

Nonconforming Lots - Forwarded for Public Hearing on 9/7/21

4.6 Nonconforming Lots

~~4.6.1 Existing Small Lots - In accordance with the Act [§4412(2)], An existing small lot is any lot that is legally subdivided; is in individual and separate and non-affiliated ownership from surrounding properties, that; is legally in existence on (October X, 2021) the Effective Date of any Richmond Bylaw; and does not conform to the minimum lot size requirement of the district the lot is located within. Existing small lots may be developed pursuant to the requirements, with the exception of the minimum lot size, of the district in which the lot is located as follows: for the purposes permitted in the Zoning District in which the lot is located, even though the lot does not conform to minimum lot area requirements of the Zoning District provided such lot is not less than one-eighth (1/8) acre in area and does not have a width or depth dimension of less than 40 feet. Notwithstanding this exception to minimum lot area requirements, no Zoning Permit shall be issued for Land Development on an existing small lot unless such Land Development complies with all other provisions of these Zoning Regulations.~~

~~4.6.1.1 Existing small lots served by municipal water and sewer may be developed.~~

~~4.6.1.2 Existing small lots not served by municipal water and sewer service, and unable to connect to municipal water and sewer service may be developed if said existing small lots have both of the following dimensional requirements:~~

- ~~a) At least one-eighth (1/8) acre in area; and~~
- ~~b) A width and depth dimension of at least 40 feet each.~~

~~4.6.2 A lot which is nonconforming by requirements other than size may be used or developed according to the district in which the lot is located if all applicable dimensional requirements are met.~~

~~4.6.2 4.6.3 Lot Merger Merger of a nonconforming lot – (use existing text labelled 4.6.2 in RZR)~~

Clean Version:

4.6 Nonconforming Lots

4.6.1 Existing Small Lots - An existing small lot is any lot that is legally subdivided; is in individual, and separate and non-affiliated ownership from surrounding properties; is in existence on (September X, 2021); and does not conform to the minimum lot size requirement of the district the lot is located within. Existing small lots may be developed pursuant to the requirements, with the exception of the minimum lot size, of the district in which the lot is located as follows:

4.6.1.1 Existing small lots served by municipal water and sewer may be developed.

4.6.1.2 Existing small lots not served by municipal water and sewer service, and unable to connect to municipal water and sewer service may be developed if said existing small lots have both of the following dimensional requirements:

- a) At least one-eighth (1/8) acre in area; and
- b) A width and depth dimension of at least 40 feet each.

4.6.2 A lot which is nonconforming by requirements other than size may be used or developed according to the district in which the lot is located if all applicable dimensional requirements are met.

4.6.3 Merger of a nonconforming lot – *(use existing text labelled 4.6.2 in RZR)*