, COLLECTOR.** A street as indicated on the Thoroughfare Plan intended to collect vehicular traffic from local streets within a neighborhood or industrial district and feed such traffic onto secondary and primary streets.

**STREET, CUL-DE-SAC.** A short minor street having only one outlet for vehicular traffic, the other end being permanently terminated by a vehicular turnaround.

**STREET, DEAD-END.** A street only partially constructed in terms of its ultimately planned length having only one outlet for vehicular traffic.
**SUBDIVIDER.** Any person, firm or corporation dividing or proposing to divide land so as to constitute a subdivision as herein defined, and includes any authorized agent of the subdivider or owner.

**SUBDIVISION.** (1) The division of any parcel of land shown as a unit on the last preceding tax roll, into two or more parcels, sites, or lots, any one of which is less than five acres for the purpose, whether immediate or future, of transfer of ownership, provided, however, that the division or partition of land into parcels of more than five acres not involving any new streets or easements of access, and the sale or exchange of parcels between adjoining lot owner, where such sale or exchange does not create additional building sites, shall be exempted.

(2) The improvement of one or more parcels of land for residential, commercial or industrial structures or groups of structures involving the division or allocation of land for the opening, widening or extension of any street or streets, except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants or lease holders or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities.

**SURVEYOR.** A Professional Surveyor registered in the State of Ohio.

**THOROUGHFARE:** A major street.

**THOROUGHFARE, PRIMARY.** A thoroughfare designed as a major street to accommodate primarily major traffic movements as indicated on the Thoroughfare Plan.

**THOROUGHFARE, SECONDARY.** A thoroughfare designed to supplement a primary thoroughfare and is primarily a feeder traffic way as indicated on the Thoroughfare Plan.

**VILLAGE ENGINEER.** See CITY ENGINEER

**ZONING CODE.** Chapter 150 and Appendices.
Plat and Plan Procedures; Specifications

§ 151.20 PREPARATION OF PLATS OR PLANS FOR REVIEW.
All plats or plans submitted for review under the requirements of this chapter shall be prepared by or under the supervision of a Professional Engineer or Professional Surveyor registered in the State of Ohio.

§ 151.21 PLAT REQUIRED.
(A) It shall be unlawful for any person, firm or corporation, having control of any land within the City of Forest Park, to subdivide or lay out such land in lots unless by a plat in accordance with regulations and procedures set forth in this Chapter. No plat shall be recorded and no lot shall be sold from said plat unless the plat has first been approved by the Planning Commission.

(B) **Lot split; no plat required.** A proposed division of a parcel of land along an existing public street, not involving the opening, widening or extension of any street or road, and involving no more than five lots after the original tract has been completely subdivided, may be submitted to a representative designated by the Planning Commission for the purpose of reviewing such proposed division. If such representative is satisfied that such proposed division is not contrary to applicable platting, subdividing or zoning regulations, he shall within seven working days after submission of such proposed division approve the same, and, on presentation of a conveyance of said parcel, stamp the same: “Approved by Forest Park Planning Commission, no plat required.” Such representative may require the submission of a sketch and such other information as is pertinent to his determination hereunder.

§ 151.22 COMPLIANCE WITH DESIGN STANDARDS AND REQUIRED IMPROVEMENTS.
(A) Planning and developing of a subdivision shall comply with the general standards of design in §§ 151.35 through 151.44, Appendices B, C and E, Chapter 51 (Stormwater Management), and §§ 151.35 through 151.44.

(B) **Procedure for Approval.**
(1) The Planning Commission shall establish requirements for the submission, review, and approval processes involving preliminary plans, improvement plans and record plats. These procedures may be changed at any time by a majority vote of the Planning Commission.

(2) Procedures for submittal of all plats and plans as established by the Planning Commission are included in Appendix A and shall be complied with in the submittal, review and approval of all subdivisions.

§ 151.23 PRELIMINARY PLAN.
(A) The subdivider shall prepare a preliminary plan of the proposed subdivision which shall conform with the requirements set forth in division (B) of this section.

(1) **Filing.** Filing shall be in accordance with procedures set forth in Appendix A.

(2) **Review.** The Planning Commission shall check the preliminary plan as to its conformity with the General Land Use Plan, the Thoroughfare Plan, and as to its compliance with the standards and requirements set forth in this Chapter. Review shall be carried out in the manner established in Appendix A.

