

Chapter 18.810
LOT LINE ADJUSTMENTS AND LOT CONSOLIDATIONS

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18.810.010 Purpose

The purpose of this chapter is to provide rules, regulations, and criteria governing approval of lot line adjustments and lot consolidations. (Ord. 17-22 §2)

18.810.020 Approval Process

- A. Approval process. Applications for lot line adjustments and lot consolidations are processed through a Type I procedure, as provided in Section 18.710.050, using approval criteria in Section 18.810.030.
- B. Approval period. Expirations and extensions of approvals are provided in Subsection 18.20.040.G. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.810.030 Approval Criteria

- A. Approval criteria. The approval authority will approve or approve with conditions an application for a lot line adjustment or lot consolidation when all of the following are met:
 - 1. An additional lot is not created by the lot line adjustment or lot consolidation, and the existing lot or lots are not reduced below the minimum lot size.
 - 2. The proposed lots and existing structures comply with all applicable development standards.
 - 3. The proposed lots comply with the following:
 - a. All lots created for housing meet the density requirements for the housing type proposed.
 - b. The minimum lot width is met. The minimum lot width for residential and nonresidential development is provided in the applicable development standards chapter in 18.200 Residential Development Standards or 18.300 Nonresidential Development Standards. In the case of a flag lot, the minimum lot width and depth is 40 feet and is measured as provided in Section 18.40.080.
 - c. The minimum lot size is met. The minimum lot size for residential and nonresidential development is provided in the applicable development standards chapter in 18.200 Residential Development Standards or 18.300 Nonresidential Development Standards. In the case of a flag lot, the access is not included in the lot area calculation as described in Section 18.40.080.
 - d. The depth of all lots does not exceed 2.5 times the average width, with the following exceptions:

- i. The lot is less than 1.5 times the minimum lot size, or
 - ii. The lot is for a proposed cottage cluster or courtyard unit development.
- e. Each lot is rectilinear in shape with side lot lines at right angles to front lot lines, and rear lot lines parallel to front lot lines, except where not practicable due to location along a street radius or because of existing natural feature or lot shape. Side and rear lot lines must be straight where practicable. Side and rear lot lines that are segmented may not contain cumulative lateral changes in direction that exceed 10 percent of the distance between opposing lot corners.
- f. Each lot has a minimum of 40 feet of frontage on a public or private right-of-way, except for the following types of lots:
- i. Flag lots and rowhouse lots have a minimum of 15 feet of frontage on a public or private right-of-way;
 - ii. Lots with curved frontages along cul de sacs or eyebrows have a minimum of 20 feet of frontage on a public or private right-of-way as measured along the arc of the front lot line; and
 - iii. Lots at the terminus of a private street have a minimum of 20 feet of frontage on a private right-of-way.
- g. All setback requirements are met. The setback requirements for residential and nonresidential development are provided in the applicable development standards chapter in 18.200 Residential Development Standards or 18.300 Nonresidential Development Standards.
- h. Lots created using the density and dimensional standards for cottage cluster, courtyard unit, quad, and rowhouse development must record a deed restriction that prohibits any type of development other than the type proposed with the lot line adjustment or consolidation application. This deed restriction cannot be removed except through another land division or lot line adjustment process.
4. With regard to flag lots:
- a. The applicant may determine the location of the front lot line, provided that no side setback is less than 10 feet. Structures must generally be located so as to maximize separation from existing structures.
 - b. A sight-obscuring fence must be provided along the property line of a lot of record where the paved access is located within 10 feet of an abutting lot.
5. Where a common drive is to be provided to serve more than one lot, a reciprocal easement that will ensure access and maintenance rights must be recorded with the approved lot line adjustment or lot consolidation.
6. Any access must comply with Chapter 18.920, Access, Egress, and Circulation.
- B. Exemptions from dedications. A lot line adjustment or lot consolidation is not considered a development action for purposes of determining whether special flood hazard area, gateway, or

right-of-way dedication is required. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

18.810.040 Recording Lot Line Adjustments and Lot Consolidations

- A. Recording requirements. Upon approval of the proposed lot line adjustment or lot consolidation, the applicant must record the lot line adjustment or lot consolidation with Washington County and submit a copy of the recorded survey map to the city, to be incorporated into the record.
- B. Time limit. The applicant must submit the copy of the recorded lot line adjustment or lot consolidation survey map to the city prior to the issuance of any development permits on the re-configured lots. (Ord. 18-23 §2; Ord. 17-22 §2) ■