

## CHAPTER 166

# SUBDIVISION REGULATIONS

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**166.01 PURPOSE.** It is deemed essential to establish minimum standards for the design and development of all new subdivisions so that existing developments will be protected and so that adequate provisions are made for public utilities and other public requirements and to improve the health, safety and general welfare.

**166.02 JURISDICTION.** In accordance with the provisions of Chapter 354 of the Code of Iowa, these regulations are adopted by the City governing the subdivision of all lands within the corporate limits of the City, and pursuant to Section 354.9, governing subdivisions of all lands within two miles of the corporate limits.  
*(Ord. 629 – May 07 Supp.)*

**166.03 DEFINITIONS.** For the purpose of this chapter, certain terms and words are herein defined:

1. “Block” means an area of land within a subdivision that is entirely bounded by streets, highways, or ways, except alleys; or by streets, highways or ways, except alleys and the exterior boundary or boundaries of the subdivision.
2. “Building lines” shall be shown on all lots intended for residential use of any character, and on commercial and industrial lots when required by ordinance. Such building lines shall not be less than required by the zoning regulations. Where the subdivided area is not under zoning control, the Commission shall require building lines in accordance with the needs of each addition.
3. “Commission” means the Planning and Zoning Commission of the City.
4. “Cul-de-sac” means a short, minor street, having one end open to motor traffic, the other end being permanently terminated by a vehicular turn-around.