

In the Ag 40 zone, a family lot split is provided for as follows. The purpose of the family lot split is to allow property splits below zone requirements within the Ag40 zone for the construction of a dwelling unit for family members. The lot split procedure cannot evade the County's subdivision requirements through the use of multiple lot splits. Further, the process is not meant to create additional substandard lots for the purpose of construction of dwelling unit(s) at some distant and/or obscure point in time. The grandfathered substandard lot exception provided for in the land use ordinance shall remain as dated.

- Any forty (40) acre parcel in the Ag 40 zone may have one piece up to 5 acres in size split off for the purpose of construction of a single family dwelling unit. The resulting two lots shall be labeled as a family lot split for the purpose of tracking; however, construction may only take place on the up-to-five acre piece.
- Construction of any proposed dwelling unit shall begin within one year of the lot split approval. An extension of one year may be applied for. If construction has not begun within this time frame, the lot split shall be voided and revert back to Ag 40.
- Water and sewer requirements shall be dictated by the appropriate state and local departments. Applicant will be responsible for ensuring any resulting parcel can meet all regulations of any involved agency.
- All other applicable lot split requirements shall be adhered to including access and landlock.
- Family shall be considered to include the following: parents or children
- The lot being used for construction shall be required to have access along a currently county maintained road.
- Long, narrow lots should be avoided.
- No more than two (2) such splits will be allowed for any one family. For example, a family farm consisting of forty acres would be allowed one such split and a family farm consisting of one hundred sixty (160) acres would be allowed two such splits.