

Lot Consolidation

Lot consolidation promotes consistency in county zoning. Lots not meeting standard zoning requirements are consolidated to promote development that is consistent with Rural zones and to direct growth to Urban Growth Areas.

Two or more lots of record shall be considered as one undivided parcel for the purpose of use or sale if all of the following apply:

1. The lots were under one ownership as of the date of the adoption of this ordinance (March 21, 2000).
2. One or more of the lots in question does not meet the conventional minimum lot size of the applicable zoning district.
3. The lots are not separated by an intervening parcel with different ownership or by a public right-of-way.
4. No more than one lot is developed with a legally established permitted or conditional use.
5. At least one of the lots is less than one acre or located within the Lake Whatcom Watershed or other water resource protection overlay district, a designated critical area, or an area zoned agriculture, commercial forestry, or rural forestry.

However, two or more lots may be exempt from lot consolidation if the lots were formally established after September 2, 1955 by:

1. Long plat;
2. Assessor's plats;
3. Short plats;
4. A binding site plan;
5. A division certified exempt on the conveying instrument by Whatcom County, or;
6. Parcels that were legally created after February 3, 1972 under an exemption included in the Whatcom County subdivision Regulations in place at the time the lots were divided.

If two or more adjacent lots are not exempt from lot consolidation as mentioned above, a property owner may apply for administrative approval for relief of the provisions of lot consolidation on the grounds that the consolidation places an unreasonable burden upon the property owner. Please contact Senior Planner Brenda Wilson (bwilson@co.whatcom.wa.us) to discuss the process of administrative approval for lot consolidation relief.