

**Article VI — Minor Subdivisions**

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## Article VI — Minor Subdivisions

### § 22-601 Small Residential Subdivisions.

In the case of any proposed residential subdivision which does not, and will not in the future, involve more than a total of five (5) lots, and does not involve the provision of any new street or easement for access (*i.e.*, one in which all proposed lots will have frontage on an existing public street), the following procedure may be followed:

(a) The developer shall prepare and submit sketch plan maps and materials according to procedures as set forth in Article III (relating to Sketch Plan).

(b) When no major incompatibility is found between the development potential of the site and the developer's general concept plan for the site, the Planning Commission may authorize the preparation of a plan application which meets the requirements for final plans as set forth in §§ 22-502 (relating to Contents of Plan) and 22-503 (relating to Supplementary Data), as well as requirements for supplementary data in § 22-403 (relating to Preliminary Plan—Supplementary Data) which are applicable to the specific subdivision or land development.

(c) The final plan shall be submitted and reviewed according to procedures as set forth in §§ 22-507 through –509 (relating to Final Plan—Review and Recommendations by the Planning Commission, Review and Decision by Council, and Endorsement and Distribution of Plans).

(d) The plan may be granted final approval by Council upon recommendation of the Planning Commission, and shall be recorded according to requirements as set forth in § 22-510 (relating to Recording).

### **§ 22-602 Boundary Line Adjustments.**

In the case of boundary line adjustments between adjoining property owners where no new lots are involved, the following procedures may be followed:

(a) Upon written request to the Planning Commission, the Planning Commission may exempt the above-mentioned cases from normal submission and plan preparation requirements as set forth in Articles III (relating to Sketch Plan), IV (relating to Preliminary Plan), and V (relating to Final Plan).

(b) The written request for exemption shall be accompanied by a plan of the proposed adjustment or subdivision, which will enable the Planning Commission to determine that it will not result in a lot which does not conform to the minimum requirements of Chapter 21 (relating to Zoning) and does not prevent the logical development of the remaining tract. The plan shall meet the following requirements:

(1) The plan shall be a clear and legible reproduction of the Tax Map, illustrating the area which includes the adjustment or subdivision.

(2) The plan shall illustrate the existing and proposed lot lines, the existing streets in the area, and the existing structures on the properties involved.

### **§ 22-603 Tracts to be Used Exclusively for Agricultural Purposes.**

In the case of tracts to be used exclusively for agricultural purposes, the procedures of § 22-602 (relating to Boundary Line Adjustments) may be followed.