

## ***INCIDENTAL SUBDIVISIONS***

### **§ 152.084 REVIEW CRITERIA.**

Approval or disapproval of incidental subdivisions shall be given based on the following threshold guidelines:

- (A) No new street or alley is required or proposed.
- (B) No new public infrastructure is required.
- (C) No vacation of streets, alleys, setback lines, access control or easements is required or proposed.
- (D) Such action will not result in any significant increases in public service requirements, nor will interfere with maintaining existing public service levels.
- (E) There is adequate street right-of-way as required by these regulations and the Master Street Plan.
- (F) All easement requirements have been satisfied.
- (G) All lots created by such split or readjustment shall have access on a public street, either by directly accessing a public street with adequate street frontage or via an access easement. Access easements shall be a minimum of fifty (50) feet in width and shall only serve three (3) lots without direct access to a public street.
- (H) No substandard sized lots or parcels shall be created.
- (I) No waivers or variances from these regulations are requested.