

- D. All **subdivision lots** shall have **frontage** on and access to an existing or proposed paved **public street**.
- E. Double **frontage** or **through lots** shall be required to have:
  - 1. A planted, non-encroachable **buffer** strip, pursuant to the standards set forth in Section 4.07.06.
  - 2. The location of the non-encroachable **buffer** strip shall be approved by the County Engineer.
- F. Rights-of-way for pedestrian **crosswalks** in all **subdivisions** may be required in order to provide direct pedestrian access to schools, **shopping centers**, and parks. Such rights-of-way shall comply with the standards set forth in Section 6.01.02 and the *Technical Standards Manual*.
- G. **Easements**
  - 1. All **lots** within a **subdivision** shall provide **easements** for stormwater drainage, water systems, sanitary sewer systems, gas lines, electric lines, cables, telephone lines, and **utility** poles. Standards for such **utility easements** are set forth in Section 6.03.02.
  - 2. Where a **subdivision** is traversed by a river, stream, **watercourse**, or drainage way, there shall be provided a **drainage easement** along each side of the **watercourse** for the purpose of widening, deepening, improving, relocating, or protecting **watercourse**. The **easement**, an undisturbed **buffer**, shall be at a width specified in Chapter 3.

#### 4.04.04 Specific Provisions for Family Ties Land Division

##### A. Applicability

The provisions of this section apply to land divisions in the E-A or R-A zoning districts.

##### B. Exemptions from Requirements

- 1. **Lots** created as a result of the **Family Ties Land Division** are exempt from the **subdivision** standards set forth in Section 4.04.00, the water/sewer connection requirements in Chapter 4 and 6, and the platting requirements set forth in Chapter 10, provided that the **lots** are conveyed to a grandparent, parent, spouse, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the owner(s) of the parcel to be divided (**parent parcel**). These exemptions do not exclude any state requirements for **development**.
- 2. Applications to create **lots** under the **Family Ties Land Division** process shall be processed by the TRC as set forth in Chapter 10.

##### C. Design Standards for Lots to be Conveyed

- 1. All **lots** created under the **Family Ties Land Division** process shall comply with all design standards for the **zoning district** in which the **lots** are located, except as specifically provided in this section.
- 2. The minimum **lot** area is one (1) acre.
- 3. All **lots** created under the **Family Ties Land Division** process shall meet one (1) of the following requirements for access: