

Part 1-General Provisions

Regulations, Standards and Specifications
for the
Division, Development and Improvement
of Unincorporated Land in Washington County, Arkansas

Adopted: July 1999 per Ordinance 99-32

Codified through
Ord. No. 2008-33, adopted June 12, 2008.

Article 4-Land Development in Unincorporated Land

Part 1-General Provisions

Division 1-Generally

Sec. 11-51 Purpose	pg.17
Sec. 11-52 Authority	pg.17
Sec. 11-53 Title	pg.17
Sec. 11-54 Area of Jurisdiction	pg.18
Sec. 11-55 Conformance to Official Plans	pg.18
Sec. 11-56 Lot or Parcel Size	pg.18
Sec. 11-57 Metes and Bounds	pg.19
Sec. 11-58 Authorization to Consult	pg.19
Sec. 11-59 Fire Flow Tanks and Other Measures	pg. 19-21

Division 2-Approval Procedures

Sec. 11-71 Procedures	pg.22
Sec. 11-72 Step 1, Concept Plat Submittal	pg.22-23
Sec. 11-73 Step 2, Preliminary Plat Submission and Approval	pg.23-24
Sec. 11-74 Construction Plans and Specifications Approval	pg.25-28
Sec. 11-75 Final Plat Submission, Approval and Filing	pg.29-30
Sec. 11-76 Fees Payable to Planning Office	pg.31-32
Sec. 11-77 Plat Requirements for Land Development	pg.33-36
Sec. 11-78 reserved	pg.37
Sec. 11-79 Exemptions	pg.37-39

Division 3-Design Standards

Sec. 11-86 Conformity	pg.40
Sec. 11-87 Fitness for Development	pg.40
Sec. 11-88 Residential lot and block standards for Subdivisions	pg.41

Sec. 11-89 Lot and block standards for Mobile Home Parks	pg.42
Sec. 11-90 Street design criteria for Land Developments	pg.43-46
Sec. 11-91 Sidewalks	pg.46
Sec. 11-92 Storm Drainage Systems	pg.46-47
Sec. 11-93 Culverts and Bridges	pg.47
Sec. 11-94 Pavement section design for Land Developments	pg.48-50
Sec. 11-95 Requirements for improving off-site roads	pg.50-52
Sec. 11-96 Water systems for Land Developments	pg.53
Sec. 11-97 Sanitary sewer system for Land Developments	pg.53-54
Sec. 11-98 Dedication of land for Public Park Sites	pg.54

Sec. 11-99 Seller of any residential or business structure or land upon which a residential or business structure is to be constructed or placed to procure a certificate from the Washington County Health Department that the septic system is approved or the land has been tested and approved for installation of a septic system; required	pg.54-55
Sec. 11-99.1 Community Sewer Systems	pg.55-57
Sec. 11-99.2 Flood Hazard Areas	pg.57
Sec. 11-99.3 Gated Communities	pg.58
Sec. 11-100 Large Scale Development Standards	pg.59-62
Sec. 11-101 Same-Hazardous chemicals	pg.63
Sec. 11-102 Vehicular access from private drive	pg.64

Division 4-Administration and Enforcement

Sec. 11-106 Adoption, administration and enforcement	pg.64-65
Sec. 11-107 Appeal procedures	pg.65

Sec. 11-108 Variations	pg.66
Sec. 11-109 Severability	pg.66
Sec. 11-110 Amendment	pg.67
Sec. 11-111 Legal approval	pg.67
Sec. 11-112 Enforcement	pg.67
Sec. 11-113 Inspection	pg.68
Sec. 11-114 Penalties	pg.68
Sec. 11-115 Conflicting ordinances repealed	pg.68
Sec. 11-116 Effective date	pg.68
Sec. 11-117 Administrative handling of certain planning issues	pg.69