

Subject: Lot Line Adjustments

The following takes into consideration what the Commission did with substandard lots. It may not be much of an improvement over Bickner. Lot line adjustments are treated the same as substandard lots or equal to the size of a substandard lot in the Hallinan area which would be 67% of the size required by the zone.

$$R5 \quad 5000 \times .67 = 3350$$

$$R7.5 \quad 7500 \times .67 = 5025$$

$$R10 \quad 10,000 \times .67 = 6700$$

Lot line adjustments

1. Except as provide in 2 below, no lot line adjustment shall be approved that:
 - a. Reduces a lot to a size that is less than required by the applicable zone in terms of the square footage and dimensional requirements; or,
 - b. Increases a lot in size to less than 67% of the size than required by the zone. Lots that fail to meet this requirement shall be aggregated with the adjoining lot.
2. In situations where there are two or more lots and a lot is proposed to be eliminated and added to another adjoining lot or parts to other adjoining lots, 1 above shall not apply.
3. Any lot that is smaller in size than required by the zone in terms of square footage and dimensional requirements shall be considered a substandard lot and developed accordingly.
4. Lot line adjustments shall be processed as minor developments.