**PROPERTY LINE ADJUSTMENT CRITERIA**

TILLAMOOK COUNTY LAND DIVISION ORDINANCE (TCLDO) SECTION 130

TCLDO SECTION 130(1)(b)

*Approval Criteria. The Director shall approve or deny a request for a property line adjustment in writing based on all of the following criteria:*

*i. Parcel Creation. No additional parcel or lot is created by the lot line adjustment;*

*ii. Lot standards.*

*1. All lots and parcels conform to the applicable lot standards of the zone including lot area, dimensions, setbacks, and coverage, except where 2. or 3. applies.*

*2. For properties entirely outside an Unincorporated Community Boundary, where one or both of the abutting properties are smaller than the minimum lot or parcel size for the applicable zone before the property line adjustment, one property shall be as large or larger than the minimum lot or parcel size for the applicable zone after the adjustment.*

*3. For properties entirely outside an Unincorporated Community Boundary, both abutting properties are smaller than the minimum lot size for the applicable zone before and after property line adjustment.*

*4. As applicable, all lots and parcels shall conform the Tillamook County Flood Hazard Overlay Zone.*

*iii. Access and Road authority Standards. All lots and parcels conform to the standards or requirements of Section 150: Development Standards for Land Divisions, and all applicable road authority requirements are met. If a lot is nonconforming to any road authority standard, it shall not be made less conforming by the property line adjustment.*