

**SECTION 33.1 NONCONFORMING LOTS OF RECORD
(Ord. No. 315-612)**

A nonconforming parcel of land that does not comply with the access, area or width requirements of this ordinance for the zone district in which it is located, shall hereby be considered to be a lawful building site and may be used as a building site if it meets one of the criteria specified by this section.

- A. **APPROVED SUBDIVISION.** The parcel was created through a subdivision approved by the Subdivision Review Committee, Planning Commission and/or Board of Supervisors as provided by the Trinity County Subdivision Ordinance, or other local and state subdivision regulations applicable at the time the map was submitted for review and approval.
- B. **INDIVIDUAL PARCEL LEGALLY CREATED BY DEED.** Any parcel of land under one ownership and of record, that was legally created by a recorded deed prior to the effective date of the zoning enactment which made the parcel nonconforming.
- C. **LOT LINE ADJUSTMENT.** The configuration and size of the parcel resulted from a boundary line adjustment as provided in the Subdivision Ordinance.