

Article 7. Lot Merger.

Sections:

- 83.040701 Mandatory Merger of Substandard Lots.
- 83.040705 Voluntary Merger of Contiguous Lots.
- 83.040710 Findings.

83.040701 Mandatory Merger of Substandard Lots.

(a) A mandatory merger of substandard lots may be initiated by the County. A lot may be merged with a contiguous lot held by the same owner. If any one of the contiguous lots or units held by the same owner does not conform to the standards for minimum lot size or dimension specified by the applicable land use district, the following requirements shall be satisfied:

(1) At least one of the affected lots is not developed with any structure for which a building permit was issued or for which a building permit was not required at the time of construction, or is developed only with an accessory structure or accessory structures, or is developed with a single structure, other than an accessory structure, that is also partially sited on a contiguous lot involved in the proposed merger; and

(2) At least one of the affected lots must have one or more of the following conditions:

(A) The lot comprises less than five thousand (5,000) square feet in area at the time of the determination of merger;

(B) The lot was not created in compliance with applicable laws and ordinances in effect at the time of its creation;

(C) The lot does not meet current standards for sewage disposal and/or domestic water supply;

(D) The lot does not meet slope stability and/or density standards, as specified by this Code, Specific Plan or the General Plan;

(E) The lot has no legal access which is adequate for vehicular and emergency equipment access and maneuverability;

(F) The development of the lot would create health or safety hazards;

(G) The lot is inconsistent with the General Plan and any applicable specific plan, other than minimum lot size or density standards.