

**14.98.470 Legal lot of record.**

“Legal lot of record” means any lot, tract or parcel that meets one of the following criteria:

- A. A tax parcel that existed as of March 31, 1972; except for those tax parcels which are identified as being created for tax purposes such as senior exemptions, mortgage segregations and partial interests;
- B. A lot, tract or parcel created by a major subdivision, short subdivision or binding site plan including any remnant piece created by the division;
- C. A lot tract or parcel which has been amended but not eliminated via a recorded boundary line adjustment application, approved by Douglas County;
- D. A lot, tract or parcel created by intervening ownership, i.e., public right-of-way or the Columbia River;
- E. An exempt lot, tract or parcel established in conformance with the requirements of RCW 58.17.040, DCC Section 17.04.020(B), and the rules and regulations in place at the time of creation. In general these provisions include: divisions of land by testamentary provisions or the laws of descent; cemetery or burial plot while used for that purpose; exempt parcel transfers; and exempt divisions for electric utility facilities when used as such;
- F. An improved parcel that has previously transferred ownership prior to October 17, 2000;
- G. A lot created by court order;
- H. A tax parcel may contain multiple legal lots of record if any of the following provisions apply:
  - 1. The tax parcel contains multiple tax parcels identified under subsection A of this section; or
  - 2. Legal lots of record combined by the Douglas County assessor’s office under one tax parcel number are considered separate legal lots of record; or
  - 3. The tax parcel contains lots that were created in conformance with the provisions of Douglas County Code and platting regulations in effect on April 1, 1972, or as amended thereafter; or
  - 4. The tax parcel contains multiple platted lots; or
  - 5. The tax parcel contains portions of platted lots, as shown on the last recorded deed prior to April 1, 1972; or
  - 6. That the last recorded deed or deeds, filed prior to April 1, 1972, each describe separate portions of the tax parcel; or
  - 7. The legal description contains noncontiguous parcels. (Ord. TLS 19-13-34B Exh. B)