

10-11-3: SMALL LOTS:

Where a parcel of land, at the time of the adoption of this title, is at least one and eight-tenths (1.8) times as wide and one and eight-tenths (1.8) times as large in area as required for a lot in the zone, the board of adjustment may permit the division of a parcel into two (2) lots, provided:

- A. Such division will not cause undue concentration of buildings.
- B. The characteristics of the zone in which the lot is located will be maintained.
- C. In the opinion of the board of adjustment, values in the area will be safeguarded. (Ord. 6-18-81A, 6-18-1981)