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DESIGN GUIDELINES

About Small Lot Subdivisions



2 About Small Lot Subdivisions

- 1 Small lot subdivisions are not condominiums. Properties are titled in fee simple, meaning they can be bought and sold just like conventional single-family homes.
- 2 Subdivisions are only permitted in areas zoned for multi-family housing or commercial uses for projects with up to 47 dwelling units. Projects with a greater number of units will need further review prior to accepting the applications for filing.
- 3 Small lot homes must be structurally independent, with no shared foundations or common walls. This also applies to the conversion of existing buildings into small lot homes, which are permitted by the Small Lot Ordinance.
- 4 Generally, the subdivisions will only have one dwelling unit per lot, although duplexes and triplexes are permitted.
- 5 The Ordinance reduces the minimum lot size and side yard requirements and eliminates requirements for conventional street frontage, allowing for flexibility to be compatible with the existing neighborhood context. This allows for the creation of more space-efficient compact homes. Small lots may be irregularly shaped, a minimum area of 600 square feet, and at least 16 feet wide.
- 6 A 5-foot setback is required between the subdivision and adjoining properties. There are no yard or setback requirements along alleys, streets, or between lots within the approved subdivision.
- 7 All structures on a lot which includes one or more dwelling units, may, taken together, occupy no more than 80 percent of the lot area, unless the tract or parcel map provides common open space equivalent to 20 percent of the lot area of each lot not meeting this provision.
- 8 Parking may be provided anywhere on the site, either on individual or shared lots or a separate parking garage. Communal parking areas must be accessible via the community driveway, street, or alley, and have clear pathways connecting to residential units. Tandem parking is also allowed.
- 9 Small lot subdivisions must be filed as a Vesting Tentative Track Map or as an illustrated Parcel Map. Both will require supplemental site plans, building elevations, and other illustrative information.
- 10 Each proposed small lot subdivision must be reviewed and approved by City Staff, and is subject to public hearing and appeals.