

# **SMALL LOT SUBDIVISION**

## **CODE AMENDMENT AND POLICY UPDATE**

### **MAP STANDARDS OVERVIEW – August 11, 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 driveways serving up to 4 small lot homes.
  - 16' minimum for driveways serving 5 or more small lot homes.
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 and open to sky.
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. Short-term bicycle parking shall be located within the subdivision in accordance with the Small Lot Design Standards.
7. All **Trash Pick-Up** shall be conducted on-site.
8. A Common **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. The Common Open Space Easement shall be designed in accordance with "common open space" provisions per the Small Lot Design Standards.