

Section 15-39 - New Development

As of February 28, 2018, the Town of Arcadia installed a "Water & Sanitary Sewer System" in sections of the Town as designated by USDA and in accordance to guidelines established by USDA and Department of Environmental Quality (DEQ). Any and all development that take place after this initial installation of the "Water/Sewer System" and particularly in areas of the town where Water/Sewer is not accessible, the "Developer/Builder" shall be **Financially Responsible** for all costs associated with installation of the Water/Sewer Lines, its related components, materials, supplies, etc., that are a part of the Developer/Builder's development.

The developer/builder is required to submit a Building Permit Application to the town's Planning & Zoning Commission with attachments outlining the procedures to be used for installation of items listed in the following sections. The developer/builder must adhere to all requirements and deadlines listed in the Building Permit Application, for instance, under submittal information - page 1 - **all projects shall commence within 18 months from receipt of "Building Permit" or all Fees will be forfeited.**

All water & sewer lines and any related components are required to be connected to the Town's municipal water and wastewater system. Upon completion and proper inspection of the Water & Sewer lines and any related components must be **dedicated** to The Arcadia Public Works Authority within fifteen (15) days after completion

Section 15-40 -Water lines

The Developer/Builder shall install water lines and fire hydrants, and installation shall be in accordance with the specifications governing water line construction (as approved by The Arcadia Public Works Authority).

Section 15-41 - Sanitary Sewers

A) The Developer/Builder shall install sanitary sewers whenever a sanitary sewer is reasonably accessible as determined by the Planning & Zoning Commission. Sanitary sewers shall be installed in accordance with the specifications governing sanitary sewer construction (as approved by The Arcadia Public Works Authority).

B) Whenever a sanitary sewer is not reasonably accessible, septic tanks or other unit disposal systems may be used in accordance with the following provisions:

- (1) A lot for residential use on which a unit disposal system is located shall be not less than fifteen thousand (15,000) square feet in area.
- (2) No portion of any unit disposal system shall be located closer than twenty (20) feet to the lot line of the lot on which the system is located.
- (3) All unit disposal systems shall comply with the requirements of the state and county health departments, as well as the Department of Environmental Quality (DEQ).

C) When new developments contain forty (40) acres or more, the Planning & Zoning Commission may require the Developer/Builder to install sanitary sewers, and a disposal system that is adequate to serve all of the lots within the new development

Section 15-42 - Storm Sewers & Drainage

Storm sewers and drainage shall be provided in accordance with the specifications contained in the ordinances and regulations relating thereto.

Section 15-43 - Maintenance & Supervision

Where the development contains sewers, sewage treatment plants, water supply systems, or other physical facilities necessary or desirable for the welfare of the area, or that are of common use or benefit which are not or cannot be satisfactorily maintained by an existing public agency, provision shall be made which is acceptable to the agency having jurisdiction over the location and maintenance of such facilities for the proper and continuous operation, maintenance and supervision of such facilities.

Section 15-46 - Sidewalks

A plan for a system of sidewalks shall be prepared that will provide every lot within a residential or commercial subdivision, or portion thereof, with a direct sidewalk connection with all of the community facilities and commercial enterprises located within or adjacent to the subdivision, and in a manner that will provide convenient pedestrian circulation throughout the neighborhood or area in which the subdivision is located. The Planning & Zoning Commission may require the construction of sidewalks to connect with existing or future proposed sidewalks in areas adjacent to the subdivision where such sidewalks are needed for pedestrian circulation. Sidewalks shall be constructed in the subdivision in accordance with the sidewalks system plan approved by the Planning & Zoning Commission, and in accordance with the specifications governing sidewalk construction.

Section 15-47 - Penalties

Penalties shall range from \$500.00 to \$1,500.00 depending on, but not limited, to the following offenses and severity of same:

1. Commencement of Construction Prior to Proper Approval by Town Officials
2. Water and Sewer Lines not connected to Town's Municipal Water and Wastewater System
3. Installed and inspected "Water & Sewer Lines" and related components not dedicated to Town's Public Works Authority as previously stated in Section 15 - 39 - last paragraph.
4. Non commencement in a timely fashion of all projects as outlined in Section 15 - 39; second paragraph, last two sentences (in red).
5. Non-compliance of governmental compliance as stated in Section 15-41(B3).

Section 15-34 - Restricted Area

A "Restricted Area" was established in the Town of Arcadia February 14, 2017 bounded by: The Center Line of **Highway 66** on the **South**; **5th Street** on the **North**; **Odor Street** on the **East**; and **Ogle** on the **West**. Those entities (residential/commercial) already in the Restricted Area are grandfathered in. As of December 21, 2017, the Restricted Area will consist of multi land uses, such as residential, commercial, office, warehouse, manufacturing, and light industrial. All developments are to be schematic and complementary in nature.

Section 15-35 - Commercial (Central Business District) Zone

Both sides of Main Street from Highway 66 North to 5th Street; both sides of Odor from Highway 66 North to 4th Street; and the triangle of land East of Anderson; South of 5th Street, and North of Highway 66 to be zoned Commercial suitable for retail, office, and light commercial uses, and all property fronting Highway 66.

1. Commercial Buildings

- a. **Site Requirements** - all sites must have slit fences, tin horns
- b. **Materials** - all structures to be one-hundred (100%) percent masonry (common masonry material is brick, marble, stone, stucco, rock, concrete, limestone, split-face brick, etc.), similar to that on Arcadia Post Office Building, Windmill Shopping, Municipal Building, and Sasscon.
- c. **Building Height** - not to exceed two and one-half (2 1/2) stories.
- d. **Set-Back Requirements** - 25 feet as outlined in existing town ordinances.
- e. **Landscaping** - maintain a written landscaping plan of living plants approved by the Planning & Zoning Commission.

Section 15-36-Residential Zoning**1. Residential Zoning**

- ... **R-1** - Single Family Homes
- ... **R-2** - Multi-Family homes/duplexes, town houses, condos, four-plexes.

2. Residential Structures

- a. **Site Requirements** - all sites must have silt fences, tin horns
- b. **Materials** - all structures to be seventy-five (75%) percent masonry (common masonry material is brick, stone, rock, concrete, limestone, split-face brick, etc.) A mixture of masonry and siding, wood, and other complementary materials are allowed.
- c. **Building Height** - not to exceed two (2) stories.
- d. **Square Footage** - no less than 1,500sf of heating/air living space excluding the garage space.
- e. **Garage** - not to exceed 600 square feet attached and/or detached.
- f. **Outside of Restricted Area** - single family residences to be no less than 1,000sf of heat/air living space excluding garage.
- g. **Set-Back Requirements** - 25 feet as outlined in existing town ordinances.
- h. **Landscaping** - sod on designated yard areas and a minimum of four (4) greenery types such as trees/shrubs.
- i. Future Residential Developments to have concrete drives/approaches and if feasible, sidewalks.

Section 15-37 - Other Zoning

1. **Agricultural Zone** - south side of highway 66 is grandfathered in and shall be retained as outlined on town's current zoning map.
2. **Dual Commercial/Agricultural Zone** - is grandfathered in and shall be retained as outlined on town's current zoning map.
3. **Institutional Zone** - is grandfathered in and shall be retained as outlined on town's current zoning map.
4. **Mobile and/or Manufactured Homes and/or Like Structures** - None are allowed in