**~~[Strikethrough Text~~ means delete text; *Italicized text* is an addition*]***

11.5. **LOT AREA:** Each lot hereinafter created by subdivision shall conform to and have a ~~minimum contiguous parcel area~~ *clearly delineated Buildable Area on which all habitation-related structural improvements will be located*, in order to assure such area as is needed for on-site sanitary facilities and water supply, *adequate access for emergency and other vehicles* and to minimize congestion, ~~not less than the following minimum areas~~ *as follows*:

~~11.5.1. Single lot~~

 ~~11.5.1.1.~~ *[A.]* ~~Village areas:~~ Not less than one (1.0) acre minimum *per single lot in the Village Overlay Areas;*

 ~~11.5.1.2.~~ *[B.]* ~~Rural district:~~ Not less than two (2.0) acres minimum *per single lot in the Rural District;*

 [C.] In a multi-unit or multi-parcel development or subdivision, smaller ~~individual lot~~ *Buildable Area* sizes may be permitted subject to the requirements of 11.2.2.1 *herein*, which provides that the number of units or lots in a multi-unit development or subdivision shall not be greater than the number of units or lots that would be ~~lawful~~ *permitted per Subclauses [A.] or [B.]* if the parent parcel were ~~wholly~~ subdivided in a conventional manner.

 *11.5.1. Buildable Area: Each lot ~~in the Village Overlay Area~~ would need at least one acre (43,560 square feet) of contiguous Buildable Area thereon. ~~and each single lot in a Rural District would need at least two acres of contiguous Buildable Area thereon~~. Buildable Area means a contiguous piece of land within a single lot that ~~is free of~~ does not include delineated wetlands, surface waters, etc., as prescribed in 11.5.2 below. Any deviations would require a variance from the Zoning Board of Adjustment.*

11.5.2. Wetlands, surface waters, floodplain soils, very poorly drained soils, shallow to bedrock soils, rock outcrops, areas with slopes over twenty-five percent (25%), streets and roads, rights-of-way, utility easements and land dedicated to uses other than conservation or historic preservation may be included within lot boundaries, but shall not be included in calculating any part of the minimum ~~lot size~~ *one acre ~~or two acres~~ contiguous Buildable Area required respectively per single lot*.