EXEMPT

RECOMBINATION
Lot 1 & 2 combined

Combination / recombination of portions of previously subdivided and recorded lots.

10 ACRE DIVISION
Lots divided into 10+ acres

Division of land into parcels over 10 acres if no street ROW dedication is involved.

2 ACRES TO 3 LOTS
2 acres divided into 2 or 3 lots

Division of a 2 acre or less tract, of single ownership, into up to three lots, if no street ROW dedication is involved.

PUBLIC ROW
Lot divided into 2 by ROW

Public acquisition by purchase of strips of land for widening or opening streets or public transportation corridors.

PROBATED WILL
Divisions to settle an estate

Division of land in order to settle an estate.

BUNCOMBE COUNTY
SUBDIVISION ORDINANCE

FAMILY
5 or fewer lots for family

Division of 5 or fewer lots to be conveyed to a linear relative within the 2nd degree of kinship or closer.

SPECIAL
3 or fewer lots

Division of land into 3 or fewer lots. Lots may not be further subdivided for 3 years after recording or they become a minor.

MINOR
Lots divided into 4 - 10 lots

Division of land into 4-10 lots. One phase of development cannot be considered a minor subdivision.

MAJOR
Lots divided into 11+ lots

Division of land into 11 or more lots after the subdivision is complete.

PLANNED UNIT
Residential

Development flexibility and increased staff review for residential developments on multiple lots, or where there are five or more buildings on a single lot.

PLANNED UNIT
Commercial

Development flexibility and increased staff review for commercial developments on multiple lots, or where there are five or more buildings on a single lot.

CONSERVATION
Preservation of Land

Development flexibility for subdivisions which incorporate the preservation of conserved open space or dedicated farmland.

COMMUNITY ORIENTED
Affordable & Workforce Housing

Density increases and other development benefits in exchange for a percent of affordable or workforce housing and other features in the