

Chapter 17.64**EXCEPTIONS TO LOT SIZE REQUIREMENTS****Sections:****17.64.010 Generally.****17.64.101 Generally.**

If a property ownership, consisting of the entire contiguous land holdings held in a single ownership at the time of passage of the ordinance codified in this title, has an area or dimension which does not meet the lot size requirements of the district in which the property is located, the holding may be occupied by a use permitted in the district subject to the other requirements of the district: provided, that if there is an area deficiency, residential use shall be limited to a single-family dwelling or to the number of dwelling units consistent with the density requirements of the district. The record of ownership as recorded in the office of the county recorder at the time of passage of the ordinance codified in this title is the basis for application of this exception unless the owner submits proof that a different ownership existed at the time the provisions of this title became applicable to the land concerned. (Ord. 1-5-87A § 30)