

Current Development Regulations	Proposed Development Regulations
<p>FRONTAGE:</p> <p>250' minimum permitted for all divisions.</p>	<p>FRONTAGE:</p> <p>Minimum requirement based on classification of road accessed – ranges from 250' to 1320'.</p>
<p>REGULATORY PROCESS:</p> <p>Divisions exempt from Subdivision Regulations and regulatory review as division process by '5 acre' exemption is predominate development process for rural residential in County. Number of divisions possible when exemption is met is limited only by frontage onto a public road.</p>	<p>REGULATORY PROCESS:</p> <p>Administrative review process, pre-application meeting with planning staff and Certificate of Survey process required. Number of divisions limited to 2 on Collector or higher classified roads and to parcels with access to only one Local road. Up to 3 divisions are allowed from a 20 acre parcel when two or more Local roads abut a Parent Parcel.</p>
<p>ADMINISTRATIVE TRACKING & PUBLIC NOTICE:</p> <p>Requires research for every building permit application to traces property divisions from 1972 original parcel configuration. Tracking requirements prevent all but County Zoning and Codes office from assisting landowner in determining number of divisions possible. Neighbors and adjacent property owners left out of loop on when or how many divisions can 'spring up' next door or across the Road from them.</p>	<p>ADMINISTRATIVE TRACKING & PUBLIC NOTICE:</p> <p>Parent Parcel minimum size is 20 acres and is required to be surveyed and after approval of divisions a survey is required to be filed at Register of Deeds Office. Divisions permitted are based on the number of roads frontage and the classification of road fronted. Three divisions are the maximum permitted and require frontage onto 2 or more Local roads. Two divisions are the maximum permitted for parcels fronting onto one road or roads with a higher classification than a Local road.</p> <p>* Nearby property owners are required to receive written notice of a landowner's intent to divide land for rural residential development purposes. 1320'</p>
<p>MINIMUM ACREAGE:</p> <p>5 acres for an unplatted parcel of land; 3 acres when access to rural water meter, platted and rezoned to A-1 zoning.</p>	<p>MINIMUM ACREAGE:</p> <p>3 acres when access to a rural water meter; when no water meter is available minimum parcel size is 5 acres.</p>

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<p>ENVIRONMENTAL CONSIDERATIONS:</p> <p>* None</p>	<p>ENVIRONMENTAL CONSIDERATIONS:</p> <p>When resources worthy of preservation identified on Parent Parcel, building envelopes required on individual Residential Development Parcels to prevent incursion of building and development into sensitive areas.</p>
<p>SANITATION REQUIREMENTS & FEMA Floodplain:</p> <p>On-site sewage management systems are allowed to be located within FEMA floodplain.</p>	<p>SANITATION REQUIREMENTS & FEMA Floodplain:</p> <p>No portion of an on-site sewage management system is permitted to be located within the FEMA floodplain. <i>City FREEBOARD WITHIN C&G</i></p>
<p>SUBDIVISION DEVELOPMENT:</p> <p>New subdivisions developed <u>contiguous</u> to existing subdivisions, and the platting of entire acreages into lots and streets.</p>	<p>SUBDIVISION DEVELOPMENT:</p> <p>No subdivision development outside of incorporated City limits.</p>
<p>PLANNING FOR FUTURE ROAD EXPANSION/IMPROVEMENT:</p> <p>Building setback measured from centerline of current road easement (right of way).</p>	<p>PLANNING FOR FUTURE ROAD EXPANSION/IMPROVEMENT:</p> <p>Minimum corner clearance requirements apply to all roads and road access points which allows for easier improvement of intersections. Road classifications and right of way requirements are based on ultimate road classification as identified on adopted Major Thoroughfares Maps in Horizon 2020.</p>
<p>ACCESS/PUBLIC IMPROVEMENT REQUIRED:</p> <p>Temporary moratorium adopted over 10 years ago requires access is to a full maintenance road. Regulations require only that parcel created abut a road right of way.</p>	<p>ACCESS/PUBLIC IMPROVEMENT REQUIRED:</p> <p>Access to an existing full maintenance road is a requirement in the Subdivision Regulations. A road is required to be improved before a division can be created.</p>