

**CHAPTER 1207**  
**Utility Transition Areas**

**1207.01 Purpose.**

**1207.02 Provisions for Transition areas.**

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**1207.01 PURPOSE.**

The purpose of this chapter is to provide a way to develop land needed for and adapted to residential use at a population density requiring both public water supply and sanitary sewer system, but which area does not contain one or both of these utilities at the time of development. It is necessary that Utility Transition Areas be confined to undeveloped areas adjacent to existing urban areas containing the needed utility services so that in due time these services will be available. The provisions are made allowing a resubdivision of the original plat at a later date when utility lines are available so as to induce development in an economical manner and orderly arrangement rather than unsound scattered type of development.

**1207.02 PROVISIONS FOR TRANSITION AREAS.**

(a) Lots may be platted in such a manner that in the future each lot may be split into two (2) or more parts, each of which contains the necessary area and width requirements as set forth in Section 1203.03, Table 1, Column A as they pertain to single-family developments. Such lots shall be designated on the plat as having two or more parts by the use of a thin broken line. Each of the parts shall be identified by the letter A, B, etc. Each lot shall be sold as a unit and recorded on one deed. Such lots shall be restricted in use to one single-family residence. It shall also be noted in the restrictions that, at the time water and sanitary sewer lines are made available to any lot, said lot may be split in two (2) or more parts if there is no existing dwelling so located on the lot that its required yards occupy portions of two (2) or more subsections. The above-noted restrictions of sale and use of land shall be specified in the deed and plat. A sample set of subdivisions restrictions is listed in the reference manual located in the Department of Community Development.

(b) At such time as public water and sanitary sewer facilities are available to the aforementioned type of lots, the foregoing restrictions shall be terminated if desired by the Planning Board, and City Commission when involved, by authorizing the splitting of such lots under the provisions of Section 1205.01.

**Table 1**  
**UTILITY TRANSITION AREA**

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
<b>Type of Development</b>	<b>Sewer and Water Available or Provided by Temporary Package Plant</b>	<b>Temporary Well and Septic System</b>	<b>Sewer and Water Not Available</b>	<b>Public Water Available</b>	<b>Public Sewer Available</b>
Single Family	60 feet continuous frontage on a public road	140 feet continuous frontage on a public road	125 feet continuous frontage on a public road	100 feet continuous frontage on a public road	80 feet continuous frontage on a public road
Two Family	7,500 sq. ft. of area 80 feet continuous frontage on a public road	20,000 sq. ft. of area	28,000 sq. ft. of area	20,000 sq. ft. of area	16,000 sq. ft. of area
Multi-Family	10,000 sq. ft. of area				
Business	To be established by Planning Board	To be established by Planning Board			
Industrial	To be established by Planning Board				

1. Greater lot width and areas may be required by the Clark County Combined Health District in cases of adverse soil conditions.
2. Calculations of lot areas shall not include that portion of any lot occupied by a public right-of-way or proposed right-of-way either by dedication or by easement.