

SECTION 1304. CONTIGUOUS NONCONFORMING LOTS IN COMMON OWNERSHIP

For any two (2) or more nonconforming lots of record or combination of lots and portions of lots of record in existence at the time of the passage of this Ordinance or an amendment thereto, the lands involved shall be considered to be an undivided parcel for the purposes of this Ordinance if they:

- A. Are in common ownership;
- B. Adjacent to each other or have continuous frontage, and;
- C. Individually do not meet the lot width or lot area requirements of this Ordinance.

Such parcels shall be combined into such lot or lots complying as nearly as possible to the lot width and lot size requirements of this Ordinance. No portion of such parcel shall be used or divided in a manner which diminishes compliance with lot width and area requirements of this Ordinance.

Platted lots held in common ownership may be divided upon request if they can individually meet a minimum width of sixty-five (65') feet and a lot area of not less than twelve thousand (12,000) square feet. These standards have been established by the State of Michigan Subdivision Control Act as minimum standards for newly created parcels where public infrastructure is not available. Lake Township feels it is necessary to uphold these minimum standards for existing nonconforming parcels in common ownership in order to maintain isolation between wells and septic.