

**CITY OF FARIBAULT
ORDINANCE No. 2011-13**

**AMENDING THE FARIBAULT CODE OF ORDINANCES, APPENDIX B,
UNIFIED DEVELOPMENT ORDINANCE REGARDING
COMMON INTEREST COMMUNITY PLATS**

WHEREAS, the City of Faribault desired to amend the Faribault Code of Ordinances to formally require a public hearing and City approval for a common interest community plat; and

WHEREAS, the Planning Commission on the 16th day of August, 2011, following proper notice, held a public hearing regarding the request, and following said hearing, made a recommendation that the zoning amendments be adopted; and

WHEREAS, the City Council on the 23rd day of August, 2011, following proper notice, held a public hearing to consider the proposed zoning amendment, and all interested persons were provided with an opportunity to comment.

THE CITY OF FARIBAULT ORDAINS: The City Code of Ordinances, shall be amended as follows:

ARTICLE 1. GENERAL PROVISIONS

15-10. Purpose. This chapter is established to provide for the orderly, economic, and safe development of land and urban services and facilities, and to promote the public health, safety, and general welfare of the community by establishing physical standards, design requirements, procedures for the subdivision of land, and requirements which will allow flexibility in the design of subdivisions.

15-20. Jurisdiction. The regulations governing plats and subdivision of land established by this ordinance shall apply within the corporate limits of the City of Faribault and to the unincorporated area within two (2) miles of its limits, as provided for under Minnesota Statutes, Section 462.358.

15-30. Application of subdivision regulations. (A) *In general.* The regulations established by this chapter shall apply to any division of a parcel of land into two (2) or more parcels by platting, conveyance, registered land survey, or other means, and the combination of any two (2) or more such adjoining parcels. Platting shall be deemed to include townhouse development, planned unit developments, and any building, common area or land coming within the purview of the Minnesota Condominium Act and the Minnesota Common Interest Ownership Act. No subdivision or conveyance of land shall be entitled to be recorded in the Rice County Recorder's Office or have any validity until all requirements of this chapter have been satisfied.

Section 2. This ordinance amendment shall take effect and be in force thirty (30) days after its adoption and publication.

First Reading: August 23, 2011

Second Reading: September 13, 2011

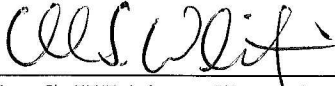
Publication Date: September 17, 2011

Faribault City Council



John R. Jasinski, Mayor

ATTEST:



Charles S. Whiting, City Administrator

**SUMMARY PUBLICATION
CITY OF FARIBAULT ORDINANCE 2011-13
AMENDING THE UNIFIED DEVELOPMENT REGULATIONS,
APPENDIX B OF THE FARIBAULT CITY CODE
REGARDING COMMON INTEREST COMMUNITY PLATS**

The City Council of the City of Faribault ordains:

The City of Faribault Code of Ordinances, Appendix B, Chapter 15 IS hereby amended to require City approval of a Common Interest Community (CIC) Plat.

The complete text of Ordinance 2011-13 may be obtained at City Hall or from the City's website at www.faribault.org

First Reading: August 23, 2011

Second Reading: September 13, 2011