

# SMALL LOT SUBDIVISION

## CODE AMENDMENT AND POLICY UPDATE

### MAP STANDARDS OVERVIEW – June 7, 2016



The Advisory Agency Map Standards are in addition to the provisions of the Small Lot Ordinance (LAMC §12.22 C.27) and will be required for a small lot subdivision map. They include the following:

1. A **Common Access Driveway** (easement) shall be provided for all small lot subdivisions with a minimum width of 10' that is clear to sky. The Common Access Driveway shall also provide a minimum ground floor width as follows:
  - 10' minimum for subdivisions serving up to 8 parking spaces
  - 16' minimum for subdivisions serving 9 or more parking spaces
2. A **Common Access Walkway** (easement) shall provide pedestrian access from a public street to the subdivision. The Common Access Walkway must be a minimum of 3' in width and remain unobstructed.
3. A **Utility Easement** shall be provided per Department of Water and Power or similar agency requirements.
4. A **Maintenance Agreement** shall be created, composed of all property owners, to maintain all common areas and shared facilities such as trees, landscaping, trash, parking, community driveways, walkways, etc.
5. **Vehicular Guest Parking** shall be provided for all small lot subdivisions containing 8 or more newly constructed dwelling units at a ratio of 0.25 space per newly constructed dwelling unit. Guest parking shall be readily available to all guests and abut a Common Access Driveway or Common Access Walkway. Existing bungalow courts that are preserved per the Small Lot Ordinance Amendment are exempt from this requirement.
6. **Short-Term Bicycle Parking** shall be provided for all small lot subdivisions of 20 or more units at a ratio of 1 bicycle parking space per 10 dwelling units.
7. All **Trash Pick-Up** shall be conducted on-site.
8. An **Open Space Easement** shall be created for all small lot subdivisions of 20 or more units at a ratio of 30 square feet of open space per unit.