

13.72.030: DEVELOPMENT STANDARDS (FCOZ):

A. Lot And Density Requirements:

1. General Rule: All development in the foothills and canyons overlay zone shall comply with the standards for minimum lot size, minimum lot width, and maximum density required in the underlying zone.

~~2. Exception To General Rule; When Underlying Zone Permits Smaller Than One Acre Lots:~~

~~a. Lots Created After The Effective Date Hereof: If the underlying zone permits a minimum lot size of smaller than one acre, then the minimum lot size for development in this overlay zone shall be one acre.~~

~~b. Lots Of Record That Meet Underlying Zone's Minimum Lot Size Requirement: If the underlying zone permits a minimum lot size of smaller than one acre, then a lot of record approved prior to the effective date hereof that meets the minimum lot size requirement set forth in the underlying zone district shall have a minimum lot size of one-half (1/2) acre.~~

32. Exception To General Rule; Lots Of Record That Do Not Meet The Underlying Zone's Minimum Lot Requirements: If a lot of record subject to this chapter:

- a. Was approved prior to the effective date of said ordinance; and
 - b. Does not meet the minimum lot size or lot width requirements set forth in the underlying zone district; and
 - c. Is not subject to the substandard lot consolidation provisions set forth in subsection A4 of this section;
- then the minimum lot size or lot width requirements shall be waived and development may proceed on said lot of record subject to compliance with all other applicable development standards set forth in this chapter and in the underlying zone.

43. Consolidation Of Substandard Lots:

a. General Rule; Consolidation Required: Two (2) or more lots or parcels located in the foothills and canyons overlay zone shall be considered to be a single, undivided lot or parcel for the purposes of this chapter, if all the following factors apply:

- (1) The lots or parcels are contiguous;
- (2) The lots or parcels are in single and common ownership and are of record on the effective date of said ordinance;
- (3) No structures are located on the lots or parcels;
- (4) All or part of the lots or parcels do not meet the minimum lot area or lot width requirements set forth in this section; and
- (5) Such lots have not been improved with individual and separate connections to municipal water or sewer systems.

No portion of such lots or parcels subject to this consolidation provision shall be used or sold in a manner that renders compliance with the lot width and lot area requirements set forth in this section less feasible.

b. Exception To General Rule: Notwithstanding the general rule for consolidation set forth in subsection A4a of this section, if a lot or parcel that would otherwise be subject to the general consolidation rule meets the minimum lot area or lot width requirements set forth in the underlying zone district, then consolidation shall not be required.