

Limestone County's Proposed Subdivision Regulations FAQ

- **What is a “subdivision” under the law?**

Alabama law controls the definition of subdivision. The term “subdivision” is defined in Section 11-52-1, Code of Alabama 1975, as the “division of a lot, tract or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale or of building development.”

That definition, which is provided by state law, is broader than merely dividing one tract of land into two or more tracts of land.

- **Will Limestone County's proposed subdivision regulations only apply to minor subdivisions?**

No, most of the subdivision regulations apply to “major subdivisions.” There are only a few that will apply to “minor subdivisions.”

- **Will the subdivision regulations prevent me from dividing land and giving it to family members?**

No. The subdivision regulations do not prevent anyone from dividing land and giving it to family members. In fact, Alabama law exempts transfers of land to immediate family members from the subdivision process. See Code of Alabama 1975, Section 11-24-2(d).

- **Will the new additional subdivision regulations prevent me from subdividing my larger tract of land into smaller tracts of land?**

No, you will still be able to subdivide your large tracts of land, subject to the existing and new subdivision regulations. The new subdivision regulations are not intended to unduly limit use of private property. On the contrary, they are intended to increase public safety and preserve landowners enjoyable use of their property.

- **Do the new subdivision regulations govern speed limits on county roads?**

No.

- **Will the new subdivision regulations force there to be 360 feet between driveways?**

In the proposed regulation's current form, there will be some minimum road frontage requirements for lots based on the speed limit of the road. The purpose of this new regulation is to protect drivers as they enter county roadways. When too many houses are too close together, that condition creates a problem for drivers being able to see oncoming traffic when leaving their driveways.

- **Under the new regulations will I be able to divide my larger tracts of land into 3, 4, 5, or 6 acre lots?**

Yes. The new subdivision regulations do not prohibit such subdivisions.

- **Will small builders still be able to subdivide property and build houses in Limestone County?**

Yes.

- **Will I have to get government approval to do what I want with my land?**

No. The Limestone County subdivision regulations govern how you must create certain subdivisions and developments; however, the subdivision regulations are not a broad restriction on private property use. Almost everything you could do before the new subdivision regulations you will be able to do after as well. Of course, all the other federal and Alabama laws pertaining to property use will still be applicable.

- **Will the subdivision regulations require me to get permission to build a garage on my land in unincorporated Limestone County?**

No.

- **Do these subdivision regulations require me to get an inspection when I build a house?**

No.