

ORDINANCE NO. 30A-7

AN ORDINANCE TO AMEND AND ORDAIN CHAPTER 15, SUBDIVISIONS, OF THE CODE OF THE COUNTY OF JAMES CITY, ARTICLE I, IN GENERAL, SECTION 17-4.1, SPECIAL PROVISIONS FOR FAMILY SUBDIVISIONS.

BE IT ORDAINED by the Board of Supervisors of the County of James City that Chapter 15, Subdivisions, of the Code of the County of James City, Article I, In General, Section 17-4.1, Special Provisions for Family Subdivisions, be and the same is, hereby to read as follows.

CHAPTER 15

SUBDIVISIONS

Article I. In General


Section 17-4.1. Special Provisions for Family Subdivisions

A single division of a lot or parcel is permitted for the purposes of sale or gift to a member of the immediate family of the property owner, subject only to any express requirement contained in the Code of Virginia and the following provisions:

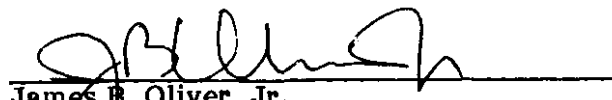
1. Only one such division shall be allowed per family member, and shall not be made for the purpose of circumventing this section.
2. The minimum width, yard, and area requirements of all lots, including the remaining property from which the lot is subdivided, shall be in accordance with the Zoning Ordinance.
3. For property not served with public water and public sewer, each lot shall have its septic system and water source approved by the Health Department and shown on the Subdivision plat.
4. Each lot or parcel of property shall front upon a road which is part of the Virginia Department of Highways and Transportation road system or shall front upon a private drive or road which is in a right-of-way fifty feet or greater in width. Such right-of-way shall remain private and any drive or road within it shall be maintained by the adjacent property owners in a condition passable in all weather by emergency vehicles.
5. The corners of all lots created by Family Subdivisions shall be marked with iron pipes as provided for in Section 17-42 of this chapter.
6. A final subdivision plat shall be submitted for approval by the subdivision agent as provided for in Section 17-61 of this chapter.

For the purposes of this section, a member of the immediate family is defined as any person who is a natural or legally defined offspring, spouse, or parent of the owner.

This ordinance shall be in full force and effect from the date of its adoption.


Abram Frink, Jr., Chairman
Board of Supervisors

ATTEST:


James B. Oliver, Jr.
Clerk to the Board

Adopted by the Board of Supervisors, James City County, Virginia, on the 15th
day of November, 1982.

VG/dam
BD1/H4