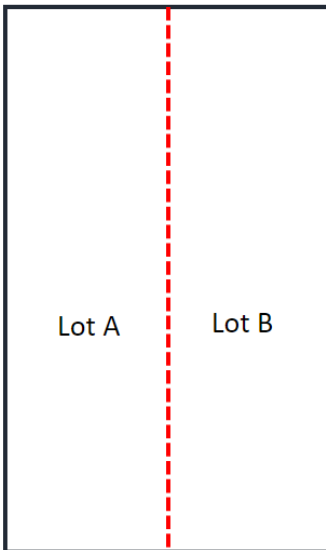


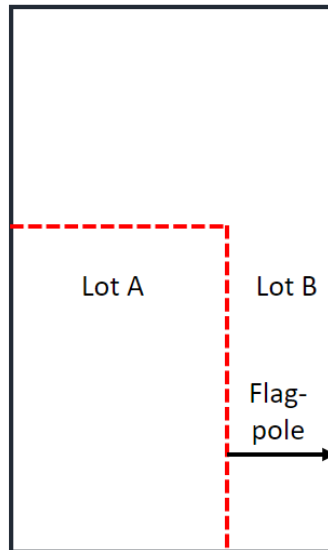


OBJECTIVE LOT DESIGN STANDARDS FOR AN URBAN LOT SPLIT

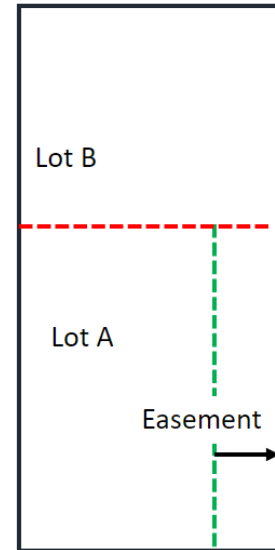
a. Lot Typologies



(1) Side-by-Side: A 50/50 or 60/40 lot split could occur. This may be limited if a home exists on the property.



(2) Flag lot: Require a "flagpole" of at least 10' wide that results in a back lot and front lot.



(3) Flag lot w/Easement: For lots less than 50' in wide, 10' would be allowed.

- (1) Side-by-side. One lot line shall divide the property from front to rear, with street frontages for both lots.
- (2) Flag Lot. Two property lines shall divide the property to create a new flag lot. The "flagpole" shall be at least 15 feet wide.
- (3) Flag Lot with Easement. Substandard lots less than 50 feet in width shall create a 10-foot access easement to create access to the rear lot.

(b) Development Standards

	Side-by-Side Lots	Flag Lot	Lot Split on lot less than 50 feet in width
Configuration	All lots shall meet one of the three typologies as described in (a)	Flag lot configuration required on lots deeper than 200 ft	Typology (a) 3 only
Minimum Lot Size (sq. ft.)	1,200		
Maximum Lot Size	None		
Maximum Lot Split Ratio	60%/40%		
Minimum Street Frontage (ft)	25	10	Easement
Maximum Number of New Lot Lines	2 ⁽¹⁾		
Shared Driveway	Required ⁽²⁾⁽³⁾		

(1) One property line may be used to divide an existing lot into two side-by-side lots. Two property lines may be used to create a flag lot. No more than two new lot lines may be added. The new lot lines, as far as practicable, shall be parallel or at right angles to straight streets or radial to curved streets.

(2) A shared driveway shall be comprised of a single curb cut that extends for at least 10 ft before branching to two or more parking spaces. A recorded access easement is required.

(3) The two lots shall share a single driveway, unless sharing a driveway would require demolition of existing structures proposed to be retained. If sharing a driveway would require such demolition, no more than 2 curb cuts, one per each lot, will be permitted. The curb cuts must be at least 20' apart per 12.08.060 (a) (9) (A); drive aisle dimensions per 18.54.070 table 6.