(3) **Tentative approval.** Planning Commission shall tentatively approve or disapprove the preliminary plan, or approve it with modifications noting thereon any changes that will be required. One copy shall be returned to the subdivider with the date of said tentative approval or disapproval endorsed thereon.
(a) **Extent of approval.** Tentative approval of the preliminary plat shall be an approval of the design features of the tract only, and the City Engineer or other officials having jurisdiction may modify engineering or construction details as may be necessary for the protection of the public interest. The preliminary plan approval shall be effective for a period of 12 consecutive calendar months only. The preliminary plan shall be subject to required annual renewal to bring the remaining portions of the preliminary plat not currently part of an approved record plat or an approved improvement plan into compliance with the subdivision rules and regulations and Zoning Code in effect on the date of the renewal.

(b) **Pre-existing preliminary plats.** Preliminary plats which were approved prior to August 30, 1976, and which were valid on that effective date shall be deemed valid for a period of time not to exceed six consecutive calendar months after August 30, 1976, after which the pre-existing preliminary plat shall be governed by the conditions of division (A)(3)(a) of this section.

(B) A preliminary plan shall include the following:

1. **Vicinity sketch.** A vicinity sketch drawn at a scale of 400 feet or more to the inch shall be drawn on or accompany the preliminary plan. The sketch shall show:

   (a) The relation of the proposed development to its general surroundings, including the location of proposed streets and their connections to existing or proposed streets in adjacent subdivisions.

   (b) The names and boundaries of adjacent existing subdivisions and names of record owners of unplatted tracts immediately adjoining the proposed subdivision.

2. **Scale and north arrow.** The scale of the preliminary plan shall be 100 feet to the inch and a north arrow shall be clearly shown on the plan.

3. **Plan title.**

   (a) **Name of subdivision.** The name of the subdivision which shall not duplicate or closely approximate the name of any other subdivision in the County.

   (b) **Location.** The tract designation according to real estate records of the County showing section, range, township, county and state.

   (c) **Owners of record.** The names and addresses of the owner or owners of record, the subdivider and the engineer or surveyor.

   (d) **Date.** The date of plat preparation.

4. **Existing features and conditions.**

   (a) **Existing streets and other features.** The location, widths, and names of all existing or platted street rights-of-way and pavements or other public ways, utility easements, parks and other public open spaces included within or adjacent to the tract; and other important features such as existing buildings, water courses and drainage channels, and corporation, section, township and county lines.

   (b) **Abutting owners and subdivisions.** The names of adjacent subdivisions and owners of adjoining tracts of unplatted land.
(c) **Zoning districts.** Zoning boundary lines, if any, as they exist on the official zoning map included in the zoning.

(d) **Topography.** Contours, normally with intervals of five feet referenced to USGS datum, as required by the Planning Commission.

(5) **Proposed development features.**

(a) **Boundary lines.** The boundary lines, accurate in scale, of the proposed area to be subdivided.

(b) **Proposed street plan.** Layout of streets, including names and proposed rights-of-way, and crosswalks.

(c) **Lot layout.** Layout and number of proposed lots and typical lot sizes shall be shown on the plan.

(d) **Dedications and reservations of land.** Parcels of land intended to be dedicated or temporarily reserved for public use, or to be reserved by deed covenant for use of all property owners in the subdivision, and conditions, if any, of such dedication or reservation.

(e) **Water courses.** In cases the subdivision is traversed by a water course, channel, stream, or creek the present or proposed location of the items shall be shown.

(f) **Stormwater management.** All requirements of Chapter 51, Stormwater Management Code.

§ 151.24 IMPROVEMENT PLANS.

(A) **Procedure.**

(1) **Construction of improvements.** All improvements required under this chapter shall be constructed in accordance with the specifications set forth in §§ 151.55 through 155.62 prior to approval of the final record plat; or

(2) **Bond in lieu of improvements.**

(a) The subdivider may request approval of the record plat immediately following approval of the preliminary plan and prior to the installation of required improvements, provided that the City is furnished with a performance bond or other type of bond in accordance with the provisions of Section 9.01. Such bond shall be used to assure the satisfactory construction and performance of said improvements at the time and terms fixed by the Planning Commission and in accordance with this Chapter and other City regulations.

