

Code Excerpts



Exemption Plat

Excerpt from Article 9 • Subdivision Exemptions & Exemption Plats

9-202 Exemption Plat Standards

A. Standards for Exemption Plats

1. Where structures on existing subdivided lots are in conformance with the building and structure requirements of the zoning district in which the lot is located, any structure on a subdivided lot approved through the exemption plat process, should also conform to these requirements.
2. The design of proposed subdivided lots and the location, size, height, and design of proposed structures approved through the exemption plat process shall minimize adverse impacts on streams, areas subject to flooding, drainage, geologic hazards, lakes, high ground water areas, topography, scenic views, vegetative cover, climatology, and other environmental features as identified in the Comprehensive Plan, or identifiable on or near the site.
 - a. No exemption plat shall be approved by the Board, unless it is determined that the development will not have a significant adverse impact on plant or wildlife habitat, migration corridors, or sensitive and unique plant or wildlife ecosystems as identified in the Comprehensive Plan, or identifiable on or near the site.
 - b. No exemption plat shall be approved by the Board, unless it is determined that the development will not have a significant adverse impact on wetland areas as identified in the Comprehensive Plan, or identifiable on or near the site, or alter drainage patterns from historic levels, and that runoff and erosion from this development will not have a significant adverse impact on the character of the wetland.
3. Proposed subdivided lots and structures approved through the exemption plat process shall be suitably sized and located with respect to the character of the neighborhood, and shall be appropriately landscaped and screened to minimize the obtrusiveness of structures, and to maximize visual blending with the surrounding topography.
4. Subdivided lots approved through the exemption plat process must be greater than one acre in size, unless served by public water and/or sewer.
5. Confirmation from service providers that the proposed subdivided lots approved through the exemption plat process do not affect the provision of water, sewer, telephone, and emergency access, shall be required.
6. No exemption plat shall be approved in a Flood Plain Overlay District, unless the County Engineer determines that all proposed subdivided lots are capable of receiving a floodplain development permit.
7. If necessary to meet the standards, building envelopes on reconfigured lots may be required. In addition, certain portions of the subject property may be replatted through the exemption plat process into common outlots for the use and enjoyment of the residents of the platted subdivision, or to protect environmentally or visually sensitive features on the site.
8. The proposal shall be in accordance with the Comprehensive Plan, any applicable intergovernmental agreement affecting land use or development, and this Code.