

## Draft Lot of Record Policies – Presented at 5/25/2016 Workshop

Notwithstanding the density limitations of the Comprehensive Plan and minimum lot size and dimension requirements as set forth in the Land Development Regulations, a lot of record in a residential land use category may be developed for one (1) single family dwelling unit and an accessory dwelling unit, subject to compliance with eligibility requirements and additional standards as may be adopted in the Land Development Regulations to protect the public health, safety and welfare. For the purpose of this policy, a “lot of record” includes any lot established pursuant to a plat or metes and bounds description recorded in the records of Marion County, provided that the lot was established prior to the effective date of the Dunnellon Comprehensive Plan. Any lot established after the effective date of this policy shall conform to all requirements of the Dunnellon Comprehensive Plan and Land Development Regulations.

Option: A lot of record that is combined with another lot of record or parcel and developed as a single, unified parcel after the effective date of this policy shall be eligible to redevelop only one (1) single family dwelling unit, and shall not be eligible for additional dwelling units, unless such redevelopment complies with the density, minimum lot size and minimum lot dimension requirements.

Notwithstanding the minimum lot size and dimension requirements as set forth in the Land Development Regulations, a lot of record in a non-residential land use category may be developed for permitted uses as authorized by the applicable land use category, subject to compliance with eligibility requirements and additional standards as may be adopted in the Land Development Regulations. For the purpose of this policy, a “lot of record” includes any lot established pursuant to a plat or metes and bounds description recorded in the records of Marion County, provided that the lot was established prior to the effective date of the Dunnellon Comprehensive Plan. Any lot established after the effective date of this policy shall conform to all requirements of the Dunnellon Comprehensive Plan and Land Development Regulations.

Option: A lot of record that is combined with another lot of record or parcel and developed as a single, unified parcel after the effective date of this policy shall not be eligible to redevelop additional non-residential floor area or intensity, unless such redevelopment complies with all requirements of the Comprehensive Plan and Land Development Regulations.