**RESOLUTION: SUMMARY OF ORDINANCE 2021-10-01**

Please be advised that the City of Birchwood has duly-passed the following ORDINANCE:

AN ORDINANCE AMENDING THE CITY’S ZONING CODE TO EXEMPT LOT SPLITS WITH NO UTILITY EXTENSIONS FROM THE MAJORITY OF REQUIREMENTS OF THE SUBDIVISION OF LAND.

The following is a SUMMARY of the Ordinance:

On 10/18/2021 the City amended Code 308 by adding 308.121:

**308.121 LOT SPLIT WITH NO UTILITY EXTENSIONS EXEMPT FROM MOST**

**REQUIREMENTS.** The application of this subdivision chapter is waived when the developer proposes a lot split where:

1. All the proposed lots meet the front foot requirement under section 302.010 (2) on an

existing, developed street or roadway, and

2. No city utilities (sanitary sewer and water and storm sewer) are extended in the city right of

way to serve the lot split, and

3. Stormwater will be managed on each lot by the property owner, and

4. Stormwater under this exception shall meet the requirements of the City Code, and.

5. Provided when any such new lots exceed 24,000 square feet and are potentially

subsequently subdividable, the developer shall enter into an Agreement with the City, and

record with the Washington County Recorder, a restrictive covenant preventing further

subdivision of such lot(s) in perpetuity.

PLEASE BE ADVISED, this is not the full text of the Ordinance passed and the published material is only a summary. The full text is available for public inspection at the City of Birchwood, 207 Birchwood Ave, Birchwood, MN or delivered upon request electronically or by U.S. Mail.

*Summary complies with Minn. Stat. §§ 331A.05 subd. 8. & 412.191 subd 4.*