(b) Posting of bond shall be in accordance with the procedure set forth in Appendix A.

(3) **Approval of plans.**

(a) Improvement plans required in § 151.59 shall be approved by the City Engineer before approval of the record plat and before construction is begun. Improvement plans shall be prepared in accordance with the requirements set forth in division (B) of this section.

(b) Filing and review shall be in accordance with the procedures set forth in Appendix A.
(B) Specifications.

(1) Certification. Improvement plans and other engineering data shall be prepared and certified by a registered Professional Engineer.

(2) Drawings required. All sets of improvement drawings shall include the following items plus any additional information or drawings which may be required by the City Engineer.

(a) Scale and medium of drawings. Shall be established by the City Engineer with approval of the Planning Commission.

(b) Streets.

1. All streets delineated on the plan, showing radii, functions or curves, name and the like.

2. Centerline profiles of all streets with grades, including any proposed sewer lines and manholes. Scale: horizontal, 500 feet to the inch; vertical, 10 feet to the inch. Where a proposed street ends at a property line, or may be extended in the future, the profile shall be shown for a distance of 200 feet beyond the subdivision boundary line or past the end of the street.

3. The typical section of each type of proposed street to be used, as specified in Appendix C: Engineering rules and regulations.

4. Proposed street names shall not duplicate or closely approximate the name of any other street in the county except for extensions of existing streets.

(c) Sanitary sewers. Plans and profiles of proposed sanitary sewers with grades, sizes, and other required information indicated. Design and construction shall meet the requirements of the Metropolitan Sewer District of Greater Cincinnati and Hamilton County, and pertinent portions of this chapter.

(d) Storm Drainage. All requirements of Chapter 51, Stormwater Management.

151.25 RECORD PLAT.

(A) Upon completion of all required improvements or posting of appropriate securities as stipulated in § 151.24(A), the subdivider shall prepare a record plat, which shall conform to the requirements set forth in division (B) of this section.

(1) Filing. Shall be in accordance with the procedure set forth in Appendix A.

(2) Review. The Planning Commission shall check the record plat as to its compliance with the standards and requirements set forth in this Chapter. Review shall be in accordance with procedure established in Appendix A.

(3) Final approval. After fees required by this chapter have been paid, and a copy of the final record plat has been received by the Planning Commission from the City Engineers and provided that the record plat is found to conform with the preliminary plan as tentatively approved and/or modified, the Planning Commission shall approve the final record plat and shall enter such approval thereon in writing by its secretary. Approval shall be null and void if the plat is not recorded within 12 consecutive calendar months after approval by the Planning Commission.
(4) **Acceptance of dedications.** Approval of dedications shall be in accordance with the provisions of § 151.62.

(5) **Recording.** The secretary of the Planning Commission shall notify the subdivider of the final action of the Planning Commission in writing.

(6) **Subdivider to submit tracing.** The subdivider shall furnish either the original tracing, or a sepia or other acceptable reproducible drawing to the Planning Commission.

(B) All record plats shall include the following:

(1) **Scale, north arrow and medium of drawings.** The record plat, shall be drawn at a scale of 50 feet to the inch and the scale shall be indicated graphically on the plat along with a north arrow. All plats shall be drawn on linen tracing cloth, or similar durable material on a sheet or sheets 24 inches wide by 36 inches long. When more than one sheet is used for any plat, each sheet shall be numbered consecutively and shall contain a notation giving the total number of sheets. There shall be a binding margin of 1⅝ inches on the left side of the 36-inch length, and one-inch margins on all other sides.

(2) **Plat title.**
   
   (a) **Name of subdivision:** The name of the subdivision.

   (b) **Location:** The tract designation by section, range, township, county, state.

   (c) **Owners of record:** The names and addresses of the owner or owners of record, the subdivider and the engineer or surveyor.

   (d) **Date:** Date of plat preparation.

(3) **Dimensions, bearings, boundaries, and the like.**

   (a) **Boundary of plat.** All plat boundaries with lengths of courses to hundredths of a foot and bearings to half minutes. The error of closure shall not exceed 1 to 5,000. Boundaries shall be determined by an accurate survey in the field. When required, all closure calculations shall be submitted to the City Engineer.

