

CHAPTER 18.120 EXCEPTIONS

18.120.020 Nonconforming Lot Areas

- A. Any lot or parcel or portion thereof, which is to be dedicated to a public or other entity for a road, canal, railroad, utility or other public use shall be exempt from the minimum lot area requirements set forth by DCC Title 18.
- B. Whereas land sections in the County are affected by survey adjustments, minimum requirements relative to lot areas, where applicable, shall be considered as standard metes and bounds land section division, (i.e., 160 acres, 80 acres, 40 acres, 20 acres, etc.); lot areas, therefore, may be reasonably smaller than set forth by DCC Title 18 if a total section acreage reduction is due to a survey adjustment or other man made barriers over which the applicant has had no control.
- C. Any lot or parcel that is smaller than the minimum lot area required in any zone may be occupied by an allowed use in that zone provided that:
 1. The lot or parcel is a lot of record, as defined in DCC 18.04.030, Lot of record.
 2. The use conforms to all other requirements of that zone.
 3. If there is a lot area deficiency, duplexes and multi-unit dwellings are prohibited.
~~residential use shall be limited to a single-unit dwelling.~~
 4. All necessary permits are obtained.
- D. Lots or parcels within the Rural Residential Zone (RR-10) that are separated by an arterial right of way created after June 30, 1993, shall be exempt from the minimum lot area of 10 acres. Such lots or parcels may be partitioned only as separated by the right of way and shall not have a lot area less than one acre.

HISTORY

Adopted by Ord. PL-15 §6.020 on 11/1/1979

Amended by Ord. 87-015 §§1 and 2 on 6/10/1987

Amended by Ord. 93-034 §2 on 6/30/1993

Amended by Ord. 2017-015 §2 on 11/1/2017

Amended by Ord. 2025-002 §31 on 2/26/2025

Amended by Ord. 2025-004 §5 on 5/7/2025