

Bullet Points for Discussion

Current Residential Subdivision Regulations	Proposed Estate Lot Developments as an alternative to development under the current Subdivision Regulations
<ul style="list-style-type: none"> • minimum lot area of one acre • Internal streets required (no driveway cuts on existing roads) • Requirements for curb & gutter, sidewalks, streetlights, greenspace, access control improvements (Accel/Decel lanes), , stormwater management, and fire hydrants • No irregular shaped lots (flag lots) • Developer must show all proposed lots in development of parent tract 	<ul style="list-style-type: none"> • Minimum lot area of at least four acres • No internal streets required but are allowed (ie. driveway cuts allowed on existing roads) • No required curb & gutter, sidewalks, streetlights, greenspace, access control improvements for driveways, stormwater management, or fire hydrants • Allow flag lots • Developer must show all proposed lots in development of parent tract • 35 or more lots in development require BOC approval
<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"> • Minimum road frontage <ul style="list-style-type: none"> - 300 ft. with 100 ft. set back from road - 210 ft. with 210 ft. set back from 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>Flag lots (ie. regular lots without required minimum road frontage)</p> <ul style="list-style-type: none"> • 50 ft. frontage for ingress and egress • 7 acres minimum • 210 ft. wide at building line • Driveways cannot be side by side (ie. must be separated by regular lots) • cannot be further subdivided
<p>Required improvements paid for by developer:</p> <ul style="list-style-type: none"> • 60 ft. right of way • Paved roads to County standards • Waterline installation or improvements 	<p>Required improvements paid for by developer:</p> <ul style="list-style-type: none"> • 60 ft. right of way • Pave road adjacent to development to County standards or pay development impact fee for future paving if unavailable at time
<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"> • Board of Appeals • No administrative variances

Bullet Points for Discussion

Current Exemption to Subdivision Regulations

(division of land into four or fewer lots having a minimum lot area of 4 acres)

Required Right of Way

- 60 ft. right of way

Regular Lots

- 300 ft. road frontage
- No lot can be more than 4 times as deep as it is wide at the building set back lines

Irregular shaped (flag) lots

- Not allowed

Variances

- 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

Limit on use of exemption

- No lot created by this exemption can be re-subdivided by using this exemption and any re-subdivision must follow the residential subdivision regulations

Proposed Exemption to Subdivision Regulations

(division of land into four or fewer lots having a minimum lot area of 4 acres)

Required Right of Way

- 60 ft. right of way

Regular estate lots

- Minimum road frontage
 - 300 ft. with 100 ft. set back
 - 210 ft. with 210 ft. set back
- No lot can be more than 4 times as deep as it is wide at the building setback lines

Irregular shaped (flag) lots

- 60 ft. frontage for ingress and egress
- 7 acres minimum
- Min. 210 ft. wide at building line
- Irregular lot driveways cannot be side by side on County road and must be separated by regular lots

Variances

- Community Development may vary road frontage, 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

Limit on use of exemption

- 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