

AMENDMENTS TO CHAPTER 22: SUBDIVISION REGULATIONS

Sec. 22-10. - Other definitions.

For the purpose of this chapter, certain words or terms used herein shall be defined as follows:

Lot. A portion of a tract of land to be subdivided for the purposes of transfer of ownership or development or both.

Lot of record. A lot which is part of a subdivision, a plat of which has been recorded in office of the register of deeds of Rowan County, or a lot described by metes and bounds, the description of which has been so recorded prior to the adoption of this chapter.

Lot types:

Corner lot. A lot located at the intersection of two (2) or more roads. A lot abutting on a curved road or roads shall be considered a corner lot if straight lines drawn from the foremost point of the lot meet at an interior angle of less than one hundred thirty (130) degrees.

Double frontage lot. (i.e., through lot) Any lot having access by water and street right-of-way or by having access on two (2) street rights-of-way. This does not include corner lots.

Interior lot. A lot other than a corner lot with only one (1) frontage on a street.

Panhandle lot. A lot other than one having access on a cul-de-sac, which contains a narrow strip providing street access.

Reverse frontage lot. A through lot which is not accessible from one (1) of the parallel or nonintersecting street upon which it fronts.

Single-tier lot. A lot which backs upon a limited access highway, a railroad, a physical barrier, or another type of land use and to which access from the rear is usually prohibited.

Through lot. See "Double frontage lot."

Utility lot. A lot that serves unmanned utility facilities such as pump / lift stations, wireless facilities and support structures, septic tank drain fields, common areas, open spaces and other similar environmental areas. A utility

Included an excerpt from the Subdivision Ordinance regarding the type of lots governed by the Subdivision Ordinance.

Staff proposes to include a definition for the term "utility lot". The term exists in Section 22-79(d) but is not defined; refer to the citation on page 2. At its second courtesy hearing, the Planning Board recommended to eliminate the highlighted references in the proposed definition.

lot is not to be used as parking, vehicle storage or accommodation for residential or commercial structures.

Sec. 22-79. - Subdivision design.

(a) Lot dimensions.

All new lots in a subdivision shall conform to the following requirements:

(1) Lot area.

a. All lots in a new subdivision shall conform to the zoning requirements of the zoning district in which the subdivision is located. Conformance to zoning requirements means, among other things that the smallest lot in the subdivision must meet all dimensional requirements of [chapter 21](#), article IV of the Rowan County Zoning Ordinance.

b.

1. Lot sizes may be increased on the recommendation of the Rowan County Health Department based on the assessment of soil application rates and subsoil conditions.
- 2. *Lots regulated by this chapter that are neither intended nor considered to be utilized for building sites or development may serve the purpose of a utility lot for nonresidential purposes only. Said lots may have access as provided in Section 22-79(d).***
3. Any lot served by a septic tank system shall be large enough to accommodate both a septic tank, its drainage field, plus a reserve drainage area.

(d) Access easements for utilities.

An access easement of at least twenty (20) feet in width may be provided to service nonresidential lots whenever no other reasonable alternative exists. Said easement may only be used to serve unmanned utility facilities such as pump/lift stations, telecommunications towers, septic tank drain fields, common areas, etc.

Any lot created that is not exempt by NCGS is subject to the Subdivision Ordinance. Although subject to the ordinance, Staff proposes that if utility lots are neither intended for development nor building sites, they may only be used for nonresidential purposes as outlined in the new definition.

Existing text in the Subdivision Ordinance referencing "utility lots".