



## PURPOSE OF THE ORDINANCE

- Provides standards for splitting a piece of property into more pieces.
- Makes sure suitable infrastructure (such as water, waste disposal, and streets) is provided.
- Provides protection against over-development on steep slopes through the Hillside Development standards.






# WHAT IS THE SUBDIVISION ORDINANCE?

BUNCOMBE COUNTY, NC

## THE ORDINANCE INCLUDES:

- Different types of subdivisions
- Process for getting a piece of property split into multiple lots
- When and how the public should be notified
- Requirements for providing proof that utilities and roads have been installed.
- Minimum road standards for private subdivision roads and proposed public roads
- Standards for development on steeper property

## TYPES OF SUBDIVISIONS:

<p><b>FAMILY</b> (5 or fewer lots given to family members)</p> 	<p><b>SPECIAL</b> (3 or fewer lots)</p> 	<p><b>MINOR</b> (4 - 10 lots)</p> 	<p><b>MAJOR</b> (11 + lots)</p>
<p><b>CONSERVATION</b> (Flexibility in lot sizes for land conservation)</p> 	<p><b>HILLSIDE</b> (Steeper lots have additional requirements)</p> 		

The ordinance is a set of standards, such as the minimum width required for a road. If a plan meets the required standards, the plan must be approved.

## NOT INCLUDED:

The Ordinance does NOT regulate property uses or setbacks. Those requirements are regulated through the Buncombe County Zoning Ordinance.

Some changes to property lines are exempt from the Subdivision Ordinance, such as combining several lots to make fewer lots (called a recombination), or moving a property line without changing the total number of lots.

## WHERE & HOW CAN YOU SUBDIVIDE?

In Buncombe County any property, outside of towns or city limits, can be subdivided if it meets the minimum requirements for lot size, and road and utility access as required by the Buncombe County Zoning Ordinance.

To subdivide a property, the property owner or developer must hire a design professional to submit plans to the Planning Department showing that the plan meets the requirements of the Subdivision Ordinance.

