

**Nonconforming Lots  
Zoning Ordinance Amendment**

**ARTICLE IV. NONCONFORMANCE**

**SEC. 19-4-3. NONCONFORMANCE WITH ALL ZONING  
DISTRICTS EXCEPT THE SHORELAND AND  
RESOURCE PROTECTION DISTRICTS**

**A. Nonconforming Lots**

The following provisions shall govern the development of lots that are nonconforming because they do not meet the minimum lot area, net lot area per dwelling unit, minimum street frontage, or similar requirement of the district within which they are located. Lots that do not meet the minimum street frontage requirement shall also comply with Sec. 19-7-9, Private Access Provisions, before a building permit can be issued. (Effective November 14, 2015)

**1. Vacant Nonconforming Lots**

- b. Space and Bulk Standards. The Code Enforcement Officer may issue a building permit and related permits and approvals for a principal structure and related accessory buildings and structures that do not comply with the setbacks and other Space and Bulk Standards that would otherwise be required in the district in which it is located as long as the following standards are met:

	RA District	RC District	TC District
Front setback for principal structure			
-- local roads	25'	As required by Sec. 19-6-3.E	As required by Sec. 19-6-4.D
-- other roads	As required by Sec. 19-6-1.E	As required by Sec. 19-6-3.E	As required by Sec. 19-6-4.D
Side setback	25'	10'	As required by Sec. 19-6-4.D
Rear setback	20'	15'	As required by Sec. 19-6-4.D
Minimum lot area <sup>1</sup>	<del>10,000</del> <u>5,000</u> sq.ft.	<del>10,000</del> <u>5,000</u> sq. ft.	As required by Sec. 19-6-4.D
-- with public sewerage			
-- with on-site sewage disposal	20,000. sq.ft. *	20,000 sq.ft. *	
Maximum building coverage			
-- with public sewerage	25%	25%	N/A
-- with on-site sewage disposal	20%	20%	N/A

<sup>1</sup>Lots that are less than 10,000 sq. ft. in size may be built upon only if the lot is developed as a low-income affordable home in compliance with Sec. 19-7-4, Mandatory Affordable Housing Provisions.

	RA District	RC District	TC
Front setback for principal structure			
-- local roads	25'	As required by Sec. 19-6-3.E	As required by Sec. 19-6-3.E
-- other roads	As required by Sec. 19-6-1.E	As required by Sec. 19-6-3.E	As required by Sec. 19-6-3.E
Side setback	25'	10'	As required by Sec. 19-6-3.E
Rear setback	20'	15'	As required by Sec. 19-6-3.E
Minimum lot area	10,000 sq.ft.	10,000 sq. ft.	As required by Sec. 19-6-3.E
-- with public sewerage			
-- with on-site sewage disposal	20,000. sq.ft. *	20,000 sq.ft. *	
Maximum building coverage			
-- with public sewerage	25%	25%	1
-- with on-site sewage disposal	20%	20%	1