

Sec. 5-4.1 Adjoining Lots of Record.

When two or more adjoining lots of record with continuous frontage are in one ownership at any time after the adoption of the Ordinance, and when each of the adjoining lots of record is less than 5,000 square feet in area and/or is less than 50 feet in width, then such adjoining lots in one ownership shall be combined into one or more lots of record, each having an area and width required by this Ordinance for the zoning district in which such lots are located; provided, however, that when such combination of lots would create a single lot having a width 90 feet or more and an area of 9,000 square feet or more, then 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.

Sec. 5-4.2 Side Yard Requirements.

When a lot as permitted by this Ordinance has a lot width of 40 feet or less, then the Zoning Administrator shall be authorized to reduce the side yard requirements for such a lot of record; provided, however, that there shall be not less than five (5) feet between buildings.

Sec. 5-4.3 Tracts of Land Not Meeting Minimum Lot Size Requirements.

Except as set forth in Sec. 5-4.1 above, in any district in which single-family dwellings are permitted, any lot of record existing at the time of the adoption of these Regulations, or any tract of land which is created through a taking by a governmental body either by condemnation or acquisition, 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 that if such lot is not served by public water and public sewers, then the application for a permit to construct a dwelling on the lot shall be approved by the Chatham County Health Department.

Sec. 5-4.4 Maximum Lot Area Coverage for Existing Single Family Substandard Lots.

For existing single family detached lots less than 6,000 square feet in size, the maximum lot area coverage may be increased by the percentage difference between 6,000 square feet and the smaller lot (Example: 6,000 S.F. – 4,000 S.F. – Percentage Difference is 33.3 %).