

Prerequisite Standards (PQ)

7.19 PQ-01: Prerequisite Standards

This Prerequisite Standards section applies to the following types of development:



- A. **Applicability:** If any the of the prerequisite do not appear for a particular type of subdivision (in *Article 6: Subdivision Types*) or for a planned development (in *Article 4: Planned Development District*), then that prerequisite does not exist for that particular subdivision type or planned development.
1. **Base Zoning:** The base zoning of the parent tract for a subdivision shall be as indicated on the two-page layout for each type of subdivision in *Article 6: Subdivision Types* prior to consideration of the subdivision by the Plan Commission. If a parent tract is in multiple zoning districts, each of those zoning districts must be listed. Likewise, the base zoning of a property proposed for a planned development shall be as indicated in *Article 4: Planned Development District* for planned developments prior to consideration of the planned development by the Plan Commission.
 2. **Minimum Parent Tract:** The minimum parent tract area shall be as indicated on the two-page layout for each type of subdivision in *Article 6: Subdivision Types* or as indicated in *Article 4: Planned Development District* for planned developments.
 3. **Maximum Parent Tract:** The maximum parent tract area shall be as indicated on the two-page layout for each type of subdivision in *Article 6: Subdivision Types* or as indicated in *Article 4: Planned Development District* for planned developments.
 4. **Special Qualifications:** All special qualifications indicated on the two-page layout for each type of subdivision in *Article 6: Subdivision Types* or as indicated in *Article 4: Planned Development District* for planned developments shall be met prior to consideration of the subdivision or planned development by the Plan Commission.
- B. **Adverse Land Disqualification:** Land which the Plan Commission or Plat Committee finds to be unsuitable for subdivision or development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision and/or its surrounding areas, shall not be subdivided or developed unless clearly adequate methods are formulated by the developer and approved by the Plan Commission or Plat Committee, to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall not involve such a danger.