   (b) **Recorded streets.** The names, exact location and width along the property lines of all existing or recorded streets intersecting or paralleling and adjacent to the plat boundaries.

   (c) **Abutting tracts.** Names of adjacent subdivisions and names of record owners of adjacent parcels of unplatted land.

   (d) **Bearings; distances.** Monuments shall be located and accurately described on the plat by bearings and distances to nearest established street line, section line, county line, subdivision of recording etc. where applicable.

   (e) **Corporate limits and section boundaries.** Any section lines, corporation lines, or recognized monuments, shall be located and accurately described on the plat.

   (f) **Monuments.** Accurate description of location, material and size of all reference monuments shall be carried out in accordance with the requirements set forth in the Ohio Revised Code.
4. **Layout**

   (a) **Streets and walkways.** Names and exact location, bearings, angles of intersection, and widths of all streets and crosswalks within the plat.

   (b) **Easements.** All easements for rights-of-way provided for public services, utilities, surface drainage; and any limitations of such easements.

   (c) **Lot lines.** All lot numbers and lines, with accurate dimensions in feet and hundredths, and with bearings or angles related to street and crosswalk lines.

   (d) **Lengths of curves.** Lengths of all arcs, radii, points of curvature and tangent bearings or other information required by the Hamilton County Recorder.

   (e) **Dedication or reservation lines.** Accurate boundaries of any areas to be dedicated for public use, with the purposes indicated thereon; and of any area to be reserved by deed covenant for common use of all property owners in the subdivision.

5. **Restrictions, certifications, protective covenants, acceptance.**

   (a) **Restrictive covenants.** Private restrictions if any, including boundaries of each type of use restriction; and other private restriction for each definitely restricted section of the subdivision.

   (b) **Owner’s acknowledgement.** The owner or owners shall acknowledge the plat and all contents and restrictions shown thereon before an officer authorized to take the acknowledgement of deeds, which officer shall certify his official act on the plat.

   (c) **Certification by surveyor.** Certification by a registered surveyor attesting to the accuracy of the survey made by him and that all monuments shown thereon actually exist, and that their location, size and material are correctly shown; and further in attesting that he has fully complied with the requirements of this chapter.

   (d) **Planning Commission certificate.** The Secretary of the Planning Commission shall certify that the plat meets all applicable requirements, and shall affix the certificate to the final plat.

   (e) **Acceptance of dedicated land.** Space for statement of the city’s acceptance of land dedicated by the owner for street or other public areas with lines for signature and date.
Design Standards; Requirements

§ 151.35 Compliance.

In designing the layout of a subdivision, the subdivider shall comply with the following requirements and general principles.

§ 151.36 Master Plans.

(A) Thoroughfare Plan. A subdivision layout shall conform to the official Thoroughfare Plan adopted by the Planning Commission. Whenever any existing or proposed thoroughfare, parkway or other major or collector street designated on said Thoroughfare Plan abuts or transverses a tract to be subdivided, such part of said right-of-way shall be platted by the subdivider in the location and at the width indicated on said Thoroughfare Plan.

(B) General Land Use Plan. Layout of the subdivision shall conform to the official General Land Use Plan adopted by the Planning Commission. Where a proposed park or other recreational area, school site, or other public ground shown on the General Land Use Plan is located in whole or in part within the proposed subdivision, such proposed public ground, if not dedicated to the City or the Board of Education, shall be reserved by the subdivider for acquisition by said City or Board of Education within a period of two (2) years from the Planning Commission approval of the Preliminary Drawing by purchase or other means, unless released by said City and/or Board of Education. If the City notifies the Developer of its decision to buy public ground as shown on the General Land Use Plan within the first year of the time specified above the time period will automatically be extended by one additional year.

§ 151.37 Neighborhood Plan.

If a tentative plan has been prepared by the Planning Commission for the neighborhood wherein the proposed subdivision lies, the subdivision layout shall conform generally to the plan.

§ 151.38 Street Layouts.

(A) Circulation. The street pattern shall provide ease of circulation within the subdivision as well as convenient access to adjoining streets, thoroughfares, or un-subdivided lands as may be required by the Planning Commission. Minor residential streets should be so planned as to discourage their use by non-local traffic.

