

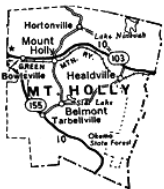
What are subdivision regulations?

Subdivision is the division of land into two or more lots, plats, sites, or other divisions of land for the purpose of sale, lease, or building development. Subdivision regulations provide application, review, and permitting procedures that guide the design, layout, and structure of the divided lots for elements such as streets, utilities, drainage, landscaping, lighting and other necessary public improvements.

Subdivision regulations relate to the division of land.

The town has adopted Subdivision Regulations which require a permit before an existing tract of land is subdivided. It is estimated that including sites created through the subdivision process, a total of about 1500 new home sites could be constructed in Mount Holly.

~ Mount Holly Town Plan



Unlike zoning bylaws, which typically apply to individual lots, subdivision regulations establish a process by which a larger piece of land is divided into smaller pieces. These regulations also address how infrastructure, such as roads or utilities, are integrated into the new development. Subdivision regulations are especially effective in defining the pattern of new development with regard to existing settlement patterns, the natural environment, and public infrastructure. Because subdivision regulations affect lot configuration and street pattern, they may have a substantial effect on the landscape and character of a community.

Subdivision regulations can ensure that:

- lots will not be created which would result in the destruction or fragmentation of important natural features and environmentally sensitive areas;
- adequate provision is made for stormwater management, erosion control, water and wastewater, traffic and emergency vehicle access, etc.;
- new roads and infrastructure are integrated with existing or planned roads and facilities in the surrounding area;
- new development does not overburden local roads, facilities and services; and,
- the layout of lots and the siting of structures is carefully controlled to respect a community's special character and sense of place.

What are subdivision regulations? (continued)

Subdivision regulation supplements but does not replace zoning regulation.

Subdivision regulations are most effective when used in combination with zoning bylaws and other bylaws and ordinances (e.g. flood hazard regulations). Where zoning is applicable, the use of land, minimum lot size, and bulk of structures to be built in the subdivision must all conform with the bylaws.

Citizens can participate in the preparation of subdivision regulations.

Subdivision regulations are reviewed and implemented by the Planning Commission. At least one public hearing must be held before the approval of a proposed subdivision is granted. Citizens are encouraged to take part throughout the planning process, adoption, and administration of subdivision regulations.

Control doesn't have to be rigid or arbitrary but merely reflect the essential nature of a Vermont village.

~ Mount Holly resident, Mount Holly Town-Wide Survey

How can I get more information?

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