

**SUBDIVISION ORDINANCE
CAROLINE COUNTY, VIRGINIA**

AN ORDINANCE TO REGULATE THE SUBDIVISION OF PROPERTY INTO LOTS, STREETS, ALLEYS AND OTHER PUBLIC AREAS, TO PROVIDE FOR THE MAKING AND RECORDING OF PLATS OF SUCH SUBDIVISIONS AND THE CERTIFICATION OF SUCH SUBDIVISIONS AND PROVIDE FOR THE APPROVAL OF PLATS.

Pursuant to the statutes of Virginia in such cases made and provided for under Article 7, Title 15.1, Code of Virginia, as amended.

Whereas, the Board of Supervisors of Caroline County, Virginia, is authorized to adopt regulations to assure orderly subdivision of land and its development, to provide for the harmonious and economic development of the County, for the coordination of streets within subdivisions of land with other existing or planned streets, for adequate open spaces for traffic, recreation, light and air and for distribution of population and traffic which will tend to create conditions favorable to health, safety, convenience and prosperity.

Therefore, be it ordained by the Board of Supervisors of Caroline County, that the following regulations are hereby adopted for the subdivision of land within unincorporated portions of Caroline County.

SECTION 1 - PURPOSE AND TITLE

1-1 PURPOSE

The purpose of this ordinance is to establish certain subdivision standards and procedures for Caroline County, Virginia, and such of its environs as come under the jurisdiction of the governing body as provided for by the 1950 Code of Virginia, as amended.

These are part of a long-range plan to guide and facilitate the orderly beneficial growth of the community, and to promote the public health, safety, convenience, comfort, prosperity and general welfare. More specifically, the purposes of these standards and procedures are to provide a guide for the change that occurs when lands and acreage become urban in character as a result of development for residential, business, or industrial purposes, to provide assurance that the purchasers of lots are buying a commodity that is suitable for development and use; and to make possible the provision of public services in a safe, adequate and efficient manner.

Subdivided land sooner or later becomes a public responsibility in that roads and streets must be maintained and numerous public services customary to urban areas must be provided. This ordinance assists the community in meeting these responsibilities.

This ordinance is known and may be cited as the "Subdivision Ordinance of Caroline County, Virginia".