

§ 135-38. Exemptions. [Amended 4-9-1980 ATM by Art. 66; 6-8-1981 ATM by Art. 18; 5-7-1984 ATM by Art. 21; 4-8-1985 ATM by Art. 11; 4-14-1986 ATM by Art. 40; 4-16-1986 ATM by Art. 45; 5-6-1987 ATM by Art. 43; 4-27-1988 ATM by Art. 40]

Lesser requirements than those of Table 2 apply to certain lots. These are as follows:

- A. [Amended 3-25-1998 ATM by Art. 33] Lot in separate ownership. In any district a lot, if used for a one-family or two-family dwelling, which at the time of recording or endorsement, as shown by the most recent instrument of record prior to the effective date of the zoning change from which the exemption is sought, was not held in common ownership with any adjoining land, had at least 5,000 square feet of lot area and 50 feet of lot frontage, and conformed to the then existing requirements for minimum lot area, minimum lot frontage, minimum lot width, minimum front yard, minimum side yard and minimum rear yard, is not required to comply with the requirements of Table 2 for minimum lot area, minimum lot frontage, minimum lot width, minimum front yard, minimum side yard and minimum rear yard, and may be subject to the provisions of Subsection A(1) and (2) below.

- (1) Area and frontage exemptions.

Lots Laid Out and Recorded by Plan or Deed	Area at Least	Frontage at Least
Prior to March 18, 1929	5,000 sq. ft.	50 ft.
On or after March 18, 1929, and prior to August 8, 1938	7,500 sq. ft.	75 ft.
On or after August 8, 1938, and prior to December 4, 1950	12,500 sq. ft.	100 ft.
On or after December 4, 1950, and prior to December 1, 1953, and located in RO Districts	15,500 sq. ft.	125 ft.

- (2) Side yard exemptions. The following shall apply to the above lots:

If Actual Lot Frontage Is	Side Yard Must Be
100 ft. or more	Not less than 15 ft.
More than 75 ft. but less than 100 ft.	Not less than 12 ft.
More than 50 ft. but not more than 75 ft.	Not less than 10 ft.
50 ft. or less	Not less than 7.5 ft.