(B) Consistent with adjoining street layout. The arrangement of streets shall make provision for the continuation of the principal existing or proposed streets in adjoining areas, or their proper projection where adjoining land is not subdivided, insofar as they are necessary for public requirements.

(C) Not to cause hardship to adjoining owners. The street layout shall be such as not to cause a hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it. The Planning Commission may require land to be reserved for future street purposes to be developed by an adjacent land owner at a later date.

(D) Streets extended to subdivision boundary lines. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Planning Commission, such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout or the most suitable layout of adjacent tracts.

(E) Intersections. Proposed streets shall intersect on another as nearly at right angles as topography and other limiting factors of good design permit.
(F) **Street jogs.** Street jogs with centerline offsets at intersections shall not be allowed unless the distance between said center line offsets is at least 200 feet on local and collector streets, 300 feet on secondary thoroughfares, and 500 feet on primary thoroughfares.

(G) **Cul-de-sacs.** Cul-de-sacs may be approved where necessitated by topography or where, in the opinion of the Planning Commission, they are appropriate for the type of development contemplated. Turnaround of the circular type shall be required. Except in unusual circumstances, the Planning Commission shall not approve a cul-de-sac with a length greater than 700 feet and in no case shall said length be greater than 800 feet.

(H) **Temporary dead-end streets.** Except as otherwise provided herein, temporary dead-end streets may be approved where necessitated by the layout of the subdivision or staging of development, provided that temporary paved turnarounds shall be constructed at the end of such streets in cases where more than eight lots front on the street. The width of right-of-way or temporary easement shall be the same as that required for permanent turnarounds. The extra right-of-way in excess of the street right-of-way shall be vacated upon extension of the temporary street and the conditioning of said street, all surface improvements, and front yards concerned, which shall be carried out at the expense of the subdivider responsible for the extension of said temporary dead end street.

(I) **Half-streets.** Dedication of half-streets shall not be permitted except in special situations which are in the public interest. Where there exists a dedicated or platted half-street adjacent to the tract being subdivided, the other half shall be platted if, in the opinion of the Planning Commission, it is necessary to promote proper development.

(J) **Private Streets.** Except in unusual conditions when held desirable by the Planning Commission or in cases permitted in accordance with the provision of the zoning code, private streets will not be approved.

§ 151.39 **Block Layouts.**

(A) **Width.** Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth, except in the case of approved double frontage lots abutting a primary thoroughfare.

(B) **Length.** Blocks shall not exceed 1,800 feet in length.

(C) **Crosswalks; when required.** Crosswalks shall be suitably located where required by the Planning Commission to provide adequate pedestrian circulation.

(D) **Irregular shaped blocks.** Irregular shaped blocks, including those indented by cul-de-sacs, containing interior parks or playgrounds and adequate parking space, will be acceptable when properly designed and covered by agreements as to maintenance of said park areas.

(E) **Intersecting streets on primary thoroughfares.** The number of intersecting streets along primary thoroughfares shall be held to a minimum. Wherever practicable, blocks along such thoroughfares shall be not less than 1,200 feet in length.

§ 151.40 **Minimum Rights-of-Way for Streets, Crosswalks and Easements.**

(A) **Primary thoroughfares and existing highways.** As specified in the official Thoroughfare Plan, but not less than 96 feet in any case.

(B) **Secondary thoroughfares.** As specified in the official Thoroughfare Plan, but not less than 80 feet in any case.
(C) **Collector streets.** As specified in the official Thoroughfare Plan, but not less than 60 feet in any case.

(D) **Local streets.** 50 feet. All cul-de-sacs shall terminate in a circular turnaround having a minimum right-of-way diameter of 102 feet. Dead end streets with no turnaround facilities shall not be approved except as authorized in Paragraph 8.0317.

(E) **Alleys.** Where platted, shall have a minimum width of 20 feet.

(F) **Crosswalks.** Minimum 10 feet.

(G) **Utility easements.** Where required, shall be at least 10 feet wide along rear or side lot lines.

(H) **Easements along streams.** Whenever any stream or important surface drainage course is located in the area being subdivided, and open drainage is to be permitted, the subdivider shall provide an adequate easement along each side of the stream or open drainage course for the purpose of widening, deepening, relocating, improving or protecting the stream or open drainage course for drainage according to the provisions of Chapter 51, or recreational use.

