

Chapter 5.3 - Lots of Record

Sections:

- 5.3.100 Purpose
- 5.3.200 Applicability
- 5.3.300 Procedure
- 5.3.400 Platted Lots – Continuous Ownership of Substandard Lots

5.3.100 Purpose. The purpose of Chapter 5.3 is to establish criteria and a process for determining when a lot of record exists, and to establish criteria for the development or recombination of platted lots when more than one platted lot is held in continuous ownership.

5.3.200 Applicability. A lot of record is a plot of land that was created and recorded before April 9, 1956 (the date of adoption of Baker City’s first subdivision ordinance), and for which the deed, or other instrument dividing the land, is recorded with Baker County. A lot of record shall be entitled to development of no less than one single-family dwelling and, provided all applicable Code standards are met, additional land use or development may be approved.

5.3.300 Procedure. A lot of record determination shall be made by the City Planning Official through a Type I procedure (Chapter 4.1.200). It shall be the property owner’s responsibility to demonstrate that his or her plot of land meets the lot of record criteria in Section 5.3.200.

5.3.400 Platted Lots – Continuous Ownership of Substandard Lots. If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are on record as of April 9, 1956, and if all or part of the lots do not meet the requirements for lot area as established by this ordinance, no portion of said parcel shall be leased, rented, or sold which does not meet lot area requirements established by this ordinance, nor shall any division of the parcel be made which leaves remaining any lot areas below the requirements stated in this ordinance with the following exceptions:

- A. When lots of record in single ownership with continuous frontage exists, the owner may lease, rent, or sell up to two substandard lots of record if each lot has a minimum of 4,600 ft² and it is not possible to reconfigure the lots in contiguous ownership to meet the minimum lot size requirement of the underlying land use zone;
- B. When lots of record in single ownership with continuous frontage exist that are substandard in lot area, the owner, at the discretion of the Planning Director, may reconfigure through re-plat up to two continuous lots so long as neither reconfigured lot has less than 4,600 ft².