Chapter 6: Subdivision Types.

A. Purpose and Intent.

1. The purpose of this Chapter is to:
    a. Define, regulate, and control the various ways that land can be subdivided for development within the jurisdiction;
    b. Secure efficient and equitable handling of all subdivision plans by providing uniform procedures and standards;
    c. Promote public health, safety, general welfare, and secure the most efficient use of land;
    d. Implement the *Comprehensive Plan* and UDO; and
    e. Promote growth and development to further the orderly division, layout, and use of land by:
        i. Minimizing congestion of the local roads, major roadways, highways;
        ii. Facilitating adequate provisions for water, sewerage, and other public utilities; and
        iii. Providing for proper ingress and egress.
2. Only those subdivision types outlined in this chapter and in the districts designated shall be permitted within the jurisdiction.

B. Minor Residential Subdivisions.

1. Intent.
   a. A minor residential subdivision, as defined in Chapter 10: Definitions, is intended to be an expedited process for subdividing three (3) lots for single-family residential use that does not involve the opening or creation of new public rights-of-way or utility main extensions.
   b. The design shall still allow for adequate vehicle and pedestrian access as well as foster connection to adjacent parcels where necessary.
   c. A shared driveway may be required by the PC to provide safe access to streets and to allow for alternative lot layouts.
   d. Parcels may be split by minor plat one (1) time. All subsequent requests to subdivide property that has been part of a minor plat shall require to be subdivided through the major platting process.
   e. The entire parcel, including the residual property must be included in the minor residential subdivision with a new deed that is prepared and recorded.
   f. Required road frontage per Chapter 2: Zoning Districts and Overlay Districts may be met with frontage along a private road or shared driveway.
2. Development Standards.

Development Standards for Minor Residential Subdivisions	
Permitted Districts	• R, HR
Minimum Development Size	• N/A
Minimum Open Space for Overall Development	• N/A
Internal Access Roads and Driveways	• No new public rights-of-way are permitted. If public rights-of-way are proposed, it shall be considered a Major Residential Subdivision and follow the applicable process. • Private driveways and private roads are permitted and shall comply with the applicable street design and construction standards • Shared driveways require a recorded maintenance agreement
Sidewalks	• Sidewalks are required and shall comply with applicable street design and construction standards • Any part of a planned path or shared trail shall be required and shall comply with the applicable street design and construction standards • Maintenance of all sidewalks is the responsibility of the abutting property owner(s)
Development Standards for Individual Lots	• All individual lots within the subdivision shall comply with the development standards for the subject zoning district as outlined in Chapter 2: Zoning Districts and Overlay Districts.
Design Standards for Subdivisions	• All applicable design standards for the subdivision shall comply with Chapter 7: Subdivision Design Standards.

C. Major Residential Subdivisions.

1. Intent.
   a. A major residential subdivision, as defined in Chapter 10: Definitions, is intended to provide development exclusively for residential uses as permitted within the subject zoning district.
   b. The layout shall allow for adequate vehicle, pedestrian, and alternative transportation access as well as connection to adjacent parcels and transportation networks. Driveway cuts onto arterial streets are prohibited.
2. Development Standards.

Development Standards for Major Residential Subdivisions		
Permitted Districts		• R, HR
Minimum Development Size		• NA
Minimum Open Space (based on the average lot size per dwelling unit of the entire development area)	Under 6,000 sq ft	• 30%
	6,000-6,999 sq ft	• 25%
	7,000-7,999 sq ft	• 20%
	8,000-14,999 sq ft	• 15%
	> 15,000 sq ft	• 10%
Lot/Internal Access		• All internal streets must be publicly dedicated and be constructed to the applicable street function standards per the applicable street design and construction standards • All individual driveways shall gain access from an internal road.
Sidewalks		• Required along both sides of all internal road and along both sides of perimeter roads that are immediately adjacent to the subject property. • All sidewalks shall comply with the applicable street design and construction standards • Maintenance of all sidewalks is the responsibility of the abutting property owner(s) • An alternate internal pathway network may be substituted for sidewalks on one side of a new street at the discretion of the PC.
Development Standards for Individual Lots		• All individual lots within the subdivision shall comply with the development standards for the subject zoning district as outlined in Chapter 2: Zoning Districts and Overlay Districts.
Design Standards for Subdivisions		• All applicable design standards for the subdivision shall comply with Chapter 7: Subdivision Design Standards.

