**ARTICLE VII - Non-conforming Lots**

 Provided that the safe and adequate disposal of sewage and a safe water supply can be provided without endangering the health and safety of adjoining residents, nothing in the regulations shall prevent the construction of a permitted building or the establishment of a permitted use of a lot containing less than prescribed area if it was at the effective date of these regulations:

A. Owned separately from any adjoining lot and recorded in the land records of the Cheshire County Registry, or,

B. Shown on a plan or subdivision approved by the Stoddard Planning Board and recorded in the land records of the Cheshire County Registry.

 If a lot exists in different zoning districts, the zone with the more stringent requirement shall apply (RSA 676:14)