**DELETE CURRENT LANGUAGE REGARDING SUBSTANDARD LOTS OF RECORD.**

**ADD:**

General Provisions.

Substandard Lots of Record.

1. Notwithstanding the failure of a single substandard lot of record or contiguous lots of record to meet the dimensional and /or quantitative requirements of this zoning ordinance, and/or road frontage or other access requirements applicable to the district as stated in the ordinance, a substandard lot of record shall not be required to seek any zoning relief based solely on the failure to meet minimum lot size requirements of the district in which such lot is located. The setback, frontage, and/or lot width requirements for a structure under this section shall be reduced and the maximum building coverage requirements shall be increased by the same proportion as the lot area of the substandard lot is to the minimum lot area requirement of the zoning district in which the lot is located. All proposals exceeding such reduced requirement shall proceed with a modification request under [INSERT LOCAL SECTION] or a dimensional variance request under [INSERT LOCAL SECTION], whichever is applicable.

**OTHER THAN WHAT IS REQUIRED BELOW, MERGER OF LOTS IS PERMISSIBLE WHEN THE ORDINANCE SPECIFIES THE STANDARDS, ON A DISTRICT-BY-DISTRICT BASIS, INCLUDING BUT NOT LIMITED TO, AVAILABILITY OF INFRASTRUCTURE, CHARACTER OF THE NEIGHBORHOOD, AND THE CONSISTENCY WITH THE COMPREHENSIVE PLAN. IF THE ZONING ORDINANCE PROVIDES FOR MERGER, THE FOLLOWING MUST BE ADDED:**

Merger prohibited for certain lots. The merger of lots shall not be required when the substandard lot of record has an area equal to or greater than the area of fifty percent (50%) of the lots within two hundred feet (200 ft) of the subject lot, as confirmed by the zoning enforcement officer.