

Sec. 8-3055. Substandard lots of record.

Any lot of record existing at the time of the adoption of this chapter which has an area or a width which is less than that required by this chapter shall be subject to the following exceptions and modifications:

- (a) *Adjoining lots.*
 - (1) When two or more adjoining lots with continuous frontage are in one ownership at any time after the adoption of this chapter and such lots, individually, are less than 5,000 square feet in area or are less than 50 feet in width, then such group of lots shall be considered as a single lot or several lots of minimum permitted width and area for the district in which located.
 - (2) However, when such combination of lots would create a single lot having a width of 90 feet or more and an area of 9,000 square feet or more, such lot may be divided into two lots of equal width and area; provided, each of the two lots shall be served by public water and public sewers.
 - (3) Provided however, in order to reflect the area's prevailing historic lot size pattern, such adjoining substandard lots may be replatted for single-family residential development to a minimum area of 3,000 square feet and minimum width of 40 feet where the cumulative majority (greater than 50 percent) of all residential lots in the same block face are of equal or lesser area of width than the proposed replatted lots.
- (b) *Side yard requirements.* Except as set forth in subsection (a) of this section, when a lot has a lot width of 40 feet or less, the zoning administrator shall be authorized to reduce the side yard requirements for such lot; however, there shall be not less than a five-foot side yard between dwellings.
- (c) *Lot not meeting minimum lot size requirements.* Except as set forth in subsection (a) of this section, in any district in which single-family dwellings are permitted, any lot of record existing at the time of the adoption of this chapter which has an area or a width which is less than that required by these regulations may be used as a building site for a one-family dwelling, provided such lot is served by public water and public sewers or a private system approved by the city engineer.