

RELATING TO AVERAGE LOT SIZE OR PLANNED COMMUNITY SUBDIVISIONS AND FOR THE PAYMENT OF A MONETARY FEE, IN LIEU OF DEDICATION, NOT TO EXCEED 5 PERCENT OF THE TOTAL ASSESSED VALUE OF THE LAND [[TO BE USED BY THE COMMISSION TO PURCHASE OPEN SPACES FOR THE USE AND BENEFIT OF THE SUBDIVISION IN CASES WHERE DEDICATION WOULD BE IMPRACTICAL; (4) THE RESERVATION OF LANDS FOR SCHOOLS AND OTHER PUBLIC BUILDINGS AND FOR PARKS, PLAYGROUNDS, AND OTHER PUBLIC PURPOSES; A RESERVATION OF LAND FOR TRAFFIC, RECREATION OR ANY OTHER PUBLIC PURPOSES MAY NOT CONTINUE FOR LONGER THAN THREE YEARS, WITHOUT THE WRITTEN APPROVAL OF ALL PERSONS HOLDING OR OTHERWISE OWNING ANY LEGAL OR EQUITABLE INTEREST IN THE PROPERTY; THE PROPERTIES RESERVED FOR PUBLIC USE ARE EXEMPT FROM ALL STATE, COUNTY AND LOCAL TAXES DURING THE PERIOD; (5) THE CONSERVATION OR PRODUCTION OF ADEQUATE TRANSPORTATION, WATER, DRAINAGE AND SANITARY FACILITIES; (6) THE PRESERVATION OF THE LOCATION OF AND THE VOLUME AND FLOW OF WATER IN AND OTHER CHARACTERISTICS OF NATURAL STREAMS AND OTHER WATERWAYS; (7) THE AVOIDANCE OF POPULATION CONGESTION; (8) THE AVOIDANCE OF SCATTERED OR PREMATURE SUBDIVISION OF LAND WHICH INVOLVES DANGER OR INJURY TO HEALTH, SAFETY OR WELFARE BY REASON OF THE LACK OF WATER SUPPLY, DRAINAGE, TRANSPORTATION OR OTHER PUBLIC SERVICES OR NECESSITATE AN EXCESSIVE EXPENDITURE OF PUBLIC FUNDS FOR THE SUPPLY OF SERVICES; (9) CONFORMITY OF RESUBDIVIDED LOTS TO THE CHARACTER OF LOTS WITHIN THE EXISTING SUBDIVISION WITH RESPECT TO AREA, FRONTAGE AND ALIGNMENT TO EXISTING LOTS AND STREETS; (10) CONTROL OF SUBDIVISION OR BUILDING (EXCEPT FOR AGRICULTURAL OR RECREATIONAL PURPOSES) IN FLOOD PLAIN AREAS OR STREAMS AND DRAINAGE COURSES, AND ON UNSAFE LAND AREAS; (11) PRESERVATION OF OUTSTANDING NATURAL OR CULTURAL FEATURES AND HISTORIC SITES OR STRUCTURES; OR (12) OTHER BENEFITS TO THE HEALTH, COMFORT, SAFETY AND WELFARE OF THE PRESENT AND FUTURE POPULATION OF THE COUNTY]] TO BE USED BY THE COMMISSION TO PURCHASE, DEVELOP, OR MAINTAIN PARK SITES FOR THE USE AND BENEFIT OF THE SUBDIVISIONS IN CASES WHERE DEDICATION WOULD BE IMPRACTICAL.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1976.

Approved May 17, 1976.

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CHAPTER 746

(House Bill 1251)

AN ACT concerning

Mental Hygiene, Drug Abuse, and Alcoholism Control