

**ORDINANCE NO.165**

**ORDINANCE ADDING ARTICLE 10.1, RURAL SUBDIVISIONS, OF THE  
SUBDIVISION ORDINANCE**

BE IT ORDAINED BY THE CITY OF TEA, SOUTH DAKOTA AS FOLLOWS:

The Subdivision Ordinance of the City of Tea shall be amended as follows:

**ARTICLE 10.1: RURAL SUBDIVISIONS**

**Section 10.101. In general.**

- A. Premature subdivision of land is to be discouraged, due to unavailability of urban services, higher energy consumption, premature and excessive loss of agricultural land, and inefficient delivery of basic government services.
- B. Where rural subdivisions are allowed in the extraterritorial jurisdiction, their design standard and minimum improvements are the same as those required within the city limits except for the following [exceptions listed below.]

**Section 10.102. Roads.**

- A. Specifications for roads shall be in accordance with the Engineering Design Standards Manual *and approved by the city engineer.*
- B. Roads shall be designated on the plat as dedicated right-of-way or as private roadways. The responsibility for maintenance of all subdivision roads shall be certified on the plat or spelled out in a maintenance agreement to be filed with the plat.
- C. All roads shall comply with other right-of-way and street naming requirements outlined in this ordinance

**Section 10.103. Lots and blocks.**

- A. Whenever a plat or preliminary plan is proposed having lots which are one acre or larger in size, the planning commission may require that said plat or plan shall show how such lots can be re-subdivided into urban sized lots in the event the area is ever annexed into the city.
- B. Lots fronting along an arterial road or a federal, state or county highway shall be discouraged. Where they are allowed, shared drives may be required, or dedication of a frontage road between the arterial or highway and the lot shall be provided. Said road shall provide direct access to the adjoining property while limiting curb cuts along the major road. Approval shall be certified by the appropriate public entity for access onto all dedicated roads

**Section 10.104. Grading and drainage.**

Driveways and drainage culverts shall be installed by the lot owner in accordance with the engineering design standards and approved by an applicable township, county or state agency.

**Section 10.105. Water supply.**

If a public water system is not available, individual wells may be used, or a central water system provided in such a manner that an adequate supply of potable water will be available to every lot in the subdivision. All subdivisions shall require proof of an adequate water supply prior to issuance of any building permits.

**Section 10.106. Sanitary sewers.**

In areas where public sanitary sewers are not accessible and no plans for public sewers have been prepared, or where the connection to public sanitary sewer is impractical, individual sewer systems will be permitted provided they comply with the regulations set forth for septic systems by the appropriate state agency and any additional county requirements.

**Section 10.107. Miscellaneous.**

Notwithstanding any provisions in this ordinance, the city engineer may recommend and City Council may approve deviations from the engineering design standards when in the best interest of the city.

Dated this 1<sup>st</sup> day of August, 2005.

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John M. Lawler, Mayor

Attest:

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Dawn R. Murphy, Finance Officer

First Reading: July 18, 2005

Second Reading: August 1, 2005

Publication: \_\_\_\_\_

Effective Date: \_\_\_\_\_