

#### **10.4 NONCONFORMING LOTS OF RECORD**

Where a lot or parcel of land has an area or frontage which does not conform to the standards of this Ordinance, but it was a lot of record on the effective date of this Ordinance August 1, 2000,

such lot or parcel of land may be developed for a single family home, provided it complies with the regulations in existence at the time of its approval, and the terms and conditions of its approval.

**10.4.1 Setback Reductions**

Where a single-family lot has an area, depth, or width which does not conform to the requirements of the district in which it is located, the side yard setbacks may be reduced to not less than five feet. The rear setback may be reduced to not less than ten feet.