

### **Minor Subdivisions Additional Information**

**This document condenses information on minor subdivision regulations in the Orange County Unified Development Ordinance (UDO). For more detailed information, please refer to UDO Section 2.14 Minor Subdivisions and UDO Article 7 Subdivisions.**

There are two basic types of subdivisions: major and minor. UDO Section 7.2.2 (A) defines minor subdivisions as those that do not do the following:

1. Create more than
  - a. Five (5) lots, including the residual acreage, following the Conventional subdivision design model (i.e., not Flexible Development); or
  - b. Twelve (12) lots, including the residual acreage, following the Flexible Development subdivision design model (UDO Sec. 7.12), from any one tract of land in any ten year period;
2. Dedicate or improve any new public street other than widening an existing public street;
3. Extend public water and/or sanitary sewer systems, other than laterals to serve individual lots; and/or
4. Necessitate the installation of drainage improvements that would require easements through one or more lots to serve other lots.

If your subdivision is minor, there are two types of staff review: traditional (i.e., fully regulated) and expedited. UDO Sec. 7.2.2 (B) states that an expedited subdivision meets the following criteria:

1. The tract or parcel to be divided is not exempt under the provisions of the UDO;
2. No part of the tract or parcel to be divided has been divided within the past 10 years from the date of application submittal;
3. The entire area of the tract or parcel to be divided is greater than five acres;
4. No more than 3 lots result from the division;
5. All resultant lots comply with the following:
  - a. Lot dimension and size requirements of applicable land use regulations
  - b. The use of the lot(s) is in conformity with applicable zoning requirements; and
  - c. A permanent means of ingress and egress is recorded for each lot.

If your subdivision qualifies for expedited review, please review the process checklist starting on the next page. If your subdivision does not qualify for expedited review, please refer to the Minor Subdivision Checklist for Traditional Reviews.