D. Commercial and Industrial Subdivisions.

1. Intent.
   a. A commercial or industrial subdivision, as defined in Chapter 10: Definitions, is intended to provide development for primarily commercial or industrial uses and other uses as permitted within the subject zoning district.
   b. The layout shall allow for adequate vehicle, pedestrian, and alternative transportation access as well as foster connection to adjacent parcels and transportation networks.
   c. Driveway cuts onto arterial streets shall be limited and frontage streets shall be utilized.
2. Process. In order to allow for end-user flexibility, the secondary platting process may be done by full plat, individual lot, individual lot with development plan, or phase/section, as outlined in Chapter 8: Subdivision Ordinance Provisions - Administration and Procedures.
3. Development Standards.

Development Standards for Commercial and Industrial Subdivisions	
Permitted Districts	• PC, DB, B, LI
Minimum Development Size	• N/A
Minimum Open Space for Overall Development	• NA
Internal Access Roads	• Internal streets shall be private and shall be constructed to the applicable street function standards per the applicable street design and construction standards
Sidewalks	• Required along both sides of all internal roads and along both sides of perimeter roads that are immediately adjacent to the subject property. • All sidewalks shall comply with the applicable street design and construction standards • Maintenance of all sidewalks is the responsibility of the abutting property owner(s)
Development Standards for Individual Lots	• All individual lots within the subdivision shall comply with the development standards for the subject zoning district as outlined in Chapter 2: Zoning Districts and Overlay Districts.
Design Standards for Subdivisions	• All applicable design standards for the subdivision shall comply with Chapter 7: Subdivision Design Standards.

E. Exempt Subdivisions.

1. Intent.
    a. The intent of this section is to establish criteria that allows lot splits to occur that are not otherwise required to go through the other subdivision processes outlined in this UDO.
    b. This exempt subdivision provision shall not be used as a means to bypass the subdivision process outlined in this UDO.
2. Subdivider's Responsibility. It is the responsibility of the person subdividing land to consult with the Administrator to verify their subdivision exemption eligibility before recording lot splits. Lots created under this provision are not guaranteed to be buildable or guaranteed to qualify for the issuance of a BP or ILP.
3. Applicability. The following divisions of land are exempt from the provisions of this UDO:
    a. A division of land that is government or court ordered.
    b. A division of land for the transfer of a tract(s) to correct errors in an existing legal description, or the sale/exchange of tracts between adjoining landowners, provided that no additional principal use building sites are created by the division.
    c. A division of land by the Federal, State, or local government for the acquisition of right-of-way or an easement.
    d. A division of land into cemetery plots for the purpose of burial of corpses.
    e. A division of land for agricultural uses that does not involve any new streets or easements of access, provided that the sale or exchange does not create additional residential building sites or is intended for residential development in the future.
    f. A division of land that combines/reconstitutes property lines such that no new building lots are created.
    g. An adjustment/shift of lot lines as shown on a recorded plat provided there is no reduction in the area, frontage, width, depth, or building setback lines of each building site that would place it below the minimum requirements of this UDO.
    h. The sale, exchange, or transfer of land between adjoining property owners which does not result in the change of the present land usage or create an additional building site.
    i. A division of residentially used or residentially zoned land into two (2) parcels where:
        i. All parcels, including the remnant parcel, are at least ten (10) acres in size,
        ii. Have not been previously subdivided, and
        iii. No public infrastructure or public right-of-way is proposed.