



## MINIMUM SUBDIVISION REQUIREMENTS SINGLE-FAMILY (R1-10) DISTRICT

### MINIMUM LOT SIZE\*

Interior Lot:	10,000 square feet
Corner Lot:	11,000 square feet
Flag Lot:	15,000 square feet excluding driveway access corridor

\* "Net site area" means that portion of gross site area remaining after deducting therefrom the following:

- Any portion of a site within the right-of-way of an existing public or private street, road, or access easement, except an emergency access street;
- Any portion of a site within the proposed right-of-way of a future street (except an emergency access street), as shown on an approved tentative subdivision map or a recorded subdivision map;
- The portion of a flag lot constituting the access corridor lying between the front lot line and the frontage line of the corridor at the street.

### MINIMUM LOT STANDARDS

	Width	Depth	Frontage
Interior Lot:	80 feet	100 feet	80 feet
Corner Lot:	90 feet	100 feet	80 feet
Flag Lot	80 feet	100 feet	20 feet
Cul-de-sac Lot	80 feet	100 feet	60 feet

### REQUIRED USE PERMIT FINDINGS FOR A FLAG LOT SUBDIVISION

When a flag lot is proposed as part of a subdivision application, a conditional use permit is also required and the following findings need to be made in order to approve the tentative map.

- The size of the proposed flag lot is sufficient to mitigate development impacts and is compatible with the existing lots in the immediate neighborhood;
- The proposed flag lot will not result in unreasonable noise impacts for neighbors adjoining the access corridor;
- The proposed flag lot will not result in unreasonable privacy invasion or unreasonable massing as a result of building height;
- The proposed flag lot will not result in incompatible setbacks from neighboring properties; and
- The allowed floor area ratio in accordance with district regulations will not result in adverse impacts on neighboring properties.