

11-6-4: LOTS:

- A. **Building Sites:** The lot arrangement, design and shape shall be such that lots will provide satisfactory and desirable sites for buildings and be properly related to topography and conform to requirements set forth herein. Lots shall not contain peculiarly shaped elongations solely to provide necessary square footage which would be unusable for normal purposes.
- B. **Lot Size:** All lots shown on the subdivision plat must conform to the minimum requirements for the zoning ordinance for the zone in which the subdivision is located.
- C. **Lot Must Abut On Public Streets:** Each lot shall abut on a street dedicated by the subdivision plat or on an existing publicly dedicated street, or on a street which has become public by right of use and is more than sixty feet (60') wide, except when approved by the planning commission as a planned unit development. Interior lots having frontage on two (2) streets shall be prohibited, except where topographic conditions make such design desirable.
- D. **Corner Lots:** Corner lots shall have extra width sufficient for maintenance of required building lines on both streets.
- E. **Angle Of Lots:** Side lines of lots shall be approximately at right angles, or radial to the street line, except where topographic conditions make it advisable to have side lot lines deflect at sharper angles.
- F. **Parts Of Lots:** All remnants of lots below minimum size left over after subdividing of a larger tract must be attached to adjacent lots rather than allowed to remain as an unusable parcel.
- G. **Divided Lots:** Where the land covered by the subdivision includes two (2) or more parcels in separate ownership, and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be transferred by deed to single ownership before approval of the final plat, and such transfer recorded in the county recorder's office before being certified to the planning commission by the subdivider. (Ord. 6-18-81C, 6-18-1981)

