

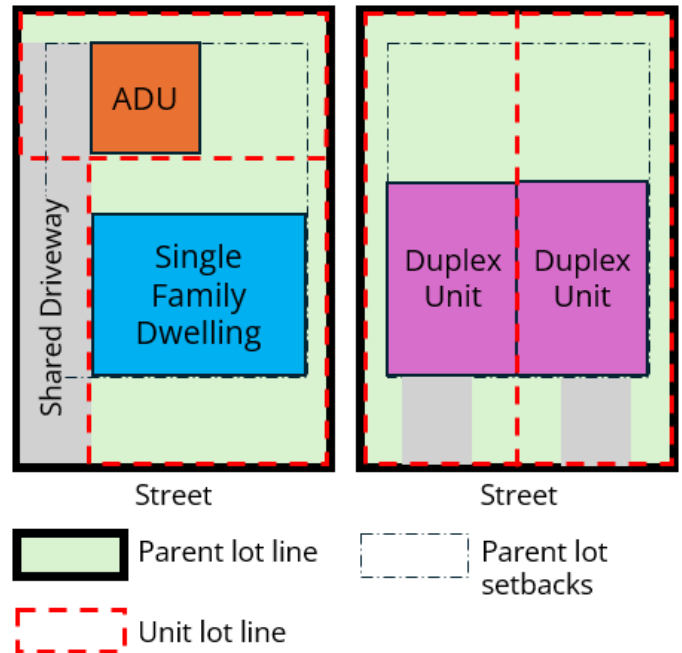
Unit Lot Subdivisions

This handout summarizes the unit lot subdivision (ULS) process provided for in CMC Chapter 17.09. A Unit Lot Subdivision (ULS) creates individual, legal lots – called unit lots – from a single parent lot.

Background

A unit lot subdivision (ULS) creates new lots much like a typical subdivision, except a ULS allows flexible application of zoning dimensional standards.

- The parent lot is reviewed as a single development site and must comply with applicable zoning and development standards.
- Individual unit lots are not required to meet minimum lot size, width, or setback standards, provided the overall development complies.
- Each unit lot is a legal lot of record that may be separately owned and sold.



When are ULSs allowed?

Any lot developed with or to be developed with middle housing or accessory dwelling units may be subdivided into individual unit lots.

Units may be attached or detached units, but they cannot be stacked on another dwelling unit or other use.

Development standards apply to the parent lot as a whole, not to individual unit lots.

- Individual unit lots are not subject to dimensional standards such as minimum lot area, setbacks, or lot coverage, but

development will conform to these standards that apply to the parent lot.

ULSs are not intended to circumvent subdivision requirements or the development or land use standards for parent lots and do not permit any additional density or development beyond what is allowed on the parent lot. Additional development or redevelopment of the individual unit lots may be limited as a result of the application of development standards to the parent lot.

Properties that are developed with multiple existing detached single-family dwellings can be divided into unit lots.

17.09.070 Unit Lot Subdivisions.

A unit lot subdivision (ULS) creates new lots much like a typical subdivision, except a ULS allows flexible application of dimensional standards. In a ULS, the development as a whole is on the "parent lot" which conforms to the zoning dimensional standards while individual "unit lots" are not required to. Unit lots (also called child lots) are individual, sellable, legal lots of record with their own tax or parcel identification number.

- A. Applicability. A lot to be developed with middle housing (including accessory dwelling units) or multiple detached single-family residences, in which no dwelling units are stacked on another dwelling unit or other use, may be subdivided into individual unit lots as provided herein.
- B. Process. Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision.
- C. Development as a whole on the parent lot, rather than individual unit lots, shall comply with applicable design and development standards.
- D. Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.
- E. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features shall be recorded with the county auditor.
- F. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots.
- G. Notes shall be placed on the face of the plat or short plat as recorded with the county auditor to state the following:
 - 1. The title of the plat shall include the phrase "Unit Lot Subdivision."
 - 2. Approval of the development (design and layout) on each unit lot was granted by the review of the development, as a whole, on the parent lot under file #_____.
 - 3. Subsequent subdivision actions, additions, or modifications to the unit lot housing development, including all structures, may not create or increase any nonconformity of the parent lot as a whole, and shall conform to the approved unit lot housing development project or to the land use and development standards.
 - 4. If a structure or portion of a structure within the unit lot housing development project has been damaged or destroyed, any repair, reconstruction, or replacement of any structure shall conform to the approved unit lot housing development project or to the land use and development standards in effect at the time the proposed repair, reconstruction, or replacement project's permit application becomes vested.
 - 5. Additional development or redevelopment of the individual unit lots may be limited as a result of the application of development standards to the parent lot.