

RECOMMENDED CHANGES TO SUBDIVISION OF LAND CHAPTER 113 FROM THE CODE OF CARROLL COUNTY

113-4 SUBDIVISION – Any division of a lot or parcel of land. The term includes resubdivision and shall relate to the process of subdividing or to the land subdivided. A Boundary Line Adjustment as herein defined shall not be considered a Subdivision. The division or partition of land in an estate by court order or among heirs of the original owner shall not be considered a Subdivision unless or until development of the land is proposed. The plats for a Boundary Line Adjustment or an estate partition shall be reviewed and approved by the Agent before recordation. Subdivisions may be completed in phases. For multiple phase subdivisions, a subdivision map key or subdivision overlay map must be included and each succeeding phase must physically meet the preceding phase. Subdivisions in Carroll County are classified as Class A Subdivisions, Class B Subdivisions or Family Subdivisions.

CLASS B SUBDIVISIONS

113-14 new paragraph

Any proposed Class B subdivision creating four (4) or less new lots (small Class B subdivision) may be reviewed and approved by the Agent, without referral to the Administrator, after review and approval by the PSA or the Health Department, as applicable, and after review by the Highway Department. All other provisions of this ordinance shall apply to the contents of such small Class B subdivision plat. The Agent may refer such small Class B subdivision plat to the Administrator for approval and appeal of any decision concerning such small subdivision plat shall be taken by the subscriber to the Administrator. This small Class B subdivision provision may not be used to expand existing subdivisions or resubdivide existing subdivisions and plats of such expansions or resubdivisions shall be submitted and reviewed as otherwise provided herein.

113-4 SUBDIVISION Class B sentence # 4

All lots in Class B Subdivisions shall be a minimum of two and one-half (2.5) acres in size and shall not be resubdivided.

WELL AND SEPTIC

113-29 first paragraph

Replace the last sentence of the first paragraph with:

Wells, septic systems, or other water and waste disposal systems, are not required to be located on the same lot as the building to be served by such well and septic system; however, easements must be shown on the plat from the water or waste disposal system to the lot being served by such water or waste disposal system.

113-29D delete last sentence

113-28 Size, shape, and orientation of lots

Add D. For subdivisions containing all lots greater than five (5) acres, the subdivider will not be required to show on-site water and sewer and will not be required to show the minimum building setback line on each lot; however, there shall be shown on the plat notes setting forth that these lots have not been evaluated for on-site water and sewer and notes setting forth that the minimum building setback line is thirty-five (35) feet from the road right-of-way and fifteen (15) feet from side and back lot lines. Plats for subdivisions containing all lots greater than five (5) acres may show lots at a minimum scale of two hundred (200) feet to the inch, provided all other survey and mapping requirements are met.

113-22 Content

In the opening paragraph, add the words "except as herein provided" after the "at a minimum scale of one hundred (100) feet to the inch" to reflect the above section 113-28D.

113-24 Format and scale

Add the words "except as herein provided" at the end of sentence one to reflect the above section 113-28D.

At the end of sentence three, add the words "and cover sheet(s) must be included."

113-42 Exceptions

B. Land divided for the purpose of the placement of utilities shall not be required to follow the provisions of this ordinance. The plat showing the boundary of such property shall be submitted to the Subdivision Agent for review and approval.

House Keeping Items

113-14 at the end of the first paragraph Section 113-13(G) should be changed to Section 113-13(H)

113-22 in the middle of the paragraph one Section 113-13(G) should be changed to Section 113-13(H)