

**Issue:** Issuing zoning clearance for non-conforming (illegal) lots.

**Background:** There are many legal lots of record that are non-conforming because the lot size (area, width, depth, street, frontage, etc.) does not conform to the existing zoning requirements; there are also legal lots of record whose size exceeds the requirements (area, width, depth, road frontage, etc.) of the existing zoning district.

**Determination:** In reviewing building permits for non-conforming lots it is important to first discern if the lot is a legally created lot. To do this, one can look at the GIS to see if the lot in question appears. One can also check with Land Information and Addressing to see if an address has been assigned. One should also check with the Clerk of the Circuit Court to see if a plat or a one-time lot split was recorded.