§ 151.41 **MINIMUM PAVEMENT AND SIDEWALK WIDTHS.**

Minimum pavement widths, measured back to back-of-curb shall be installed at the subdivider’s expense in accordance with the following requirements.

(A) **Primary, Secondary Thoroughfares and Collector Streets.** 36 feet.

   (1) In cases of primary or secondary thoroughfares usually requiring pavements wider than 36 feet, the matter of financial and other arrangements for installing such wider pavements or expanding the pavements at some future date shall be taken up by the developer with officials having jurisdiction, except as provided in § 153.58(A)(1).

   (2) **Collector street exceptions.** In cases where a collector street does not front directly on a public school site, or in the opinion of the Planning Commission will not provide the shortest and most logical route from at least two hundred fifty (250) dwelling units (within the neighborhood as delineated in the official master plan) to destinations outside the neighborhood, a pavement width of 28 feet measured back to back-of-curb may be permitted. In all cases the costs of collector streets shall be financed by the subdivider.

(B) **Local Streets.** 28 feet. The pavement of a turning circle at the end of a cul-de-sac shall have a minimum outside diameter of 80 feet back to back-of-curb.

(C) **Alleys and service drives.** 18 feet, unless planned for one-way directional movement.

(D) **Sidewalks and crosswalks.** Sidewalks shall be installed on both sides of all streets and within the right-of-way or easement of any crosswalk and shall have a minimum width of 4 feet.

§ 151.42 **STREET GRADES AND CURVES.**

(A) The Planning Commission shall establish standards for all street grades and curves. These standards may be changed at any time by a majority vote of the Planning Commission.

(B) Street grade and curve standards as established by the Planning Commission are included in Appendix B and shall be complied with in the design and approval of all subdivisions.
§ 151.43 INTERSECTIONS

(A) **Property lines.** At the intersection of two streets, property line corners shall be rounded by an arc, the minimum radius of which shall be 12.5 feet.

(B) **Street curb.** Street curb or edges of street pavements shall be rounded by radii of at least 25 feet for local and collector streets and 30 feet for primary and secondary thoroughfares.

(C) **Small angle intersections.** The minimum radii, noted above, shall be increased when the smallest angle of intersection is less than 80 degrees, or in any case where the Planning Commission considers an increase necessary.

(D) **Angles.** The minimum intersection angle of center lines at intersections shall be 80 degrees on local streets and 85 degrees on all other streets and thoroughfares.

§ 151.44 LOTS.

(A) **Size, shape and orientation.** Size, shape and orientation of lots shall be appropriate to the location of the proposed subdivision and for the types of development contemplated in compliance with applicable requirements set forth in the Zoning Code.

(B) **Minimum frontage and lot widths.** Lot frontage and width shall comply to the requirements set forth in the Zoning Code.

(C) **Access.**

(1) **General.** All lots shall front on a public street, except as allowed in the zoning code.

(2) **Lots fronting directly on a primary thoroughfare.** Any lot which is platted after the enactment of this chapter and which fronts or is proposed to front directly on a primary thoroughfare as delineated on the official Thoroughfare Plan shall have a turnaround provided in conjunction with the drive way serving the structure thereon to discourage autos from backing out onto the primary thoroughfare.

(D) **Double frontage lots.** Lots with double frontage shall not be approved except to avoid frontage upon heavily traveled thoroughfares.

(E) **Lot lines.** Side lines of lots shall be approximately at right angles or radial to the street line unless, in the opinion of the Planning Commission, a variation from this rule will give a better street and lot plan.

(F) **Building setback lines.** Minimum building setback lines shall comply to the requirements set forth in the zoning code.
Minimum Improvements Required

§ 151.55 Improvement Installation.

As a condition precedent to approval of a plat of subdivision of land within the City of Forest Park, all improvements required by this Article shall be completed prior to the filing of the final record plat with the Planning Commission. Such improvements shall be installed in accordance with the standards set forth or authorized to be set forth in this Ordinance and under the supervision of the officials herein designated.

§ 151.56 Performance Bond.

