

CURRITUCK COUNTY PLANNING DEPARTMENT

MISSION STATEMENT

Provide solution oriented services to the community through the application of professional planning skills, adopted plans, and standards which facilitate the growth of the local economy and enhance the quality of life and preserve the natural environment for current and future generations.



FOR FURTHER INFORMATION CONTACT:

Planning Department

PO Box 70
Currituck NC 27929
252-232-3055
252-232-3026 (FAX)

Review the Currituck County Unified Development Ordinance on-line at www.currituckgovernment.com.

Select the following links:
“Departments” > “Planning” >
“Unified Development Ordinance”

Pat Irwin

Public Utilities Director
PO Box 38
Currituck, NC 27929
252-232-6047
pirwin@co.currituck.nc.us

Mike Doxey

Soil and Water Conservation
PO Box 69
Currituck, NC 27929
252-232-3360
mdoxey@co.currituck.nc.us



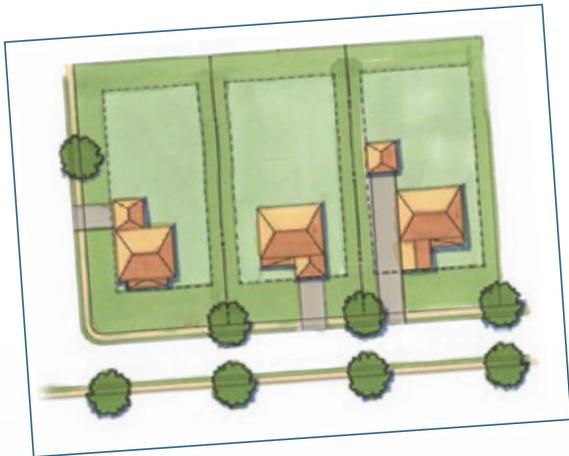
Currituck County supports a property owner's right to subdivide his property and is providing this brochure to better inform you of the regulations for subdividing property.



MINOR SUBDIVISIONS

A subdivision is a division of a tract of land into two or more lots. A minor subdivision is a subdivision that does not involve the creation of more than a total of five lots or the creation of any new public streets. A minor subdivision can be administratively approved.

The Currituck County Unified Development Ordinance (UDO) allows each parcel as it existed on April 2, 1989 to be divided into a total of five lots under the minor subdivision regulations.



LOT DIMENSIONS

The minimum lot size in all zoning districts, except for the Agricultural zoning district, is 40,000 square feet. The minimum lot size in an Agricultural zoning district is three acres; however, the first 5 divisions since April 2, 1989 can be 40,000 square feet.

Minimum lot width is 125 feet.

TYPES OF MINOR SUBDIVISIONS

There are three different types of minor subdivisions that include:

A. CONVENTIONAL MINOR SUBDIVISION

A subdivision where all lots front on an existing public street or a street dedicated to a homeowner's association.

B. PRIVATE ACCESS SUBDIVISION (PAS)

1. PAS's shall be developed exclusively for individual lots fronting on a private street.
2. All private streets shall be constructed to NCDOT standards and an NCDOT pavement certification is required.
3. All PAS streets shall connect to an NCDOT maintained street and an NCDOT driveway permit shall be obtained for this connection.

C. FAMILY SUBDIVISION (FS)

1. FS's shall be developed exclusively for single-family dwellings located on individual lots fronting on a private access-way or a public street, but shall not be on an arterial or major arterial.
2. No private access way shall serve more than five lots, including existing lots of any size.
3. No private access way shall adjoin more than one public street.
4. A lot owner may create one lot per year for a total of five lots.
5. Streets shall be constructed according to the family subdivision standards in the UDO.

COUNTY WATER SYSTEM CONNECTION REQUIREMENTS

All lots within a subdivision, excluding a family subdivision, must connect to a centralized water system. In cases where there is no centralized water system within the area, or the distance from a proposed subdivision to an existing water main exceeds the required distance for connection, the owner must pay for the water improvements. Connection to a centralized water system is not required in the areas of Fruitville Township and Gibbs Woods.

Currituck County Public Works Department will be facilitating the water system connection and fee requirements. Please contact Pat Irwin, Director of Public Utilities, at 252-232-6047 or pirwin@co.currituck.nc.us.



Please Note: A complete application is required prior to review of the minor subdivision. Once the application and supporting data is received, it takes approximately 15 working days for review.