

Sec. 11.2 - Definitions.

Subdivision. All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale or building developments (whether immediate or future) and shall include all division of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition nor be subject to the regulations authorized by this article:

- The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of this article;
- The division of land into parcels greater than ten acres where no street right-of-way dedication is involved;
- The public acquisition by purchase of strips of land for the widening or opening of streets;
- The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of this Ordinance;
- The division of a tract into parcels in accordance with intestate succession as prescribed by a probated will or as documented in G.S. ch. 29
- The division of a tract into plots or lots used as a cemetery.

Subdivision, Family. A subdivision containing no more than eight lots for the purpose of conveying the resulting parcels or lots to a grantee or grantees who are in any degree of lineal kinship to the grantor, or to a grantee or grantees who are within three degrees of collateral kinship to the grantor. Degrees of kinship shall be computed in accordance with G.S. 104A-1. Lots can be conveyed as a gift, as settlement of the property owner's estate, or for a nominal consideration.

Subdivision, Major- Level 1. A subdivision which does not meet the definition of a minor subdivision or a family subdivision and/or is the development of property for more than eight lots or dwelling units buildings, excluding multifamily buildings.

Subdivision, Major- Level 2. A subdivision which does not meet the definition of a minor subdivision or a family subdivision and/or is the development of property for more than ~~eight~~100 lots, ~~or buildings and/or 60 or more bedrooms.~~

Subdivision, Minor. A nonfamily subdivision where:

- Eight or fewer lots are created with adequate access to an existing state-maintained road or non-state-maintained road which is constructed to minimum state standards as verified by the state department of transportation; and
- No new public or community wastewater is proposed.