

Sec. 25-42. - Lots.

- (a) Minimum lot sizes shall conform to the standards established by the county zoning regulations and any additional requirements which may be adopted by formal resolution of the Board of Supervisors. Copies of such resolutions, when adopted, shall be maintained on file in the office of the clerk of the Board of Supervisors and the County Planning Commission, where they shall be available for public inspection; provided that nothing in this chapter shall be deemed to reduce any minimum parcel size requirements imposed upon any real property by agricultural preserve regulations and Williamson Act agreements or contracts. Moreover, if real property is subject to a Williamson Act agreement or contract and the minimum parcel size requirements for the agricultural preserve conflict with zoning regulations, the larger minimum parcel size requirement shall govern.

(Ord. No. 1651 § 8.)

- (b) In no case shall lot width be less than sixty feet on the building setback line, nor the depth less than that necessary to provide the minimum lot size required nor shall the depth be less than eighty-five feet, nor greater than three times the width, exclusive of rights of way or easements necessary for road purposes; provided, that the Planning Commission may approve lots exceeding those minimums where lots are located on or adjacent to steep hillsides, rivers or creeks, or where property is to be used for business or industrial purposes.
- (c) Lots without frontage on a street shall not be permitted.
- (d) The side lines of lots shall run at right angles to the street upon which the lot faces, as far as practicable.
- (e) Double frontage lots of less than two hundred feet in depth shall be avoided, except where essential to provide separation of residential development from traffic arteries, or where required by unusual or excessive topographic conditions. When double frontage lots are permitted or required, vehicular access rights shall be dedicated to the county along that street designated by the Planning Commission. The subdivider may be required to construct walls or fences and improve a planting strip adjacent thereto with approved landscaping.
- (f) Corner lots shall be increased in width to not less than seventy feet on building setback line.
- (g) All residential lots shall have a minimum twenty foot building setback line. Such setback shall be maintained on all street frontages on corner lots. A building setback line shall also be provided adjacent to streams and measured from the toe of the stream bank outward at a slope of 2.5:1 plus thirty feet or thirty feet outward from the top of bank, whichever is greater, or, where stream bank conditions do not reasonably allow such measurement because of the natural topography, bank erosion or other factors, a width shall be determined to reasonably meet the goals of this chapter.
- (h) Corridor lots (flag lots) may be permitted in hillside development or difficult topography and unusual land shape or when lots back up to traffic arteries with the approval of the Planning Commission if the lot area conforms to the requirements of the zoning district excluding any area necessary for corridor access and the corridor has a minimum width of twenty feet for one lot and forty feet combined width for two lots. The access corridor on lots less than 1.5 acres in area shall be paved with asphalt or equivalent to a width of twelve feet for its entire length on a single lot and to a combined width of sixteen feet on two lots.

Corridors of excessive length shall not be permitted.

(Ord. Nos. 965 § 4, 1137 § 4.)