

#### 4.4 Lot Provisions

- a. A lot of record for which a deed has been recorded in the office of the Registrar of Titles or County Recorder for St. Louis County prior to the effective date of this Ordinance shall be deemed a buildable lot provided it fronts on a public right-of-way and has the minimum size area requirements set forth in this Ordinance.
- b. A lot of record existing upon the effective date of this Ordinance in an "R" District, which does not meet the requirements of this Ordinance as to area or width may be utilized for Single-Family detached dwelling purposes provided the measurements of such area or width are within seventy-five percent (75%) of the requirements of this Ordinance but said lot of record shall not be more intensively developed unless combined with one (1) or more abutting lots or portions thereof so as to create a lot meeting the requirements of this Ordinance.
- c. Except in the case of planned unit developments as provided for hereinafter, not more than one (1) principal building shall be located on a lot.
- d. Where no curb elevation has been established, the City Engineer shall furnish such elevations.
- e. On a through lot, both street lines shall be front lot lines for applying the yard and parking regulations of this Ordinance.