

## Environmental Technical Panel

### SUBDIVISION OF TRACTS – Riparian (Bordering a waterbody)

- All Riparian Subdivision must be reviewed by ETP.
- A Riparian Subdivision with lot sizes less than 20 acres must go to the Planning Commission for review.

### SUBDIVISION OF TRACTS – NON RIPARIAN within the Shoreland District

- A Non Riparian Subdivision with lot sizes less than 20 acres must go to the Planning Commission for review.
- Non Riparian Subdivisions with lot sizes greater than 20 acres may be approved by the Zoning Office.

### SUBDIVISION OF TRACTS – OUTSIDE THE SHORELAND DISTRICT

- Subdivisions, outside the shoreland district, of 3 or fewer tracts of land with lot sizes less than 5 acres but greater than 2.5 acres may be approved by the Zoning Office.
- Subdivisions, outside the shoreland district, with more than 3 tracts of land with lot sizes less than 5 acres but greater than 2.5 acres must be platted and must go to the Planning Commission for review.
- Subdivisions, outside the shoreland district with tracts greater than 5 acres may be approved by the Zoning Office.
- Lot sizes less than 2.5 acres would require a change of zone through the Planning Commission

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