

Sec. 13-1-26 Substandard Lots of Record.

Substandard Lot. A lot which does not meet the applicable lot size and dimensional requirements of this Chapter.

Zoning District	Minimum Area	Minimum Average Width	Minimum Side & Rear Yard Setbacks		Shoreland Setbacks
			Principal Building	Accessory Building	Ordinary High Water Mark (OHWM)
R-RB, R-1	30,000 sq. ft.	150'	10'	10'	75' from OHWM or Bank / Bluff or May be determined by Zoning/Agent for Erosion Hazard Areas
F-1, R-2, A-1	4½ acres	300'	75'	30'	
R-3	2 acres	200'	20'	20'	
F-2, A-2	35 acres	1,200'	75'	30'	
I, C*	20,000 sq. ft.	100'	5'	5'	
M	20,000 sq. ft.	100'	10'	10'	
R-4					
(a) Sewer/water	10,000 sq. ft.	75'	10'	10'	
(b) Sewer only	15,000 sq. ft.	75'	10'	10'	
(c) Water only	20,000 sq. ft.	100'	10'	10'	
Parcels/Lots need Legal Access					

(a) **Substandard Lots of Record.** The following substandard lots of record, if recorded in the Bayfield County Register of Deeds, Office, may be used as building sites, subject to the provisions set forth in subsection (b), below:

- (1) A **non-shoreland** substandard lot or contiguous lots of record which is or are not serviced by a public sanitary sewer and which is or are at least 10,000 sq. ft. in area and 65 ft. in width at the building line.
- (2) A **non-shoreland** substandard lot or contiguous lots of record which is or are served by a public sanitary sewer and which is or are at least 7500 sq. ft. in area and 50 ft. in width at the building line;

(b) Substandard lots of record must comply with the following provisions in order to be used as building sites:

- (1) The proposed use of the site is permitted in the zoning district in which it is located.
- (2) All applicable setback requirements of this ordinance and all provisions of the Bayfield County Sanitary and Private Sewage Ordinance are complied with.

(c) **Buildings Sites on Substandard Shoreland Lots.** A legally created lot or parcel that met minimum area and minimum average width requirements when created, but does not meet current lot size requirements, may be used as a building site if all of the following apply:

- (1) The substandard lot or parcel was never reconfigured or combined with another lot or parcel by plat, survey, or consolidation by the owner into one property tax parcel.
- (2) The substandard lot or parcel has never been developed with one or more of its structures placed partly upon an adjacent lot or parcel.
- (3) The substandard lot or parcel is developed to comply with all other Bayfield County Zoning Ordinance requirements.

- (d) **Other Substandard Lots.** A building permit for the improvement of a lot having lesser dimensions than those described in subsections (a) and (b) above, or a shoreland lot having lesser dimensions than those described in subsection (c) above or in Subsection 13-1-32(d) of this Ordinance, shall be issued only after the granting of a variance by the Board of Adjustment.
- (1) The substandard lot or parcel was never reconfigured or combined with another lot or parcel by plat, survey, or consolidation by the owner into one property tax parcel.
 - (2) The substandard lot or parcel has never been developed with one or more of its structures placed partly upon an adjacent lot or parcel.
 - (3) The substandard lot or parcel is developed to comply with all other Bayfield County Zoning Ordinance requirements.

To be deemed a buildable parcel under **Substandard Lot of Record** you will need to meet the standards as stated above (13-1-26). You will also be required to show our office a **recorded deed prior to the Township adopting** County Zoning.

Township(s)
Adopted Zoning

Barksdale	July 27, 1976		Iron River	November 9, 1976
Barnes	May 17, 1977		Kelly	July 12, 1976
Bayfield	July 12, 1976		Keystone	July 7, 1978
Bayview	September 20, 1983		Lincoln	February 4, 1992
Bell	October 16, 1977		Mason	July 26, 1983
Cable	August 15, 1977		Namakagon	June 12, 1977
Clover	March 8, 1978		Oriente	April 21, 1977
Delta	November 4, 1982		Oulu	March 22, 1977
Drummond	July 14, 1976		Pilsen	Not Zoned <u>except</u> Shoreland, Sanitary & Lot Division
Eileen	April 11, 1978		Port Wing	May 4, 1977
Grand View	July 29, 1976		Russell	August 9, 1976
Hughes	May 12, 1977		Tripp	May 19, 1977
Iron River	November 9, 1976		Washburn	June 7, 1990