



Parcel Division in Washington County

When dividing parcels or 'lots' in Washington County, the following considerations should be made.

The actual division of a parcel is not regulated by the County although a Lot and Parcel Certificate of Compliance is required to file a new deed. This Certificate can be acquired at Washington County Zoning Office or online.

The Washington County Zoning Office becomes involved when construction or future construction is anticipated. It is the issuance of Building Permits for this construction that helps decide what size parcel would be the best to split and the action that needed to be taken (possible Zoning Map Amendment or sometimes called a rezoning).

We will look at this situation from two perspectives – Subdivision and Zoning.

Subdivision

Subdivision rules come into play when a parcel of 5 acres or less is divided from a bigger piece of property. If a parcel of less than 5 acres is divided but is within the limits of a village or municipality, that town is responsible for following the Illinois Plat Act (in the Illinois Revised Statutes) and not the Washington County Zoning Office. The City of Nashville handles subdivision compliance for any property within 1.2 miles of the city limits as well. There are other exemptions that apply so it is always wise to contact the Zoning Office when a parcel split is being considered.

Zoning

Subdivision notwithstanding, Zoning Office issues Building Permits for any construction. A fee of \$100 is charged if over 150 square feet. Before a permit can be issued, the zoning of specific property and the rules that apply to the district of that zoning are examined. Usually, it is the minimum required lot size that can make rezoning necessary. The three most common districts and their minimum lot sizes are: Ag-40 acres, R-1 (Rural Residential) 2 acres, and R-2 (Urban Residential) 1 acre. Therefore, if a parcel of land in an Ag. District is divided into less than 40 acres, then before construction can be allowed, the property must be rezoned, usually to R-1 or R-2. The Zoning Map Amendment requires a completed

application, attending a Zoning Board of Appeals meeting (usually on the 4th Thursday of the month), and final approval by the Washington County Board, a process altogether that costs about \$150 and can take up to 8 weeks to complete. The ordinance allows for an existing homesite (one that has existed since 1980) to be separated and construction allowed without a rezoning.

Another exception to this process is if the buyer, the one building on the property is Agriculturally Exempt (actively engaged in agriculture and owns at least 40 acres).

Also, any lots of less than 40 acres in an Ag. District that was created before Zoning in 1980 are 'Grandfathered' and are in compliance anytime.

As you can see by these explanations, it is highly advisable to contact the Washington County Zoning Office as soon as possible when parcel division is being considered.

The Zoning Office is at 125 W. Saint Louis St. in the Old Sheriff's Building on the square in Nashville, Illinois. The Office hours are Tuesdays 8am-12pm and Thursday 8am-4pm or by appointment.

Call 618-327-4800 ext. 345
matt.bierman@washingtonco.illinois.gov
<http://wco.swssites.com/zoning/>