In the event that improvements are not completed as required in § 151.55, the subdivider shall furnish the City with a performance bond in the form of cash, property bond, or bond of a recognized surety company acceptable to the Planning Commission, sufficient to cover the cost, as estimated by the appropriate Municipal Agency, of all improvements required to be installed by the subdivider. Said bond shall be used to assure the actual construction and installation of such improvements after approval of the final plat and within the time stated in Section 9.06. Said bond shall be subject to approval of the City Solicitor and shall be filed with the Clerk of Council.

§ 151.57 Cost of Improvements.

Except as otherwise provided in this Article, all improvements, whether constructed before or after approval of the final record plat as provided above, shall be installed at the subdivider’s cost.

§ 151.58 Required Improvements.

(A) Streets. Streets shall be graded to full width of the right-of-way, fully constructed and paved in accordance with standards and specifications established by the City as specified in Appendix C.

(1) Primary and secondary thoroughfares. Where the Planning Commission requires a pavement of greater width than 36 feet and/or right-of-way in excess of 60 feet, the City shall pay the cost of pavement construction in excess of 36 feet and the cost of right-of-way in excess of 60 feet. The Planning Commission may approve lesser pavement widths in negotiating for the acquisition of additional rights-of-way.

(2) Collector and local Streets. The cost of all improvements on collector and local streets, including turnarounds at the end of cul-de-sacs, shall be paid by the subdivider.

(3) Sidewalks. Concrete sidewalks shall be installed on both sides of the street in accordance with the specifications of the city. Except that the Planning Commission may waive sidewalk requirements on one side of any street and on both sides of streets on which property in industrial or manufacturing districts has direct frontage.

(B) Storm drainage system. Every subdivision shall be provided with a storm water drainage system according to the requirements of Chapter 51.

(C) Sanitary sewers. Every subdivision shall be provided with a complete sanitary sewer system connected with available sewer mains, including a lateral connection for each lot. All sewers shall be constructed in accordance with this chapter and the requirements of the Metropolitan Sewer District of Hamilton County.

(D) Water distribution. Every subdivision shall be provided with a complete water distribution system adequate to serve the area being platted in accordance with the requirements of the Cincinnati Water Works.
(E) **Planting.**

(1) **Parkways.** All landscaped strips, parkways, and screening areas dedicated to the public shall be graded and seeded in an appropriate manner.

(2) **Street tree planting.** Shade or ornamental trees to be planted in the rights-of-way in the city shall be in accordance with Chapter 98, Tree Preservation.

(F) **Street name signs.** Street name signs shall be provided at all street intersections or where a change of direction of a street requires a change of street name. The signs shall be of the size and type approved for use by the city.

(G) **Permanent monuments.** Accurately located monuments shall be placed and constructed in accordance with requirements of the Revised Code. These monuments shall be located on the record plat and certified by the subdivider’s surveyor.

§ 151.59 **IMPROVEMENT PLANS.**

Construction plans for improvements to be installed shall be prepared by a qualified professional engineer and submitted in accordance with the specifications of officials having jurisdiction and no improvements shall be installed until and unless the plans shall have been received and approved by the officials.

§ 151.60 **INSPECTION OF IMPROVEMENTS.**

Prior to starting any of the work covered by the approved improvement plans, the subdivider shall make arrangements to provide for: inspection of the work sufficient in the opinion of the of Public Works Director to assure compliance with the plans and specifications as approved, and written approval obtained from the of Public Works Director to commence with the work.

§ 151.61 **COMPLETION OF IMPROVEMENTS.**

Construction of all improvements required under this section shall be completed within three years from the date of approval of the commencement of the work, as specified in § 153.60, unless good cause can be shown for the granting of an extension of time, which extension shall be made by Council.

§ 151.62 **ACCEPTANCE OF STREETS AS PUBLIC WAYS.**

The approval of a record plat by the Planning Commission shall not be deemed to be an acceptance of the dedication of any public street or any other proposed public way or open space shown on the plat. Such streets and improvements included therein shall be accepted as public streets and ways under the provisions of R.C. 711.091. The acceptance shall be endorsed on the plat at the time the approval is given by the Clerk of Council.

§ 153.63 **UNDERGROUND UTILITIES.**

All utilities in a subdivision shall be underground with the exception of the area physically required to make the transition from above ground to underground utilities. This requirement shall apply only to those areas covered by improvement plans approved after November 20, 1978.
Administration

§ 153.75 Planning Commission to be Administrative Authority.

