

Draft Unit Lot Subdivision LUCA  
Strike-Draft December 9, 2020

**Chapter 20.45A Platting and Subdivisions**

20.45A.040 Definitions specific to the platting and subdivision chapter.

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B. Lot. A fractional part of subdivided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area except for unit lots approved per LUC 20.45A.065.

**Commented [A1]:** Added to allow for unit lots to have separate definition.

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20.45A.065 – Special requirements for unit lot subdivisions.

**Commented [A2]:** New section for unit lot subdivision process.

**A. Applicability.**

The provisions of this section apply exclusively to the unit lot subdivision of land proposed to be developed with attached multifamily dwellings in all Land Use Districts in which multifamily dwellings are permitted.

**B. Definitions specific to this section.**

1. Dwelling, Attached Multifamily.

A multifamily dwelling unit constructed in a group of two or more units attached by a common wall or walls in which each unit extends from foundation to roof.

**Commented [A3]:** Clarification that this subsection applies to attached multifamily units (townhouses) not stacked multifamily units.

2. Lot, Parent.

A lot which is subdivided into unit lots through the unit lot subdivision process.

3. Lot, Unit.

A subdivided lot within a development as created from a parent lot and approved through the unit lot subdivision process.

**C. General Requirements.**

1. Unit lots shall be subject to all applicable requirements of the Land Use Code, except as otherwise modified by this section.

2. Development on individual unit lots within the unit lot subdivision need not conform to the minimum lot area, minimum density, or dimensional requirements, provided, however, that any structure located upon a unit lot shall comply with the maximum building height requirements, and, where applicable, shall comply with the FAR requirements. The overall development of the parent lot shall meets the development and design standards of the underlying Land Use District.

**Commented [A4]:** Clarification on certain dimensional requirements (setbacks, density etc.) to be measured from the parent lot not the individual unit lot.

3. Setbacks shall be required from any Native Growth Protection Area tracts required per LUC 20.45A.060.
4. Within the parent lot, required parking for an attached multifamily dwelling unit may be provided on a different unit lot than the lot with the dwelling unit if the right to use that parking is formalized by an easement recorded with the King County Recorder's Office.
5. A unit lot subdivision shall make adequate provisions through easements for ingress, egress, emergency services, and utilities access to and from each unit lot created by reserving such common areas or other areas over, under, and across the parent lot as necessary to comply with all applicable development standards. Such easements shall be recorded with the King County Recorder's Office.
6. Access easements, joint use agreements, and maintenance agreements identifying the rights and responsibilities of property owners and any homeowners association shall be executed for use and maintenance of common garage, parking, and vehicle access areas, landscaping, underground utilities, common open space, exterior building facades and roofs, any portions of the parent lot not subdivided for individual unit lots, and other similar features, and shall be recorded with the King County Recorder's Office.

**Commented [A5]:** Clarification that setback measurement still needed from NGPA, which is located within the parent lot.

**D. Notes on Plat.**

Notes shall be placed on the plat recorded with the King County Recorder's Office to state the following:

1. The title of the plat shall include the phrase "Unit Lot Subdivision."
2. The individual unit lots are not separate buildable sites. Additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot.
3. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent lot.
4. Subsequent platting actions, additions, or modifications to any buildings may not create a nonconformity of the parent lot.

**Commented [A6]:** Notes 2-4 clarify that limitations of developing the unit lots without the parent lot and overall development.

**Chapter 20.45B Short Plats and Short Subdivisions**

20.45B.030 Definitions specific to the short plats and short subdivisions chapter.

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- B. *Lot.* A fractional part of subdivided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area except for unit lots approved per LUC 20.45B.057.

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**Commented [A7]:** See notes in previous section.

20.45B.057 Special requirements for unit lot short subdivisions.

**A. Applicability.**

The provisions of this section apply exclusively to the unit lot short subdivision of land proposed to be developed with attached multifamily dwellings in all Land Use Districts in which multifamily dwellings are permitted.

**B. Definitions specific to this section.**

1. Dwelling, Attached Multifamily.

A multifamily dwelling unit constructed in a group of two or more units attached by a common wall or walls in which each unit extends from foundation to roof.

2. Lot, Parent.

A lot which is subdivided into unit lots through the unit lot short subdivision process.

3. Lot, Unit.

A subdivided lot within a development as created from a parent lot and approved through the unit lot subdivision process.

**C. General Requirements.**

1. Unit lots shall be subject to all applicable requirements of the Land Use Code, except as otherwise modified by this section.

2. Development on individual unit lots within the unit lot short subdivision need not conform to the minimum lot area, minimum density, or dimensional requirements, provided, however, that any structure located upon a unit lot shall comply with the maximum building height requirements, and, where applicable, shall comply with the FAR requirements. The overall development of the parent lot meets the development and design standards of the underlying Land Use District.

3. Setbacks will still be required from any Native Growth Protection Area tracts required per LUC 20.45A.060.

4. Within the parent lot, required parking for an attached multifamily dwelling unit may be provided on a different unit lot than the lot with the dwelling unit if the right to use that parking is formalized by an easement recorded with the King County Recorder's Office.

5. A unit lot short subdivision shall make adequate provisions through easements for ingress, egress, emergency services, and utilities access to and from each unit lot created by reserving such common areas or other areas over, under, and across the parent lot as necessary to comply with all applicable development standards. Such easements shall be recorded with the King County Recorder's Office.

6. Access easements, joint use agreements, and maintenance agreements identifying the rights and responsibilities of property owners and any homeowners association shall be executed for use and maintenance of common garage, parking, and vehicle access areas, landscaping, underground utilities, common open space, exterior building facades and roofs, any portions of the parent lot not subdivided for individual unit lots, and other similar features, and shall be recorded with the King County Recorder's Office.

**D. Notes on Short Plat.**

Notes shall be placed on the short plat recorded with the King County Recorder's Office to state the following:

1. The title of the short plat shall include the phrase "Unit Lot Short Subdivision."
2. The individual unit lots are not separate buildable sites. Additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot.
3. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent lot.
4. Subsequent platting actions, additions, or modifications to any buildings may not create a nonconformity of the parent lot.

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