

CHAPTER 1

TITLE, PURPOSE, AUTHORITY

SECTION:

- 11-1-1: Title
11-1-2: Purpose
11-1-3: Authority

11-1-1: **TITLE:** This Title shall be known and may be cited as the *SUBDIVISION ORDINANCE FOR THE CITY OF HAYWARD, MINNESOTA*, and its provisions shall apply to all lands to be subdivided within the Municipal limits as they existed on the date the Municipality adopted the Ordinance codified in this Title, or within the limits as they may be extended in the future. (Ord. 19, 5-1-1978)

11-1-2: **PURPOSE:** Any person platting, replatting or dividing property for purposes of transfer of title or separate description shall do so under the provisions of this Title. This Title sets forth the minimum requirements deemed necessary to ensure and protect the health, safety and welfare of the public. More specifically, the provisions of this Title are designed to:

- A. Assure that to the maximum extent possible, all lands will be developed for the best possible use with adequate protection against deterioration and obsolescence.
- B. Assure that effective protection is given to the natural resources of the community.
- C. Encourage well-planned subdivisions through the establishment of adequate design standards.
- D. Discourage inferior developments that might adversely affect the local tax base.

- E. Create neighborhoods which will be of lasting credit to the community.
- F. Facilitate adequate provisions for transportation and other public facilities.
- G. Improve land records by the establishment of standards for surveys and plats.
- H. Safeguard the interests of the public, the homeowner, the subdivider and units of local government.
- I. Provide a common ground for understanding between developers and local units of government.
- J. Prevent, where possible, excessive governmental operating and maintenance costs. (Ord. 19, 5-1-1978)

11-1-3: **AUTHORITY:** This Title is enacted pursuant to Minnesota Statutes section 462.358, as amended. (Ord. 19, 5-1-1978)