

DRAFT AMENDMENTS – LOT LINE ADJUSTMENTS

SUBDIVISION ORDINANCE
ARTICLE 2-DEFINITIONS

2.2 Definition of Words

Lot Line Adjustment

A reconfiguration of a lot line(s) to establish, straighten or rearrange such boundary lines, or to accomplish conveyance of part of a lot or parcel to an adjoining parcel or lot, provided that *the following requirements are met*: ~~meet the requirements of the Zoning Ordinance.~~

1. Such conveyance does not create any additional lots or parcels,
2. *At least one (1) boundary line shall remain unchanged as depicted on the recorded plat as of the adoption date of this subsection,*
3. *Lots or parcels resulting from such conveyance shall meet the minimum required lot size for the zoning district as specified in the Zoning Ordinance, and*
4. *The conveyance shall not have the effect of circumventing the Subdivision Ordinance.*

ZONING ORDINANCE
ARTICLE 5 – AGRICULTURAL DISTRICT (A-1)

5.11 Lot Size – A-1 District

- a. The minimum lot size in the A-1 Agricultural District shall be ten (10) acres, except as otherwise provided by this subsection. The minimum lot size for a parcel reduced in size by lot line adjustment shall be two (2) acres *if the parcel is a parent tract that fronts on a public road, and shall be ten (10) acres for all other parcels.*

ZONING ORDINANCE AND SUBDIVISION ORDINANCE
MINIMUM LOT SIZE REFERENCE CHART

Boundary line adjustments- <i>Lot Line Adjustment</i> (A-1 District)	<i>2 acres for parent tract on public road; 10 acres for all other parcels</i>
<i>Lot Line Adjustment (RR District)</i>	<i>10 acres; parcels less than 10 acres may be increased but not decreased in size by lot line adjustment</i>