

**Major Subdivision: 30-foot Easement Exemption:** Any major subdivision involving conveyance to immediate family members shall be allowed to utilize a new or existing minimum 30-foot easement if it serves no more than three (3) total parcels. All subdivisions either for sale or conveyance to a non-family member shall be allowed to utilize a new or existing minimum 30-foot easement if it serves no more than two (2) total parcels. The Subdivision Administrator shall approve, approve conditionally, or deny the approval of the preliminary plans within fifteen (15) days of receipt. This exemption is subject to the following provisions:

- a. The parent tract of a subdivision, in which the proposed or existing easement lies across the parent tract, shall be considered a tract using the proposed easement; and
- b. Proposed or new easements shall not extend to the rear property line of the final and furthest parcel utilizing the proposed easement.