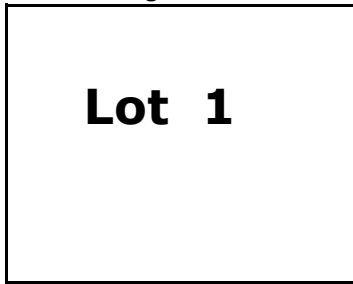


# TOWN OF WOODSTOCK, CONNECTICUT

Original Lot

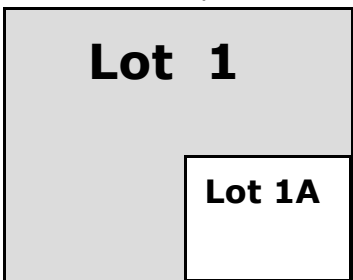


## How Are Lots Created?

- This lot exists prior to adoption of the Woodstock Subdivision Regulations which occurred on August 31, 1965. This is the Original Lot.
- The Owner wants to split off one lot, and since it is *after* the adoption of the Subdivision Regulations, *AND* the lot has sufficient room to provide two lots compliant with the Zoning Regulations, the Owner is eligible for one **Free Split**.

There are now two lots, 1 and 1A.

Free Split



## ...some time later

- Now the Owner of Lot 1 wants to sell off some more land by creating new lot(s). The new lot(s) are created through a **Subdivision**, for the sake of this example, Lot 1 is converted into 3 lots (Lot 1, Lot 1B & Lot 1C).

Now four lots exist from the Original Lot (including 1A).

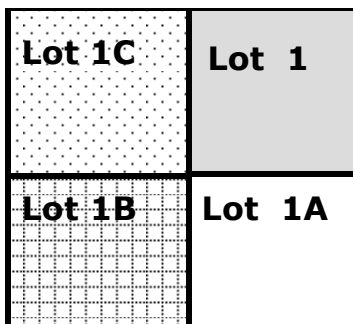
## **Note:**

1. Even if only 1 new lot was created from the Original Lot after the Free Split, it would require a **Subdivision**,
2. If the Lot 1A Owner wanted to further divide this lot, he /she would also need to do a **Subdivision...**

...in both cases, the above scenarios require a **Subdivision** *because* these lots would be created after the adoption of the Subdivision Regulations *AND* the Free Split was already taken from the Original Lot with Lot 1A.

- If the Owner of Lot 1C wanted to sell off some land by creating new lots, that would be a **Re-subdivision**, shown here as lots 1C & 1C-1.

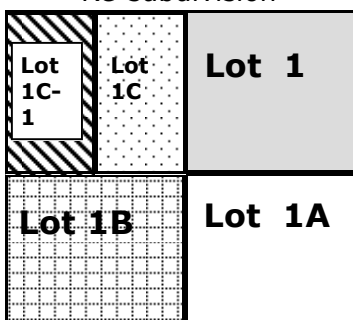
Subdivision



## **Note:**

1. This is an example of lot labeling, which is meant to illustrate the history of the lots which makes it easier to track them through the Land Records.
2. All lots must conform to the Zoning Regulations in place when they are created.
3. The only other way to sell land is with a Boundary Line Adjustment which merges a 'minor' area into the adjacent lot; this must be researched by the property owner to ensure it does not actually fall under the category of Free Split, Subdivision or Re-subdivision. Please see "How to Determine Property Division in Woodstock, CT" handout.

Re-subdivision



**RECAP:** *ALL* new lots created from the Original Lot after the Free Split require a Subdivision or Resubdivision.

This diagram was created by Delia P. Fey, AICP Woodstock Town Planner / ZEO

Disclaimer: This information is for illustrative purposes only. All lots created are subject to the legal requirements of the Connecticut General Statutes and Town of Woodstock Subdivision and Zoning Regulations.