

EXHIBIT "B"
Small Lot Subdivision Requirements

§ 30-2-232 - SMALL LOT SUBDIVISIONS.

(C) A small lot subdivision must comply with the following requirements:

- (1) Minimum lot area is:
 - (a) 3,600 square feet, except for a corner lot; and
 - (b) 4,500 square feet for a corner lot.
 - (2) Minimum lot width is:
 - (a) 40 feet for an interior lot;
 - (b) 50 feet for a corner lot; and
 - (c) 40 feet for a lot on a cul-de-sac or curved street, except it may be 33 feet at the front lot line.
 - (3) Minimum front yard setback is 20 feet.
 - (4) Minimum street side yard setback is ten feet.
 - (5) A lot may have one zero lot line.
 - (6) The combined side yard setbacks of a lot may be not less than ten feet.
 - (7) Except for a patio or patio cover, the minimum distance between structures on adjoining lots is ten feet. The minimum distance between a patio or patio cover and the roof line of a structure on an adjoining lot is six feet.
 - (8) The wall of a structure built adjacent to a zero lot line or within five feet of a common side lot line must be solid and opaque and may not contain an opening.
 - (9) Minimum rear yard setback is five feet, excluding drainage easements.
 - (10) Minimum setback is ten feet between a rear access easement and a building or fence.
 - (11) Maximum building coverage is 45 percent.
 - (12) Maximum impervious cover is 55 percent.
 - (13) Maximum building height is 35 feet.
 - (14) A lot may have not more than one dwelling unit.
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