

# Lot Establishment Standards (LE)

## 7.11 LE-01: Residential Lot Establishment Standards

This Lot Establishment Standards section applies to the following types of development:



- A. **Project Applicability:** The shape, location, and orientation of lots within a subdivision, planned development, or other development shall be appropriate for the uses proposed and be consistent with the intent of the subdivision as indicated in *Article 6: Subdivision Types* or as indicated in *Article 4: Planned Development District* for planned developments. Lot sizes shall also be consistent with those indicated for the appropriate zoning district in *Article 2: Zoning Districts*.
- B. **Lot Design:** Lots shall meet the following conditions.
1. **Interior Street Frontage:** Residential lots shall be laid out to front interior streets, which may include frontage streets. Residential lots shall not front perimeter streets.
  2. **Side Lot Lines:** Residential lots shall have side lot lines that are within fifteen degrees (15°) of a right angle to the street the lot fronts.
  3. **Corner Lots:** Residential corner lots smaller than 20,000 square feet shall be twenty-five percent (25%) larger than the minimum lot area indicated for the zoning district. This shall include lots at the corner of a development entrance and a perimeter street.
  4. **Through Lots:** Through lots are discouraged, and shall only be permitted if the lot does not establish access to the both frontages.
  5. **Special Lots:** Residential lots abutting a watercourse, drainage way, channel, or stream shall be twenty-five percent (25%) larger than the minimum lot area indicated for the zoning district. This space shall be allocated on the side of the lot that abuts the water feature as a “no-disturb” zone.
  6. **Property Line Corners:** At intersections of streets, property line corners shall be rounded by arcs of at least fifteen (15) feet in radius or by chords of such arcs.

# Lot Establishment Standards (LE)

## 7.12 LE-02: Non-residential Lot Establishment Standards

This Lot Establishment Standards section applies to the following types of development:



- A. **Project Applicability:** The shape, location, and orientation of lots within a subdivision, planned development, or other development shall be appropriate for the uses proposed and be consistent with the intent of the subdivision as indicated in [Article 6: Subdivision Types](#) or as indicated in [Article 4: Planned Development District](#) for planned developments. Lot sizes shall also be consistent with those indicated for the appropriate zoning district in [Article 2: Zoning Districts](#).
- B. **Lot Design:** Lots shall meet the following conditions.
1. **Interior Street Frontage:** Non-residential lots shall be laid out to front interior streets, which may include frontage streets. Individual lots shall only be laid out to have access onto perimeter streets if expressly permitted by the City Engineer.
  2. **Side Lot Lines:** Non-residential lots shall have side lot lines that are within fifteen degrees (15°) of a right angle to the street the lot fronts, and side lot lines shall extend in a straight line from the street for at least twenty percent (20%) of the property's depth.
  3. **Corner Lots:** Non-residential corner lots shall be twenty-five percent (25%) larger than the minimum lot area indicated for the zoning district. If there is a maximum lot area, that maximum may also be increased by twenty-five percent (25%).
  4. **Special Lots:** Non-residential lots abutting a watercourse, drainage way, channel, or stream shall be twenty-five percent (25%) larger than the minimum lot area indicated for the zoning district. This space shall be allocated on the side of the property that abuts the water feature as a "no-disturb" zone.
  5. **Cohesive Design:** Non-residential developments (i.e. shopping centers, commercial areas, and office parks) shall be designed holistically as a single project no matter how many lots are generated. Cross-access easements to allow access between parking lots shall be included where appropriate. See [Section 7.06: Easement Standards](#) for details on Cross-access Easements.
  6. **Sensitivity to Context:** Non-residential developments shall be laid out to be sensitive to neighboring developments (if built) or neighboring zoning districts if undeveloped.
  7. **Property Line Corners:** At intersections of streets, property line corners shall be rounded by arcs of at least fifteen (15) feet in radius or by chords of such arcs.