

SECTION 8.2: STANDARD REQUIREMENTS

A. Minor Subdivisions:

1. Survey must identify or state acreage taken from each taxable parent parcel(s) used to create the new parcel.
2. No more than two (2) newly created lots off a parent parcel under twenty (20) acres in size is allowed. The parent parcel itself must remain at least twenty (20) acres in size. See EXEMPTION CLAUSE definition.
3. The required minimum road frontage must be maintained through the depth of the entire parcel.
4. All easements pertaining to the proposed parcel or the original parent parcel must be shown on the requested Minor Subdivision as well as be included in the legal description.
5. All structures on both the newly created and parent or remaining parcels, within 50 feet of any new or existing property line must be shown on the submitted survey and meet the required setbacks for the zoning district.
6. Existing residential parcels must show the location of the well and septic system (absorption field, tank, etc.) on the survey per ISDH (rule 410-IAC 6-8.2) as amended. If required, an adequate on-site evaluation performed by a state certified soil scientist shall show adequate soil texture, structure and depth to a limiting layer that would allow for the pursuit of an onsite sewage system permit pursuant to (410-IAC 6-81 and Ordinance 2011-04 as amended).
7. SECONDARY SITE
 - a. Lots or tracts of real estate on which a residential or commercial OSS is to be installed, and which does not already contain an OSS, shall contain a secondary site large enough for a replacement of the soil absorption field on each parcel. Each lot shall be tested in two (2) distinct areas as to provide for two (2) suitable locations. If one (1) or more of the area(s) proves to be unsatisfactory, more areas shall be tested until two (2) suitable locations are found. The secondary site shall be kept free from development, compaction, fill material, soil removal, or any other activity that may lead to a rejection of the site.
 - b. A permittee, whose real estate was a separate parcel for tax purposes as shown on the tax records of the Auditor of Huntington County, Indiana, and recorded prior to (March 29, 2021), shall not be prohibited from the construction, installation and eventual operation of an OSS solely as the result of his/her/its lot not containing a secondary site for a replacement absorption field, provided that he/she/it meets all other requirements of this Ordinance.
8. The requested subdivision will not require creating a new public right-of-way, new private or public streets, or improvements to an existing public or private street. If any of these are required, the subdivision request will be treated as a Major Subdivision.
9. If applicable, all floodplains must be shown on the survey.

10. All survey monuments must be set before an application will be considered by the Committee.
11. All newly created lots shall have driveway locations which will provide minimum requirements for visibility as set forth by the Huntington County Highway Department.
12. The newly created parcel and remaining parent parcel cannot be more than three (3) times deeper than they are wide (Ex: 200' road frontage 600' depth). However, the 3-1 ratio shall not apply to subdivisions where a parcel will contain ten (10) or more acres.
13. All certified surveys must comply with the most current IAC 865.