Unit Lot Subdivision Summary Sheet

Overview

- Home In Tacoma Phase 1 and state law allow lot flexibility and separate ownership of individual units in new UR (Urban Residential) zones to encourage and create new opportunities to create separate lots and promote more homeownership.
- Creation of new lots is permitted, with a new minimum lot size of 2,500 sq/ft in UR Zones.
- Unit Lot Subdivisions are a way to divide property for separate ownership, potentially with shared access, utilities, and infrastructure.
- Minimum site size for a Unit Lot Subdivision (or minimum "parent lot") is in the District Standards table.
- Unit lots can be created from the parent lot, provided the overall lot area/density standards are met. The parent lot must meet all standards but unit lots do not have to meet standards.
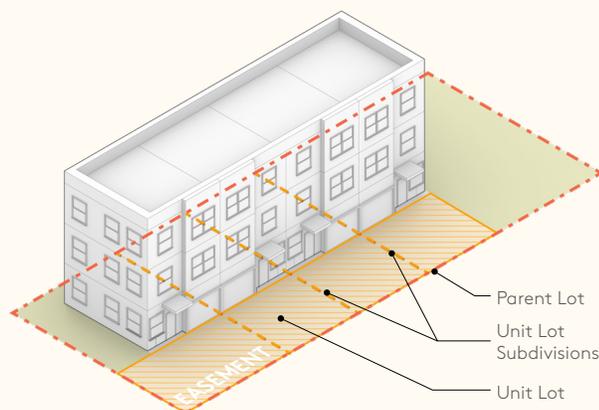
Example:

6,000 square foot parcel in UR-1. Maximum density is 1 unit per 1,500 sf of site area.

6,000 / 1,500 = 4 units

Four child parcels could be created. Not all units would have to be on 1,500 square feet of land, but all development standards are required to be met for the site as a whole.

Easements could be provided for pedestrian or automobile access, and some amenities (e.g. open space for some types of development could be owned in common, often through HOA's).

ULS - Unit Lot Subdivision

"**Lot, parent**" - legal lot which establishes the exterior boundary of a unit lot subdivision

"**Lot, unit**" - portion of a parent lot, the fee of which may be independently transferred upon recording of a unit lot subdivision.

According to the Black Home Initiative, reducing the required minimum lot size in low-intensity (i.e. single family) neighborhoods creates flexibility for lower cost homes by reducing the land costs for each home. It is an excellent tool to support affordable homeownership and works well for rowhouses and cottages.

Illustrative diagram showing unit lot subdivisions.

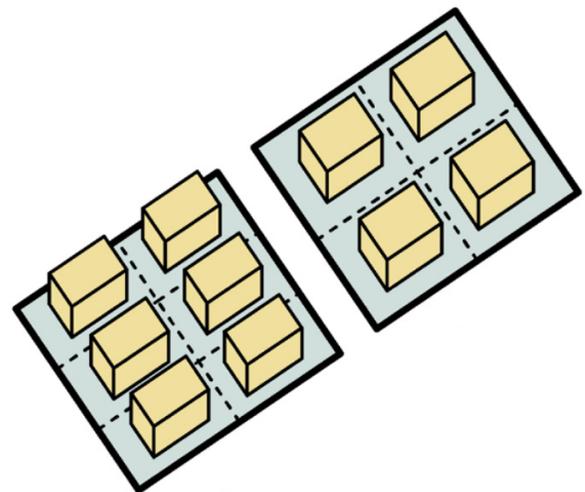- Parent Lot
- Unit Lot Subdivisions
- Unit Lot
- EASEMENT

Diagram showing the same parent lot divided into different number of unit lots. Image Source: MAKERS