

## MUNICIPAL CHARTERS

## B. GENERAL PROVISIONS

1. All Existing Development will be given five (5) years following availability of utility services to tie into City systems. At the expiration of this period of time, front-foot assessments will be charged and connection required, in accordance with current City policy.

2. Newly Developing Properties will be required to use any available City system at the time of construction. Front-foot assessments and tapping charges will be payable at the time of application for service.

3. Curb and Gutter, either upright or mountable "v" type, as conditions may require, will be placed at a time as closely following the water and sewer installation as conditions permit.

4. No Sidewalk will be required by the City for existing single family and duplex homes for a ten (10) year period following Annexation. In the event the City believes that the safety of the public requires sidewalks prior to the ten (10) year period, they may place stabilizing stone or gravel in the sidewalk area entirely at City expense. All existing multi-family homes, apartments, condominiums, townhouses, commercial, institutions and industrial frontage may be required to provide sidewalks. All new development may be required to place curb, gutter and sidewalk at the time of construction in accordance with current City policy.

5. Weed Cutting ordinances will be applied in developed areas only. Rural type areas will be subject to prevailing County and State Ordinances. Undeveloped lots, in an approved subdivision, will be considered as a developed area.

6. Water and Sewer and other improvements and services will be available to newly annexed areas in accordance with prevailing City policy.

7. Zoning will be that nearest use compatible with the County Zoning presently in effect in the area at the time of Annexation. Major zoning changes will be done only on a comprehensive basis and under the control of the Planning Commission.