

Bullet Points for Discussion

Current Residential Subdivision Regulations	Proposed Estate Lot Developments as an alternative to development under the current Subdivision Regulations
<p>(any subdivision or redivision of a lot, tract, or parcel into two or more lots, tracts, or parcels having a minimum of one acre)</p> <ul style="list-style-type: none"> • Internal streets required (no driveway cuts on existing roads) • Curb & gutter required • Sidewalks required • Streetlights required • Greenspace required • Access control improvements required (Accel/Decel lanes) • Stormwater management required • Fire hydrants required • No irregular shaped lots (flag lots) 	<p>(any subdivision or redivision of a lot, tract, or parcel into two or more lots, tracts, or parcels having a minimum lot area of at least four acres)</p> <ul style="list-style-type: none"> • No internal streets required (driveway cuts allowed on existing roads) • No curb & gutter required • No sidewalks required • No streetlights required • No greenspace required • No access control improvements required for driveways • No stormwater management required • No fire hydrants required • Allow irregular shaped lots (flag lots)
<p>Regular residential lots</p> <ul style="list-style-type: none"> • 60 ft. frontage on internal street • Depth of not less than 150 ft., unless circumstances make impracticable 	<p>Regular estate lots</p> <ul style="list-style-type: none"> • 300 ft. frontage on state or county road • No lot can be more than 4 times as deep as it is wide at the building setback lines
<p>Irregular (flag) residential lots</p> <ul style="list-style-type: none"> • Not allowed 	<p>Irregular shaped (flag) estate lots</p> <ul style="list-style-type: none"> • 30 ft. frontage for ingress and egress • 7 acres minimum • 300 ft. wide at setback or building line • Irregular lot driveways cannot be side by side on a County road and must be separated by regular lots • Lots allowed as irregular lots cannot be further subdivided
<p>Required improvements:</p> <ul style="list-style-type: none"> • 60 ft. right of way • Paved roads to County standards • Waterline installation or improvements 	<p>Required improvements:</p> <ul style="list-style-type: none"> • 60 ft. right of way • Paved roads to County standards
<p>Required approvals:</p> <ul style="list-style-type: none"> • Community Development • Public Works • Health Department • Fire Department • Water Authority 	<p>Required approvals:</p> <ul style="list-style-type: none"> • Community Development • Public Works • Health Department
<p>Variance</p> <ul style="list-style-type: none"> • Board of Appeals 	<p>Variance</p> <ul style="list-style-type: none"> • Community Development up to 20% • Board of Appeals greater than 20%

Bullet Points for Discussion

Current Exemption to Subdivision Regulations	Proposed Exemption to Subdivision Regulations
<p>(division of land into four or fewer lots having a minimum lot area of 4 acres)</p>	<p>(division of land into four or fewer lots having a minimum lot area of 4 acres)</p>
<p>Required Right of Way</p> <ul style="list-style-type: none">• 60 ft. right of way	<p>Required Right of Way</p> <ul style="list-style-type: none">• 60 ft. right of way
<p>Regular Lots</p> <ul style="list-style-type: none">• 300 ft. road frontage• No lot can be more than 4 times as deep as it is wide at the building set back lines	<p>Regular Lots</p> <ul style="list-style-type: none">• 300 ft. road frontage• No lot can be more than 4 times as deep as it is wide at the building set back lines
<p>Irregular shaped (flag) lots</p> <ul style="list-style-type: none">• Not allowed	<p>Irregular shaped (flag) lots</p> <ul style="list-style-type: none">• 30 ft. frontage for ingress and egress• 7 acres minimum• 300 ft. wide at setback or building line• Irregular lot driveways cannot be side by side on County road and must be separated by regular lots
<p>Variances</p> <ul style="list-style-type: none">• In the absence of the minimum road frontage, the County Engineer may, in his/her discretion, consider a dedicated easement having a minimum of 30 feet to any landlocked parcel.• Depth and width requirements may be varied by the County Engineer for reasons of topography or irregularity of the entire tract	<p>Variances</p> <ul style="list-style-type: none">• Community Development may vary road frontage and lot width and depth by up to 20%• Variances of road frontage and lot width and depth by greater than 20% submitted to Board of Appeals
<p>Limit on use of exemption</p> <ul style="list-style-type: none">• No lot created by this exemption can be re-subdivided by using this exemption and any re-subdivision must follow the residential subdivision regulations	<p>Limit on use of exemption</p> <ul style="list-style-type: none">• No lot created by this exemption can be re-subdivided using this exemption for a period of 12 months. Lots can always be re-subdivided in the 12-month period as estate lot developments or residential subdivisions