

ARTICLE I. GENERAL PROVISIONS

A. Authority

These Subdivision Regulations are adopted under the authority of Chapter 52, Sections 11-52-30 through 11-52-54 inclusive, of the 1975 Code of Alabama, as amended.

B. Short Title

These Subdivision Regulations shall be known, and may be cited, as the Subdivision Regulations of the Town of Elmore.

C. Statement of Policy

1. Orderly Development. It is hereby declared to be the policy of the Elmore Planning Commission to consider the subdivision of land the initial and principal step in carrying out the general purpose of the Land Use Plan: to guide and accomplish a coordinated, adjusted and harmonious development of the land within the subdivision jurisdiction which will, in accordance with existing and future needs, best promote the public health, safety, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

2. Public Safety and Services. Land to be subdivided should be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace. Land should not be subdivided until or unless adequate provision is made for drainage, water supply, sanitary sewage, fire protection, and access.

3. Correlation with Other Development Measures. A proposed subdivision should be correlated with the Land Use Plan and with capital budgets and public improvements programs of the governing body of the Town of Elmore. It is intended that these regulations shall supplement the provisions and standards contained in the building, housing and related codes, zoning ordinance; and other measures governing development.

D. Purposes

In fulfillment of the policies stated in Section I-C, these regulations shall be applied in such a manner as to accomplish the following purposes:

1. Future Growth. To guide the future growth and development of the land within the subdivision jurisdiction in accordance with the Land Use Plan.

2. Health and Safety. To provide for adequate light, air and privacy; to secure safety from fire, flood and other danger; and to prevent the overcrowding of land and undue congestion of population.

3. Social and Economic Stability. To protect the character and the social and economic stability of all parts of the area within the subdivision jurisdiction.

4. Land Uses. To protect and conserve the value of land and the value of buildings

and improvements on the land; and, through subdivision design, to minimize conflicts among the uses of land and buildings.

5. Public Services and Facilities. To encourage residential development where public services and community facilities are available or will be available when the subdivision is ready for occupancy.

6. Circulation. To provide an efficient relationship between development and the circulation of traffic, having particular regard to the avoidance of congestion; to expedite circulation and the protection of land use values through the separation of local and through traffic; and to make adequate provision for traffic through the proper location and width of streets.

7. Environment. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources in order to preserve the integrity, stability and beauty of the community and the value of the land.

8. Natural Features. To preserve the natural beauty of the land, and to utilize as elements of the urban environment the physiographic features of land and water.

9. Open Space. To provide open space through efficient design and layout of subdivisions; to encourage the setting aside as permanent open space land that is subject to flooding or has soils unsuited to urban development.

10. Innovative Design. To encourage innovative subdivision design that will produce attractive, efficient, and convenient arrangements of housing and neighborhood environments affording a choice of lifestyles.

E. Area of Jurisdiction

These regulations shall be applied to and shall govern the subdivision of land within the subdivision jurisdiction of the Town of Elmore. Such jurisdiction is defined in accordance with Chapter 52, Section 11-52-30 of the 1975 Code of Alabama, as amended; and, as such, includes all land within the Corporate Limits of the Town of Elmore plus unincorporated land within planning jurisdiction of the Town of Elmore.

F. Application of Regulations

From and after the date of these Subdivision Regulations, every plat of land that is a subdivision, as defined herein, shall be prepared, presented for approval, and recorded as required herein.

No building permit and no certificate of occupancy shall be issued for any parcel of land created by subdivision, as defined herein, unless a Final Plat of such subdivision has been approved and recorded as required by these regulations. No excavation of land and no construction of any public or private improvements shall take place or be commenced in a subdivision except prior to Town's approval and in conformity with these regulations.