



Clatsop County

Community Development
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Lot of Record Determination

Fee: \$154

Determination Property Description

T _____ R _____ S _____ TL _____ Acres _____ Zone _____

T _____ R _____ S _____ TL _____ Acres _____ Zone _____

T _____ R _____ S _____ TL _____ Acres _____ Zone _____

Contiguous Property Description:

T _____ R _____ S _____ TL _____ Acres _____ Zone _____

T _____ R _____ S _____ TL _____ Acres _____ Zone _____

T _____ R _____ S _____ TL _____ Acres _____ Zone _____

T _____ R _____ S _____ TL _____ Acres _____ Zone _____

T _____ R _____ S _____ TL _____ Acres _____ Zone _____

Applicant: _____ Email: _____

Mail Address: _____ City/State/Zip _____

Phone: _____ Phone: _____

Signature: _____ Date: _____

Owner: _____ Email: _____

Mail Address: _____ City/State/Zip _____

Phone: _____ Phone: _____

Signature: _____ Date: _____

Other: _____ Email: _____

Mail Address: _____ City/State/Zip _____

Phone: _____ Phone: _____

Signature: _____ Date: _____

A lot of record is not necessarily a buildable lot. Requirements for water, sanitation, access, setbacks, and overlay district restrictions are still applicable.

The Clatsop County Land and Water Development and Use Ordinance #80-14, as amended, defines the following:

LOT:

A unit of land that is created by a subdivision (from ORS 92). (In certain instances, this ordinance also uses the term “lot” in a broader sense inclusive of the terms parcel, unit of land, and tract of land).*

LEGAL LOT:

A unit* of land which meets the minimum requirements of the zone in which it is situated and is provided with a minimum 25 foot frontage upon a state, county or public road or which has access to a state, county, or public road by means of a private road easement.*

BUILDABLE LOT:

A legal lot which is proposed for use in compliance with this Ordinance, and has received approval of the water supply and sewage disposal method as appropriate to such use.

LOT OF RECORD*:

Any lot or parcel lawfully created by a subdivision or partition plat of record in the County Clerk’s Office, or lawfully created by deed or land sales contract prior to land use partitioning requirements, and of record in the Deed Records of Clatsop County.

Development of a “lot of record” must meet all other applicable development standards, except for the minimum lot size or lot dimensions of the zone. Development standards include all applicable requirements of the zone, overlay district, the Land and Water Development and Use Ordinance and the Standards Document, and state and federal statutes and administrative rules. Lot of record status does not authorize development of a lot or parcel without compliance with the requirements in Section S1.030.

S1.030. General Exception to Lot Size Standards.

- (1) A lot of record with an area or dimension which does not meet the requirements of the zone may be developed as allowed by the zone subject to all other applicable county development standards and requirements, provided the lot of record:
 - (A) Is located within a Rural Community or residential zone that has a minimum lot size standard of one (1) acre or greater; and,
 - (B) Is located in an area for which an exception to Goal 3 or Goal 4 has been acknowledged; and,
 - (C) Does not abut Camp Rilea.
- (2) In all other areas:
 - (A) If, at the time the applicable zone or an amendment to the applicable lot size or dimension standards was adopted, a lot of record has an area or dimension that does not meet the requirements of the zone, and the lot of record was not in the same ownership with a contiguous lot or parcel which does not meet the minimum area or dimension requirements, the lot of record may be developed as allowed by the applicable zone and county development standards.
 - (B) If, at the time the applicable zone or an amendment to the applicable lot size or dimension standards was adopted, a lot of record has an area or dimension that does not meet the requirements of the zone, and the lot or parcel was in the same ownership as any contiguous lots or parcels which do not meet the minimum area or dimension requirements, the contiguous properties constitute one land use lot of record that may be developed as allowed by the applicable zone and county development standards.