



## Department of Community Development

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### Popular Minor Subdivision Questions:

**Please keep in mind this is not a complete list, further details are found in the King George County Subdivision Ordinance (KGSO). If you feel your property meets these requirements please verify prior to hiring a Licensed Surveyor. You may email Heather Hall, Subdivision Agent at [hhall@co.kinggeorge.state.va.us](mailto:hhall@co.kinggeorge.state.va.us)**

**All surveys must be completed by a Virginia Licensed Surveyor. This shall also include, lot consolidations, Boundary Line Adjustments etc.**

#### *Can my lot be subdivided?*

- Each Zoning District has a different lot size requirement. You can find your zoning district online using our online GIS website:  
<http://www.onlinegis.net/KingGeorgeCountyVA/Map.html>
- When dividing, the lot size minimum applies to each lot, even the lot left. This area is exclusive of right of ways, easements etc. Existing structures must meet the setback requirements.
- Lots being divided must have buildable area, this includes areas outside of Resource Protection Areas (RPA/100' Buffer/Wetlands)
- Any division that fronts on a State maintained road (Route Number) must be reviewed by Virginia Department of Transportation (VDOT) As well as divisions having 3 or more homes on the same access.
- Location of primary and reserve drainfields must be reviewed by Virginia Department of Health (VDH)

#### Agricultural:

- A-1 – Minimum of 10 acres with a minimum lot width of 300 feet.
- A-2 -- Minimum of 2 acres with a minimum lot width of 150 feet.
- A-3 – Minimum of 1 acre with a minimum lot width of 120 feet.

**R-1 and R-2 (Residential)** table is provided below:

Residential setbacks are based on the availability of public water and sewer. In the table below each utility situation is broken down by whether or not public water and sewer are available to your lot. Some lots may only have sewer or water available or neither public water or sewer available. As well as the associated lot width requirements.

Every lot shall have an area and a width not less than shown below for each utility situation:

<b>Utilities Available</b>	<b><u>Minimum Lot Dimensions</u></b>	
	<b>Area (sq.ft.)</b>	<b>Width (feet)</b>
Both community water and sewer	15,000	80
Either community water or sewer	25,000	80
Neither community water nor sewer	30,000	100

Community water/sewer = Public water and/or Sewer. Public Water or Sewer availability can be found by contacting the Service Authority – 540-775-2746.

A minor subdivision is 1 to 5 lots since October 1, 1987. Every division since this date counts as your 1 of 5 lots allowed. More than 5 lots constitutes a Major Subdivision (i.e. Hopyard, Oakwood Estates etc.) and would be subject to additional requirements found in our Subdivision Ordinance. You must research your property back to this date in the Clerk of the Circuit Court (540) 775-3322, this is where the deeds, surveys and land records are kept.

**Boundary Line Adjustment** – The movement of a property line that does not create a new lot. Also known as an exempt subdivision.

**Consolidation** – Combining one or more lots to create one larger parcel.

**Please refer to our Subdivision Ordinance should you have further questions or details:**  
[https://library.municode.com/va/king\\_george\\_county/codes/code\\_of\\_ordinances?nodeId=APXBSUOR](https://library.municode.com/va/king_george_county/codes/code_of_ordinances?nodeId=APXBSUOR)

Common sections to consider:

Article 4 Access Standards (Private Roads/ Minimum Requirements KGSO 4.1.g )

Article 6 Minor Subdivisions (Plat requirements 6.2.1)

Article 7 Family Subdivisions

Article 8 General Requirements and Minimum Standards

**At minimum the following notes must be on every subdivision plat:**

*Compliance with zoning ordinance. 1.4.2 KGSO*

1. No plan or plat of subdivision shall be approved unless all lots shown thereon comply with all applicable requirements of the zoning ordinance.
2. A plat of a division of property, in which the division is such that it is defined by this ordinance as an "exempt subdivision", shall contain the following information:
3. Tax Map and Parcel Number of property being divided, along with reference to the deed book and page number where the title is recorded
4. Zoning designation of the property being divided. The minimum width, yard, and area requirements of all lots, including the remaining property from which the lot is subdivided, must be in accordance with the provisions of the zoning ordinance.
5. Current ownership of the property being subdivided.
6. Total acreage of the property being subdivided along with the residual acreage.
7. If the property to be divided does not front on a State maintained road, indicate how access to the property is being provided (i.e., location and width of easement in conformance with the requirements of this ordinance).
8. Chesapeake Bay Preservation Area designated Resource Protection Areas May Not Be Disturbed without review and approval per Chesapeake Bay Preservation Area Overlay District, King George County Zoning Ordinance. Water dependent facilities and/or redevelopment may be permissible in Resource Protection Areas per Chesapeake Bay Preservation Area Overlay District, King George County Zoning Ordinance.
9. The parcels shown hereon are subject to having sewage disposal system pumped out every five years.
10. A primary and reserve sewage disposal system must be provided and system sites cannot be altered by construction or excavation.
11. Area tabulation providing the total area before division, area of adjustment, and total lot area after the division or adjustment.

“This exempt Subdivision known as \_\_\_\_\_ Subdivision is approved by the undersigned in accordance with existing subdivision regulation and may be admitted to record.”

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Agent for King George County Governing Body      Date