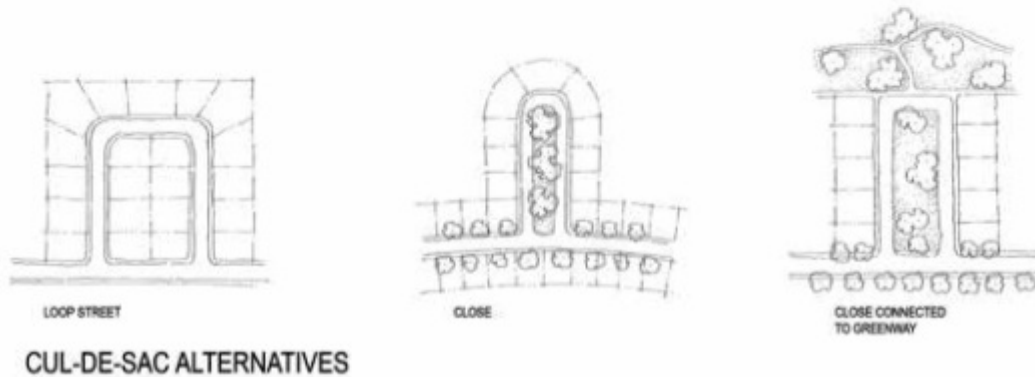
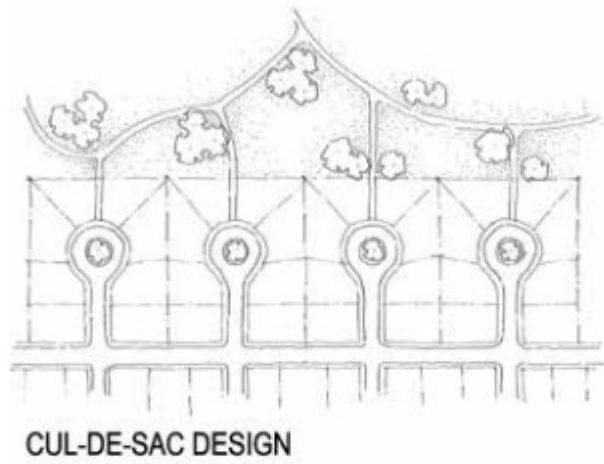


5.7.4 Lot Layout and Design.

The arrangement, shape, and size of proposed parcels shall comply with this Section, and with any other provisions that apply to proposed subdivisions.

A. Lot design standards.



1. Buildable lots. Each proposed lot shall be determined by the review authority to be “buildable” because it contains at least one building site that can accommodate a structure in compliance with all applicable provisions of this Ordinance.
2. Islands and Strips of Land. No subdivision shall be approved which leaves unsubdivided islands, strips or parcels, or property unsuitable for subdividing, which is not either accepted by the Town of Bluffton or other appropriate entity for public use, or maintained as dedicated common area within the development.
3. Lot line orientation. Side lot lines shall be generally at right angles to the street on straight streets and shall be radial on curved streets.
4. Lot configuration. The layout of proposed lots and roadways shall be designed to use land efficiently and minimize site disturbance in terms of cuts and fills and the removal of vegetation.
5. Access. Every lot shall have access to a public or private roadway (access may be via a recorded cross or shared access easement). Subdivision design shall provide for safe and ready access for fire and other emergency equipment and for routes of escape to safely and efficiently handle evacuations.
6. Roadway frontage required.
 - a. The frontage width shall be at least the minimum lot width required by the applicable Zoning District, except where a flag lot is approved in compliance with this Section.
 - b. Through lots with roads along both the front and rear parcel lines shall be discouraged (an alley is not considered a roadway for the purposes of this Section.) Where through lots are created, a rear-yard landscaped buffer with a minimum width of 10 feet is required.

ATTACHMENT 7

- c. For through lots as described herein, the UDO Administrator shall determine which frontage(s) shall be considered as the front lot line(s) for the purposes of compliance with the minimum applicable yard and setback requirements.
- 7. Flag lots. Flag lots may be approved only where the UDO Administrator first determines that unusual depth or other characteristic of a lot to be subdivided prevents one or more proposed lots from having a frontage width equal to the minimum lot width required by the applicable Zoning District.