

**1014 DESIGN STANDARDS FOR LAND DIVISIONS**

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1014.01 PURPOSE

Section 1014 is adopted to ensure that land divisions occur in an orderly, efficient, sustainable, and cost-effective manner, while preserving the livability of the County.

[Amended by Ord. ZDO-224, 5/31/11]

1014.02 APPLICABILITY

Section 1014 shall apply to subdivisions and partitions.

[Amended by Ord. ZDO-224, 5/31/11]

1014.03 STREET DESIGN PROVISIONS

[Moved to Section 1007 and amended by Ord. ZDO-224, 5/31/11]

1014.03 GENERAL DESIGN STANDARDS

- A. Every lot or parcel shall abut or have adequate access to a County, public, or private road or access drive and shall conform to the minimum frontage requirement of the applicable zoning district, unless a variance to these standards is approved.
- B. Lots or parcels shall be designed, when appropriate, to allow for the future re-division of the property and a master plan depicting potential future lot or parcel configurations shall be provided when any proposed lot or parcel is of sufficient size to be re-divided without exceeding the base density of the parent lot or parcel.
- C. Residential lots that have street frontage along two opposite boundaries shall be prohibited, except:
  - 1. For reverse frontage lots necessary to separate residential development from arterial streets;
  - 2. To overcome specific disadvantages of topography, orientation, or parent lot or parcel configuration, as necessary to permit compliance with the minimum density standard required under Section 1012; or
  - 3. Where alleys are provided for rear-loaded lot or parcel layouts.
- D. Developments with reverse frontage lots or parcels shall have a restriction in favor of the County at least one-foot wide along the lot or parcel lines abutting the arterial street, across which there shall be no access. Alternatively, there

shall be a note on the final plat stating that direct access to the arterial street will not be allowed.

[Moved from Subsection 1014.04 and amended by Ord. ZDO-224, 5/31/11]

1014.04 MINIMUM LOT OR PARCEL SIZE

- A. Lots or parcels in subdivisions and partitions shall comply with the minimum lot size standard of the applicable zoning district, unless a planned unit development is approved pursuant to Section 1013, or a flexible-lot-size development is approved pursuant to Subsection 1014.04(B). In any case, the overall density of the subdivision or partition shall comply with Section 1012.
- B. Flexible-lot-size developments are permitted in the following zoning districts and with the following minimum lot or parcel sizes:
  - 1. R-2.5 District: Except as modified by Subsection 301.03(A)(3)(c), the smallest lot or parcel size permitted is 2,000 square feet, except that perimeter lots or parcels adjacent to an R-5, R-7, R-8.5, R-10, R-15, R-20, or R-30 zoning district shall be a minimum of 2,500 square feet.
  - 2. R-5, R-7, R-8.5, R-10, R-15, R-20, and R-30 Districts: The smallest lot or parcel size permitted is 80 percent of the minimum lot or parcel size specified in the applicable zoning district for detached single-family dwellings and 2,000 square feet for attached single-family dwellings.
  - 3. Village Standard Lot Residential District: The smallest lot or parcel size permitted is 4,000 square feet.
  - 4. Village Small Lot Residential District: The smallest lot or parcel size permitted is 2,000 square feet.
  - 5. Medium Density Residential District and Medium High Density Residential District for Attached Single-Family Dwellings: The smallest lot or parcel size permitted is 1,800 square feet.
  - 6. Rural Residential Farm/Forest 5-Acre District: The smallest lot or parcel size permitted is two acres, and the average lot size shall be no less than five acres.

[Amended by Ord. ZDO-224, 5/31/11]

1014.05 PHASED SUBDIVISIONS AND REPLATS

[Moved to Section 1105 and amended by Ord. ZDO-224, 5/31/11]

1014.05 ZERO-LOT-LINE DEVELOPMENTS

Within Urban Low Density Residential zoning districts, subdivisions and partitions may be designed to allow the construction of single-family dwellings, manufactured homes, and accessory structures with zero setback from the side or rear lot line, provided that:

- A. The final approved plat includes a diagram, approved by the County Building Codes Division, indicating the buildable area of each lot; and
- B. Minimum yard setbacks from lot lines on the perimeter of the subdivision or partition shall be the same as are otherwise required in the applicable zoning district.

[Moved from Subsection 1014.04 and amended by Ord. ZDO-224, 5/31/11]