

# RC-2 SUBDIVISION FACT SHEET

See: Section 1A01.3.B. (BCZR), Zoning Policy RSD-10, 1A01.3.B.1.;  
Definition of Lot of Record and Subdivision, Section 101 (BCZR)

- If a property is established to be between 2 and 149 acres and its recorded boundaries have remained the same since November 25, 1979 (CC Bill #178-79), then it has the potential to be subdivided into 2 lots total. (Additional potential is calculated at 1 lot per 50 acres, starting at 150 acres.)
- The minimum lot size is 1 acre.
- The setbacks are: 75 feet from centerline of any public road  
35 feet from other property lines
- The maximum number of dwellings per lot is 1.

*In order to establish the potential number of lots allowed, the following information must be provided to this office:*

1. A scaled site plan showing the boundaries of the parcel as they were on November 25, 1979 with the zone line plotted upon it.
2. Drawings showing any changes in boundary and/or ownership since that time.
3. All deeds recorded that show change in boundaries or ownership.
4. A letter stating the devolution of title and what is being requested.
5. Drawings should be color-coded to match accompanying deed.

**All of the above should be signed and sealed  
by a surveyor, engineer, or title attorney  
and submitted with a cover letter and review fee  
for review at least 2 weeks prior to approval being needed.**