HOW TO CALCULATE A SMALL LOT

82-10.002 (c) Small Lot Occupancy: Any lot of less area or width than required by Divisions 82 and 84 may be occupied by a single-family dwelling and its accessory buildings if: (1) the yard and setback requirements of Divisions 82 and 84 are met, or a variance has been granted for yard and setback requirements, and (2) the lot is delineated on a recorded subdivision map, or at the time of the creation of the lot (as evidenced by recording date) or at any time since, the lot was consistent in width and area with the applicable zoning district or the lot was created prior to the application of zoning in its location. If a small lot qualifies for occupancy by a single-family dwelling, then prior to the issuance of a building permit, the location, size, height, and design of the proposed dwelling may be reviewed and approved or conditionally approved by the zoning administrator after a public hearing in order to provide relative compatibility with a minimize impact on the surrounding neighborhood.

82-4.246 Lot average width: "Average width of a lot" is the total area of the lot divided by the depth of the lot.

82-4.248 Lot dept: "Dept of a lot" is the distance normal to the frontage to the point of the lot farthest from the frontage.

82-4.250 Lot frontage: "Frontage" of a lot is the distance measured between the two points on the principal road, street, or access that are farthest apart.

AVERAGE WIDTH
ORD. REF. 82-4.246

LOT DEPTH
ORD.REF.82-4.248

LOT AREA DIVIDED BY LOT DEPTH

EQUALS AVERAGE WIDTH

(Exp: 10,480 sq. ft. divided by 170 ft.= 61.65 ft. average width)