This chapter shall be administered by the Planning Commission.

§ 153.76 Variances; Undue Hardship.

(A) Where the Planning Commission finds that extraordinary and unnecessary hardship may result from strict compliance with these regulations, due to exceptional topographical or other physical conditions, the Planning Commission may issue a variance to these regulations in this chapter, excepting those covered by §§ 153.36, 153.40, 153.41, 153.55 through 153.63 and Table 1, so that substantial justice may be done and the public interest secured; provided that such variance will not have the effect of nullifying the intent and purpose of the official Thoroughfare Plan, General Land Use Plan, the Zoning Code, the Stormwater Management Code, or this chapter.

(B) Conditions. In granting variances and modifications, the Planning Commission shall require such additional conditions as will, in its judgement, secure substantially the objectives of the standards or requirements so varied or modified.

§ 153.77 Fee Schedule.

The fees and any other charges or expenses associated with this chapter are provided in Chapter 156, Comprehensive Fee Schedule.

§ 153.78 Collection of Fees.

(A) Preliminary plan. No action shall be taken on a preliminary plan before the Planning Commission until or unless preliminary charges and fees required in § 153.77 shall have been paid in full.

(B) Improvement plan. No action shall be taken on an improvement plan before the Planning Commission until or unless all charges and fees required in § 153.77 shall have been paid in full.

(C) Record plat. The secretary of the Planning Commission shall not endorse his approval on the record plat until or unless all fees required in § 153.77 shall have been paid in full.

§ 153.99 Penalty.

Whoever willfully violates the subdivision regulations shall be guilty of a misdemeanor and subject to a fine or not more than $25 for each day that the violation continues to exist after the mailing of notice by the City to the responsible party, fixing a date certain for compliance with the provisions of the chapter.
### TABLE 1

**STREET DESIGN STANDARDS**

<table>
<thead>
<tr>
<th>Type of Public Way</th>
<th>Minimum Width(^1) (feet)</th>
<th>Right-of-Way(^2) (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Thoroughfare</td>
<td>36</td>
<td>96</td>
</tr>
<tr>
<td>Secondary Thoroughfare</td>
<td>36</td>
<td>80</td>
</tr>
<tr>
<td>Collector Street</td>
<td>36</td>
<td>60</td>
</tr>
<tr>
<td>Local Street</td>
<td>28</td>
<td>50</td>
</tr>
<tr>
<td>Cul-de-sac Turnaround</td>
<td>80</td>
<td>120</td>
</tr>
<tr>
<td>Alley</td>
<td>18(^3)</td>
<td>20</td>
</tr>
<tr>
<td>Sidewalk</td>
<td>4</td>
<td>n/a</td>
</tr>
<tr>
<td>Crosswalk</td>
<td>4</td>
<td>10</td>
</tr>
</tbody>
</table>

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1 See § 153.41 for exceptions.

2 All rights-of-way and pavement widths shown are minimum. Actual widths of rights-of-way may be wider as specified in the Thoroughfare Plan.

3 Unless planned for one-way directional movement, then, as specified by the Planning Commission.
Appendices

**APPENDIX A: PROCEDURE FOR APPROVAL**
Appendix A is replaced with an “Approval Procedure” written, updated, and maintained by the Community Development Director with the advice and consent of the City Manager.

**APPENDIX B: STREET GRADE AND CURVE DESIGN STANDARDS**
Appendix B is replaced with the “Design Standards” written, updated, and maintained by the City Engineer with the advice and consent of the City Manager.

**APPENDIX C: ENGINEERING RULES AND REGULATIONS**
Appendix C is replaced with the “Construction Standards” written, updated, and maintained by the Public Works Director and the advice and consent of the City Manager.

**APPENDIX D: STANDARD DRAWINGS, OFFICE OF THE CITY ENGINEER**
Council has determined that it is more appropriate for the Administration to update and maintain those parts of the Drawings that are not covered by other codes and regulations. The City Engineer is hereby authorized to make changes to the Standard Drawings with the advice and consent of the City Manager.

**APPENDIX E: STREET TREE PLANTINGS**
Appendix E is replaced with Chapter 98, Tree Preservation.

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