

Types of Lot Splits

1. Lot Split: proposed division of land that creates a new lot and is less than five acres. Each parcel of land is allowed four lot splits and a remainder.
2. Large Lot: Proposed division of land that creates a new lot and is greater than five acres and 20 acres or less. There is no limit to the number of large lots a parcel can produce.
3. Property Division: Proposed division of land that creates a new lot that is greater than 20 acres. There is no limit to the number of property divisions a parcel can produce.
4. Property Line Adjustment: Land five acres or less being transferred from one adjacent property owner to another owner. This division does not create a new lot.
5. Acreage Transfer: Land greater than five acres being transferred from one adjacent property owner to another owner. This division does not create a new lot.

Approval Process

1. Check with local zoning or Planning Commission for lot size requirements.
2. Have the land surveyed.
3. Have legal descriptions reviewed by tax map department.
4. Prepare an original, executed deed with legal description of the land being divided.
5. Minor Subdivision Application: The deed and other required materials must be submitted to the Planning Commission.
6. Secretary or their representative approves or disapproves the split.
7. If approved, the split needs to be transferred and recorded.

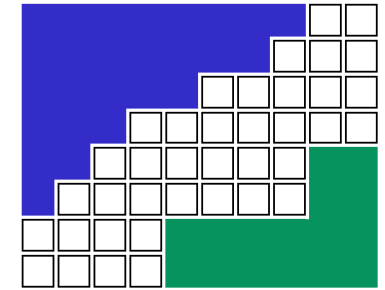
General Requirements

1. The division of land must occur along an existing, open and dedicated road.
2. The proposed division of land must conform to the local township zoning resolutions, Lake County Subdivision Regulations, and Lake County Transfer and Conveyance Standards.
3. Lot Splits and Large Lots must be reviewed by Lake County General Health District if HSDS (septic system) is being used.
4. The proposed division of land and the remainder must be surveyed with legal descriptions created for both.
5. The Planning Commission Secretary or their representative reviews the minor subdivision for compliance to the Lake County Subdivision Regulations and the local zoning resolution.
6. The following language must be incorporated into the deeds for property line adjustments and acreage transfers: ***It is expressly understood that the above - described parcel of land shall be attached and become part of contiguous parcel # _____.***

Fees

Lot Split, Large Lot	\$100
Property Line Adjustment, Property Division Acreage Transfer	\$50

LAKE COUNTY



PLANNING COMMISSION

MINOR SUBDIVISION INFORMATION FOR THE LAKE COUNTY TOWNSHIPS

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Lot Split

Main Street	Split # 1 5.00Acres
	Split # 2 5.00Acres
	Split # 3 5.00Acres
	Split # 4 5.00Acres
	Remainder 5.00Acres

This process is for the unincorporated areas (township) of Lake County, Ohio. Municipal lot splits must be approved by the city or village in which they are located.

Large Lot Property Division

Main Street	Large Lot # 1 5.001 to 20.Acres
	Large Lot # 2 5.001 to 20.Acres
	Large Lot # 3 5.001 to 20.Acres
	Large Lot # 4 5.001 to 20.Acres
	Large Lot # 5 5.001 to 20.Acres
	Large Lot # 6 5.001 to 20.Acres
	Large Lot # 7 5.001 to 20.Acres
	Large Lot # 8 5.001 to 20.Acres

Property Line Adjustment or Acreage Transfer

