

7.106 Nonconforming Lot of Record

1. Where a lot of record created by plat has less width or lot area than this ordinance requires in the "A-2.5A" One-Family through the "A-5" One-Family residential zoning districts, the district standard for lot width or lot area shall not prohibit the erection of a detached one-family dwelling or an accessory structure associated with a detached one-family dwelling as allowed by the applicable one-family zoning district standards, provided that:
 - a. The lot size is at least 5,000 square feet and the lot width is at least 50 feet; or
 - b. In an A-5 One Family district, the lot size and lot width do not vary more than ten percent (10%) from the applicable standard.

In accordance with the Subdivision Ordinance, property may not be platted or replatted into lots that do not meet the minimum lot width or lot size required by the applicable zoning district."

2. Where a lot of record created by plat has less width or lot area than this ordinance requires in the "A-2.5A" One-Family through the "A-5" One-Family residential zoning districts, the district standards shall not prohibit the reconstruction of a detached one-family dwelling to the original footprint of the dwelling, provided such reconstruction is necessary due to fire, explosion or other casualty, act of God, or the public enemy. The owner must apply for a building permit within two years of the original destruction.
3. A detached one-family dwelling may not be constructed or reconstructed on a nonconforming lot of record unless:
 - a. Permitted under paragraph 1 or 2 above, or
 - b. The combined lot area and lot width of the non-conforming lot with an adjacent lot or lots under the same ownership comply with the zoning standards of the district.