

ORDINANCE NO. 21

TOWNSHIP OF NEW SCANDIA

AN ORDINANCE AMENDING ORDINANCE 10 (MODEL SUBDIVISION REGULATION CODE) AND PROVIDING FOR PUBLIC RECREATION AREAS AND OR FEES IN LIEU THEREOF IN NEW SUBDIVISIONS IN THE TOWNSHIP OF NEW SCANDIA

The Town Board of the Township of New Scandia, Washington County, Minnesota ordains:

Section 1: Section 902.03 of the Model Subdivision Regulation Code for communities in Washington County adopted on April 27, 1971 by the Washington County Planning Advisory Commission and by the Township of New Scandia on May 15, 1973 is hereby amended as follows:

902.03 In all new subdivisions, the Town shall require that land be dedicated to the public or preserved for public use as parks, playgrounds, trails, or other open space. Each dedication shall be of suitable size, dimension, topography, and general character, and shall have adequate road access for the particular purposes envisioned by the Town. When recreation areas are required, the Town shall determine the number of acres to be reserved from the following table, or the developer may dedicate eight (8) percent of the gross area subdivided, whichever is less. The developer shall dedicate all such recreation areas to the Town as a condition of final subdivision plat approval.

Table 1. Table of Open Space Requirements.

i Single Family Lot	Percentage of Total Land to be dedicated
80,000 sq. ft. & greater	1.5%
50,000 sq. ft.	2.5%
40,000 sq. ft.	3.0%
35,000 sq. ft.	3.5%
25,000 sq. ft.	5.0%
15,000 sq. ft.	8.0%

ii Multi-Family and High Density Residential.

The Town Board shall determine the average for dedication based on number of dwelling units per acre to occupy the site as permitted by the Zoning Ordinance.

Alternative Procedure: Money in lieu of land. When the subdivision is too small for practical dedication of public land or if no land in the subdivision is suitable for such use, the subdivider will be required to deposit with the Town a cash payment in lieu of land dedication. Such deposit must be placed in a separate fund established by the Town and must be used only for the acquisition of land for parks, trails or other recreation areas, development of existing parks, and debt retirement in connection with land previously acquired for such public purposes. The amount of money deposited will be based on the following formula:

\$200.00 multiplied by the number of times the total area of the subdivision is divisible by the required minimum lot size of the zoning district in which it is located, less a credit for the amount of land actually dedicated for public recreation purposes, if any.

In minor subdivisions, a fee of \$75.00 per lot created must be paid to the Town for public recreation purposes.

Section 2: This ordinance shall be and is hereby declared to be in full force and effect from and after its passage and publication according to law.

Passed by the Town Board of the Township of New Scandia, Washington County, Minnesota this 20 day of January, 1987.

TOWNSHIP OF SCANDIA

By Russell Jackson
Chairman

ATTEST:

Salvador Peterson
Clerk