

**ARTICLE I
AUTHORIZATION AND PURPOSE**

Section 1.01 Title

These regulations shall be known and may be cited as the

***SUBDIVISION REGULATIONS FOR THE CITY OF GREENVILLE,
OHIO***

Section 1.02 Authority

The authority for the preparation, adoption and implementation of these regulations is derived from Section 711.101 of the Ohio Revised Code, which enables the City to adopt uniform rules and regulations governing plats and subdivisions of land, and to establish standards and specifications for the construction of streets and improvements to lands being platted within its jurisdiction.

Section 1.03 Purpose

The purpose of these regulations shall be to promote and protect the public health, safety and general welfare by providing uniform standards and procedures for subdivision of lands within the City of Greenville. These standards and procedures are established to provide for the orderly expansion of community services and facilities at minimal long term cost and maximum effectiveness, to provide for safe, convenient and efficient traffic circulation, to ensure accurate surveying of land, and to coordinate land development in accordance with present or future land use and/or comprehensive development plans of the City of Greenville.

Section 1.04 Scope and Jurisdiction

It shall be unlawful for any person, organization or entity to subdivide any land within the City of Greenville, unless said subdivision complies with the regulations herein contained. No plat shall be recorded and no land or lot shall be sold until said plat has been approved as herein required. All land contracts and/or long term leases affecting a present or future subdivision of land, as defined in Article II, shall be subject to these regulations.

Section 1.05 Relation to Other Restrictions

These regulations shall be minimum requirements. Whenever these provisions are at variance with any and all laws of the State of Ohio, or other lawfully adopted rules or regulations, the provisions of the most restrictive of such rules or laws shall govern.

Section 1.06**Severability**

Each Article, Section, or other divisible part of these regulations is hereby declared severable, and if such Article, Section or part is declared invalid by a court of competent jurisdiction in a valid judgment or decree, such invalidity shall not affect any of the remaining portions thereof.