



LOC 50.04.003 Dimensional Standards

50.04.003 Exceptions, Projections and Encroachments

2. General Exception to Lot Area and Dimension Requirements

b. Substandard Lots or Dimensions

A lot which does not comply with the minimum lot area or dimensional requirements required by this Code at the time of application for development may be occupied by a permitted use in the zone in which the lot is located. Any proposed use of the lot must comply with all other applicable code provisions, including but not limited to **LOC 50.01.006.5.a setbacks, height limits, and lot coverage requirements**. ~~The lot lines of a lot which does not comply with the minimum lot area or dimensional requirements of this Code at the time of application may be adjusted as long as the adjustment does not increase the degree of noncompliance.~~

The reference to LOC 50.01.006.5.a is substituted for listing the “setbacks, height limits and lot coverage requirements” because subsection 5.a, as proposed, states the following regarding the development requirements for substandard lots (relevant section underlined):

a. Development Permitted

- i. A nonconforming lot that does not meet the minimum size or dimensional requirements of the zone in which it is located may be developed **with only one dwelling unit on the lot and provided it complies with all applicable code provisions, including but not limited to setbacks, height limits, and lot coverage requirements.** **The code provisions may be modified by the following:** ~~as permitted in that zone, provided that (i) the structure complies with all applicable Code standards or (ii) the applicant obtains a variance pursuant to LOC 50.08, Variances.~~

The second portion of LOC 50.04.003.2.b proposed to be stricken relates to lot line adjustment criteria, which would already be addressed in LOC 50.01.006.5.b (Nonconforming Uses, Structures, Lots and Site Features/Non-Conforming Lots/Lot Line Adjustments). There is no need for a second code section addressing the criteria for substandard lot line adjustment criteria.

The corrected Ordinance is attached.

**EXHIBITS**

A-1.1 Draft Ordinance 2666, dated 05/06/15 (supersedes Exhibit A-1)