

## **1005.360 Boundary Adjustments - Exceptions.**

### **1. Purpose**

The purpose of this Section is to allow adjustments to be made to lot lines of platted lots or other lawful parcels for the purpose of adjusting the sizes of building sites; however, it is not intended that extensive replatting be accomplished by use of this Section.

### **2. Boundary Adjustments must meet the following criteria:**

- a) No additional lot shall be created by any boundary adjustment.
- b) The resulting lot or lots shall not be reduced below the minimum sizes and dimensions required by this Chapter or the Zoning Ordinance.

### **3. Procedure**

- a) A boundary adjustment may be accomplished by plat, but must include an adequate legal description of the boundaries of the original lots and of the adjusted lots.
- b) The boundary adjustment plat shall be submitted to the Department of Planning for review and approval prior to its recording with the Recorder of Deeds of St. Louis County. (O. No. 23931 - Adopted 3/11/09)
- c) Processing fees as prescribed in Section 1005.370 of this Chapter shall be filed in conjunction with any boundary adjustment plat. (O. No. 23931 - Adopted 3/11/09)
- d) Verification from the St. Louis County Department of Highways and Traffic that the plat complies with the current Missouri Minimum Standards for Property Boundary Surveys must be filed in conjunction with any boundary adjustment plat.

### **4. Lots in Non-Compliance:**

Boundary adjustments shall be allowed for lawful lots existing in non-compliance with minimum area, frontage, and dimensional requirements of this Chapter or the Zoning Ordinance, provided that the resulting adjustment of lot lines does not increase the degree of non-compliance with the Zoning Ordinance and this Chapter. (O. No. 12035 - Adopted 4/25/85, Revised O. No. 18323 - Adopted 12/13/96)

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