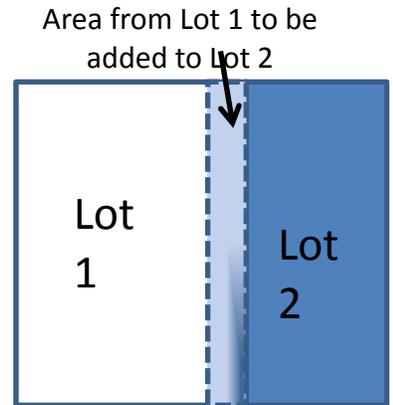


HOW DO I SPLIT MY LOT?

Property Line Adjustments and Lot Splits are governed by sections 215 and 216 (respectively) of the Zoning Regulations. Both require a Zoning Permit and approval by the Zoning Enforcement Officer.

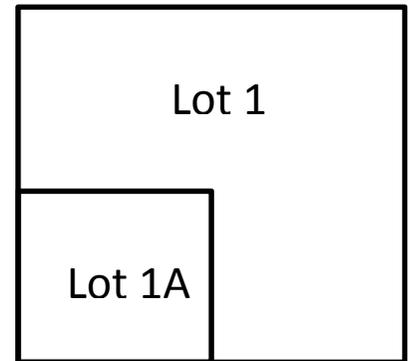
PROPERTY LINE ADJUSTMENT is any change in the location of an existing property line provided it does not create an additional lot, does not result in a lot or condition that violates the Zoning Regulations, and does not increase any existing lot nonconformities with the dimensional requirements of the Zoning Regulations. Such Property Line Adjustment is also not considered a subdivision or re-subdivision so long as it does not create a lot or affect a street layout shown on an approved subdivision or re-subdivision map, and it does not affect any area reserved for public use or established as open space under Section 6.6 of the Subdivision Regulations. A Lot Line Adjustment merges a “minor” area of one lot into the adjacent lot.

Any adjustment of existing property lines, no matter how insignificant, requires a Zoning Permit. ([Link to Lot split Application](#) and [Link to Regulation Section 215](#)) A property history map may be required of the property owner to ensure that the adjustment does not actually fall under the category of free-split, subdivision or re-subdivision.



A LOT SPLIT governed by Section 216 is the division of an existing lot that results in the creation of two lots where there once was one. Both resulting lots must conform to all applicable Zoning and dimensional requirements. Every property is entitled to one free split. If your lot existed in its current configuration at the time that the Town’s Subdivision Regulations were first enacted (10/18/63), you may be entitled to this free split. If this can be proven, and both proposed lots meet the applicable zoning requirements, you are entitled to the free split – in other words, the split is not considered a subdivision or re-subdivision. You still require a Zoning Permit ([Link to Lot Line Adjustment – Lot Division Application](#)) pursuant to Section 216, and may not simply file a map with the Town Clerk. If your lot has been split after 10/18/63, the division will require a subdivision or re-subdivision application. (See Subdivision regulations)

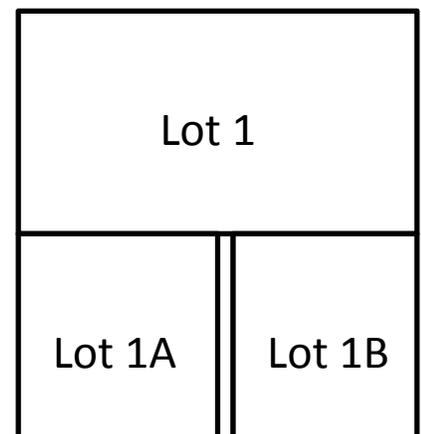
Free Split



WHEN DOES IT BECOME A SUBDIVISION?

If the Lot in question was created after the adoption of Subdivision Regulations, and the Free-Split was already taken from the original lot, then ANY further split requires a subdivision. In other words, if there are now 3 (or more) parcels where there once was 1 as of 10/18/63, then Subdivision regulations Apply. See definitions below: ([Link to Subdivision Regulations](#))

Subdivision



2.9 **SUBDIVISION**

The division of a tract or parcel of land into three or more parts or lots subsequent to October 18, 1963, for the purpose, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation, or agricultural purposes, and including re-subdivision.

2.10 **RE-SUBDIVISION**

A change in a map of an approved or recorded subdivision or re-subdivision if such change (a) affects any road layout shown on such map, (b) affects any area reserved thereon for public use, or (c) diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map.



Town of North Stonington
Inland Wetlands / Planning and Zoning Commission

Lot Line Adjustment – Lot Division Zoning Permit

Application Number: Receipt Date:

Driveway Permit

Highway Foreman 535-0924
Driveway Bond: \$1500.00

Inland Wetlands

535-2877 ext. 14
Wetlands Fee: \$ N/A

Planning & Zoning

535-2877 ext. 26
Zoning Fee: **\$135**

Applicant Information:

Name: _____
Mailing Address: _____

Contact Info: Phone: _____ Fax: _____ E-mail: _____

Owner of Record:

Name: _____
Mailing Address: _____

Contact Info: Phone: _____ Fax: _____ E-mail: _____

Tax Map _____ Lots _____ Zone _____

Property Location (Street & Number): _____

**PLEASE PROVIDE ADDITIONAL INFORMATION AS REQUIRED IN SECTIONS 215 OR
216 AS APPROPRIATE**

The owner of the above property guarantees that all the application requirements of the Inland Wetlands Regulations and the Zoning Regulations will be met.

Signature of Property Owner or Agent: _____ Date: _____

FOR OFFICE USE ONLY:

Disposition and action taken by the Inland Wetlands Board or Insignificant and Rights of Use Permit* by the Wetlands Enforcement Officer (WEO). (Wetlands Permit is valid for three years from date of issuance as long as work has commenced)

Signature of IWC Chairman or WEO: _____ Date: _____

The above stated proposal is hereby certified to comply (___), not comply (___) with the Town of North Stonington Zoning Regulations. (Zoning Permit is valid for one year from date of issuance)

Stipulations: _____

Signature of ZEO: _____ Date: _____

215 **PROPERTY LINE ADJUSTMENT**

Any and all property line adjustment or lot division (splits) within the Town of North Stonington shall require the approval of the Zoning Enforcement Officer to determine compliance with the Zoning Regulations. Property Line Adjustment is any change in the location of an existing property line provided it does not create an additional lot, does not result in a lot or condition that violates the Zoning Regulations, and does not increase any existing lot nonconformities with the dimensional requirements of the Zoning Regulations. Such Property Line Adjustment is also not considered a subdivision or resubdivision so long as it does not create a lot or affect a street layout shown on an approved subdivision or resubdivision map, and it does not affect any area reserved for public use or established as open space under Section 6.6 of the Subdivision Regulations.

215.1 The Zoning Enforcement Officer may require one or more of the following if he/she deems it necessary to determine whether a proposed Property Line Adjustment is consistent with these Regulations:

- A. a warranty deed;
- B. a certified title search;
- C. a property history map; and/or
- D. a survey with Class A-2 level of accuracy.

216 **LOT DIVISION**

No lot shall be established for building purposes unless it is demonstrated that the lot is capable of meeting the lot design standards for the Zoning district and the criteria set forth in the Zoning Regulations. The lot division shall require the approval of the Zoning Enforcement Officer to determine compliance with these Zoning Regulations.

216.1 The Zoning Enforcement Officer may require one or more of the following if he/she deems it necessary to determine whether a proposed Property Line Adjustment is consistent with these Regulations:

- A. a warranty deed;
- B. a certified title search;
- C. a property history map; and/or
- D. a survey with Class A-2 level of accuracy.