

Model Subdivision Regulations

1. Survey and Plat Requirements:

- [Refer to Oklahoma State Statute Title 11, Section 41-101¹](#). It mandates that anyone intending to lay out a municipality or a subdivision must conduct a survey and create a plat of the land.
- Specify the survey and plat requirements for rural subdivisions. This includes boundary measurements, lot sizes, and any other relevant details.

2. General and Administrative Provisions:

- **Purpose and Intent:** Clearly state the purpose of the subdivision regulations. For rural areas, this might involve promoting orderly growth, protecting natural resources, and ensuring safe development.
- **Applicability:** Define which areas fall under these regulations (e.g., unincorporated rural areas).
- **Definitions:** Provide clear definitions for terms used throughout the regulations.
- **Administrative Procedures:** Outline the process for submitting subdivision applications, reviewing plats, and issuing certificates of survey.
- **Fees and Costs:** Specify any fees associated with the subdivision process.

3. Land Division Control:

- **Lot Sizes:** Set minimum lot sizes appropriate for rural development.
- **Parcel Layout:** Address setbacks, frontage requirements, and access points.
- **Conservation Easements:** Consider provisions for preserving open space, wetlands, and natural features.

4. Official Mapping:

- **Official Map Ordinance:** Establish procedures for creating and maintaining official maps.
- **Public Infrastructure:** Identify areas for roads, utilities, and public facilities.

5. Zoning:

- **Zoning Districts:** Define rural zoning districts (e.g., agricultural, residential, rural commercial).
- **Permitted Uses:** Specify allowable land uses within each district.
- **Density:** Address population density and building intensity.
- **Cluster Development:** Consider provisions for rural cluster development, which encourages open space preservation and efficient land use.

6. Floodland and Shoreland Development:

- **Floodplain Regulations:** Address development within flood-prone areas.
 - **Shoreland Zoning:** If applicable, include regulations for shoreland areas near lakes, rivers, or streams.
7. **Soils and Environmental Considerations:**
- **Soil Testing:** Encourage soil testing to guide development practices.
 - **Environmental Protection:** Address wetlands, wildlife habitats, and water quality.
8. **Organization of Planning Agencies:**
- **Town Plan Commission:** Consider creating a town plan commission to oversee planning and zoning matters.

Remember that these are general guidelines, and you should tailor them to the specific needs and context of rural Oklahoma. [Additionally, consult with legal experts and local stakeholders to ensure compliance with state and local laws²³.](#)