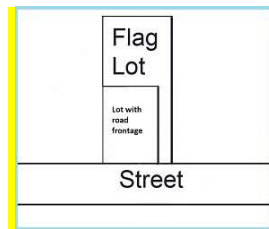


- 2-1-25 EASEMENT: A grant by the property owner of use, by the public, a corporation, or person(s) of a strip of land for specified purposes or as created by operation of law.
- 2-1-26 EXPRESSWAY OR FREEWAY: Facilities that accommodate a high volume of traffic through the prohibiting of ingress and egress except at controlled intervals. Freeways involve complete control of access while expressways permit at grade intersections at infrequent intervals. The expressway or freeway has only one function - to carry traffic.
- 2-1-27 ENGINEERING PLAN (AS-BUILT/ AS-CONSTRUCTED): A post construction record giving details of construction and locations of improvements as they were built or installed.
- 2-1-28 FINAL PLAT: A plat of a tract of land which meets the requirements of these regulations and is in form for recording in the Office of the Probate Judge of Limestone County, Alabama.

2-1-29 FLAG LOT: A plot of land that is irregular in shape, like a flag: a larger piece of land (the flag) is connected to the road by a narrower strip of land (the pole).



- 2-1-30 FLOODPROOFING: Any combination of structural or nonstructural additions, changes, or adjustments which reduce or eliminate flood damage to real property, or improved real property, water supply and sanitary sewer facilities, electrical systems, and structures and their contents.
- 2-1-31 FLOODWAY: The stream channel and the portion of the adjacent floodplain which must be reserved solely for the passage of flood-waters in order to prevent an increase in upstream flood heights of more than one (1) foot above the predevelopment conditions. For the purpose of these regulations, floodways shall be defined and governed by the County's Flood Damage Prevention Resolution.
- 2-1-32 LAND SUBJECT TO FLOODING: For the purpose of these regulations, land subject to flooding shall be defined in the County's Flood Damage Prevention Resolution.
- 2-1-33 FLOOD, ONE HUNDRED (100) YEAR: A flood that has, on the average, a one (1) percent chance of being equaled or exceeded in any given year.
- 2-1-34 FLOOD, TEN (10) YEAR: A flood that has, on average, been equaled or exceeded at a frequency of once every ten (10) years.

2-1-58 SUBDIVISION: As defined in Code of Alabama 1975, § 11-24-1(a)(4), the development and division of a lot, tract, or parcel of land into two (2) or more lots, plats, sites, or otherwise for the purpose of establishing or creating a subdivision through the sale, lease, or building development of the lot or lots.<sup>1</sup>

EXCLUSIONS: Divisions of lots, parcels, or tracts meeting the following criteria shall not be subject to the requirements of these regulations:

- a. The construction or development of roads or buildings on private property to be used for agricultural purposes. See, Code of Alabama 1975, § 11-24-1(a)(4);
- b. The public acquisition by purchase or donation of strips of land for the widening or opening of streets;
- c. The division of land into parcels greater than two (2) acres wherein all of the following criteria are met:
  - (i) frontage on existing roads of each parcel of at least 90 feet and a minimum deed restricted build line of 100 feet from the centerline of the road, or a flag lot of minimum frontage of 30 ft and pole (narrow) portion of a minimum depth of 200 feet from the centerline of the road, and
  - (ii) the extension of public utilities is not required, and
  - (iii) there will be no additional storm water runoff created.
- d. Property divided between immediate family members as provided in Code of Alabama 1975, § 11-24-2(d);
- e. Parcels which qualify for exemptions from subdivision criteria and rules and regulations imposed by the State Board of Health pursuant to Code of Alabama 1975, § 22-26-7 provided they also meet all of the criteria set out in (c)(i), (ii), and (iii) above;

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<sup>1</sup> Subdivisions include, but are not limited to, multifamily dwellings (even if contained within a single structure on one recorded parcel of real property), such as condominiums, townhouses, and apartment buildings.

## SECTION 5-6. LOTS

Residential lots shall comply with the following requirements:

- (1) The minimum lot size where public water and/ or sewer are not provided shall be determined by the regulations of the Health Department. (See required submittals in proposed and final plat application assemblies);
- (2) The subdivision plat shall provide each lot with satisfactory access as defined in Section 2-1-1;
- (3) Where land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged to allow for the opening of future roads and logical further resubdivision;
- (4) Depth and width of properties reserved for commercial and industrial purposes shall be adequate to provide for off-road parking and loading for the use contemplated;
- (5) Double frontage lots shall be avoided, except where essential to provide separation of residential development from traffic arteries, or to overcome specific disadvantages to topography and orientation;
- (6) Each lot in a subdivision shall contain a building site that complies with the County's Flood Damage Prevention Resolution.
- (7) Each lot created with access to an existing through road within Limestone County shall be required to maintain a minimum lot width 90 feet and a minimum platted build line of 100 feet from the centerline of the existing road, or flag lot of minimum frontage of 30 ft and pole (narrow) portion of a minimum depth of 200 feet from the centerline of the road. Notwithstanding those requirements, if the property owner would like to request a reduction in lot width or minimum build line, then he or she shall submit an application for review with an attached sight distance survey (to include topography, above ground utilities, vegetation or any other item that could restrict sight distance) to the County Engineering Department. The surveyor and property owner, or their representative, should meet with the County Engineer, or his or her designee, to review the sight distance survey and determine the appropriate lot width/layout and minimum build line for the subdivision.