

Section 6.2 Nonconforming Lots

A. Use of Nonconforming Lots: Notwithstanding limitations imposed by other provisions of this Ordinance, any use and customary accessory buildings and structures may be conducted or erected on any single lot of record lawfully in existence on or before the date of adoption or amendment of this Ordinance, where such use is an authorized "use permitted by right" in said District according to Tables 3-2 and 3-3 of Article 3, even though such lot fails to meet the requirements for area, width, dimension and/or frontage that are applicable in the District. The following additional provisions shall apply:

1. Compliance with Standards: All yard dimensions, setbacks and other requirements not involving area, width, and/or frontage, shall conform to the regulations for the District in which such lot is located unless a variance is obtained through approval of the Zoning Board of Appeals according to Article 16. This subsection (1) shall not be construed to approve or authorize any instances of noncompliance with area, dimension, width and/or frontage standards except existing nonconforming conditions.
2. Multiple Nonconforming Lots: If two or more lots or combinations of lots and portions of lots, share continuous frontage and share a common side lot line or portion thereof, and are in single ownership of record at the time of passage or amendment of this Ordinance as recorded in the County Register of Deeds, and if all, part or some of the lots do not meet the requirements established for area, dimension, width, and/or frontage, the lands involved shall be deemed automatically combined and shall be considered to be an undivided lot for the purposes of this Ordinance. No portion of said lot shall be used or divided in a manner that diminishes compliance with the area, dimension, width and frontage requirements of this Ordinance.