

Sec. 27-11. - Creation of new lots; reduction of lot or yard dimensions below minimum requirements.

No new lot shall be created after the effective date of the ordinance from which this chapter was derived except in conformity with the requirements of applicable regulations. No yard or zoning lot existing at the time of passage of this chapter shall be reduced in width, depth, or area by private action below the minimum requirements for lot(s) or structure(s) as set forth in this chapter; except in the following situations:

- ~~(1) provided however, r~~Reductions in width, depth and area shall be permitted if due to governmental acquisition; and,
- (2) In specific overlay or special districts, if the said lot is a lot of record, as defined in this Chapter.

No division or reconfiguration of an existing zoning lot or lot of record may occur that is a configuration which is patently inconsistent with existing lot development ~~pattern orientation and historical precedent pattern of parcel configuration~~ in the neighborhood in a radius of one thousand three hundred twenty (1,320) feet ($\frac{1}{4}$ of a mile) of the subject property. ~~Newly created lots must maintain the front orientation and the historical precedent pattern of parcel configuration in the neighborhood.~~ Lots of record may not be reconfigured in conflict with the established pattern of lots within a radius of one thousand three hundred twenty (1,320) feet. Only properties that are within the same zoning district may be considered in making the determination of compatibility.

When considering the appropriateness of reconfiguring a zoning lot or lot of record into buildable lots, the zoning administrator shall:

- i. ~~R~~receive and review a sealed survey of the proposed lot layout;
- ii. ~~C~~conduct a site visit to view the actual lot development pattern of the block on which the subject property lies;
- ~~iiiii.~~ ~~R~~review the actual development pattern for a radius of one thousand three hundred twenty (1,320) feet from the subject property; and,
- iii. ~~R~~review the original plat or subdivision documents, prior to determining consistency with the requirements stated in this chapter.

The creation of substandard lot size or setback will cause each new lot created from the original parcel to be a violation to this chapter, and no permits be issued until the violation ceases, the zoning administrator may recognize through the formal decision process a noncompliant setback. This recognition by the zoning administrator does not grant an approval of the reduced setback nor will the reduced setback be allowed to be utilized in the event that the existing structure is demolished or destroyed, for any reason.