

- a. Have sixty (60) feet of **frontage** on a public **right-of-way** and meet the **lot width** requirements set forth in Table 4.01.01(G); or
  - b. Share one (1) access driveway that provides access to all **lots** that do not front a public right-of-way.
    - i. The access driveway easement shall be sixty (60) feet wide, shall begin at a public road, and shall be recorded as an **easement** with access rights to all **lots**.
    - ii. The access driveway shall be constructed as an all-weather road with a minimum clearance of twenty (20) feet in width and twelve (12) feet in **height**.
- D. The remainder of the **parent parcel** after creation of **lots** under the **Family Ties Land Division** process shall meet the minimum **lot** area requirements set forth in Table 4.01.01(G).
- E. Limitations on number of conveyances
1. The **parent parcel** may be divided one (1) time to create up to five (5) **lots** for conveyance to **Family** members as described in Section 4.04.04(B).
  2. All **lots** created under the **Family Ties Land Division** process shall have a recorded and approved survey prior to the issuance of any **Building Permit**.

## 4.05.00 ALTERNATIVE SUBDIVISION DESIGN STANDARDS

### 4.05.01 Conservation Subdivision (CS)

#### A. Generally

1. The intent of the conservation **subdivision** (CS) is to provide for flexibility of design in order to promote environmentally sensitive and efficient **uses** of the land.
2. The number of **residential dwelling units** shall not exceed the number of such units permissible by the **zoning district** in which the CS is located.
3. All requirements set forth in Section 4.04.00 regarding conventional **subdivisions** for provision of public improvements and infrastructure shall apply to conservation **subdivisions** except where specifically modified in this section.
4. Where there is conflict between the standards and requirements set forth in this section for the CS and the standards and requirements in Section 4.04.00 regarding a conventional **subdivision**, the standards of this section shall apply. The standards set forth in this section are intended to replace the standards in Section 4.04.00 regarding the design of **subdivisions**.
5. No **building permits** and no public improvements or services shall be authorized or installed for any CS until approval has been granted for the **subdivision** plat. Procedures for application, review,