

Land Use Regulations; May 2023

Conflicting Language in the definitions of Lot and Contiguous Lands

Contiguous Land. (1) A parcel of land contained within a single, unbroken parcel boundary (a division of land by a right-of-way, including a town road, shall not render such land noncontiguous); or (2) two or more parcels that share a common parcel boundary or point.

Lot. (1) Land of at least sufficient size to meet minimum regulations for use, open spaces, frontage access; (2) a portion of land in a subdivision or plat that is separated from other portions by a property line (see also Contiguous Lands). Land separated by a road right-of-way owned by the same person is considered to be two lots.

There exists conflicting language in the definitions of Lot and Contiguous Lands. When updating one definition the other had not been updated. Land separated by Municipal or State Highway is considered to be two lots.

Definitions should read:

Contiguous Land. (1) A parcel of land contained within a single, unbroken parcel boundary (a division of land by a right-of-way, shall not render such land noncontiguous); or (2) two or more parcels that share a common parcel boundary or point.

Lot. (1) Land of at least sufficient size to meet minimum regulations for use, open spaces, frontage access; (2) a portion of land in a subdivision or plat that is separated from other portions by a property line (see also Contiguous Lands). Land separated by a State or Municipal Highway owned by the same person is considered to be two lots.