

Taller Virtual: Cambios en las Ordenanzas de los Capítulos 42 & 26

Development Services Team

5 de junio del 2024



PLANNING &
DEVELOPMENT
DEPARTMENT

Agenda


- Bienvenida e introducción al taller - Aracely
- Mostrar recursos disponibles para solicitantes/desarrolladores – Aracely
- Presentar cambios en:
 - Segunda Unidad de Vivienda (SDU/ADU) – Raquel
 - Residencial en Unidades Múltiples (MUR) – Ed
 - Desarrollo Estilo Patio (Courtyard style Development) – Jose
 - Lote pequeño y lote estrecho (Narrow Lot) - Adrian
- Preguntas – Aracely/Jose/Suvidha

Recursos


- [Sitio web del Departamento de Planificación y Desarrollo](#) (Planning and Development homepage)
- [Sitio web de Regulaciones de Desarrollo](#) (Development Regulations)
- [Notas de Ordenanza](#) (Ordinance Notes)
- [Visor de Mapas de Houston](#) (Houston Map Viewer)
- [Sitio web de Let's Talk Houston](#)
- [Código Municipal de Houston](#) (Municode Houston)
- [Manual de Diseño Infraestructural](#) (Infrastructure Design Manual)
- [Planeador del Día](#) (Planner of the Day – POD)

Sitio web de Planificación y Desarrollo

Planning & Development Website



PLANNING & DEVELOPMENT DEPARTMENT

 **PLANNING & DEVELOPMENT DEPARTMENT** Houston, the 4th largest city in the United States, is a dynamic, growing city, rich in culture and diversity. The Planning & Development Department's mission is to grow and preserve Houston's diverse communities to create a resilient city.


Meetings: Stay tuned to our program webpages for information about meeting dates and how you can participate.


- Bicycle Advisory Committee (BAC)
- Historic Preservation Appeals Board (HPAB)
- Houston Archaeological and Historical Commission (HAHC)
- Livable Places Action Committee
- Major Thoroughfare and Freeway Plan (MTFP)
- Planning Commission

ABOUT THE INTERIM DIRECTOR

Interim Director Jennifer Ostlind oversees the City's regional and community-based planning efforts, including land-development ...

[More About the Interim Director](#)





Houstonplanning.com

Página de PD – Enlaces Departamentales

Announcements

Scroll through the slides to see what's happening in the Planning and Development Department.



Projects



SIDEWALK REQUIREMENTS

The Planning & Development Department reviews sidewalk widths and applications for sidewalk modifications. These standards enhance walkability and improve safety and accessibility for pedestrians. Learn more about Sidewalk Requirements.



LIVABLE PLACES

The Livable Places initiative creates opportunities in the development standards to encourage housing variety and affordability. Learn more about proposed changes and how to get involved in Livable Places.

- DEPARTMENT LINKS
- Home Page
- Annexation
- Complete Communities
- Complete Streets
- Demographics
- Development Regulations
- General Plan (Plan Houston)
- Geographic Data
- Houston Office of Preservation (HOP)
- Houston Bike Plan
- Major Thoroughfare & Freeway Plan
- Minimum Lot Size/Building Lines
- More Space Main Street Program
- Off-Street Parking Ordinance
- Planning Commission
- Plat Tracker
- Prohibited Yard Parking
- Tower Commission
- Transportation Planning




Página de PD – Regulaciones de Desarrollo

Development Regulations

PLANNING & DEVELOPMENT

Development Regulations

The Department of Planning and Development regulates land development in Houston and within its extraterritorial jurisdiction, ETJ. The City of Houston does not have zoning, but development is governed by ordinance codes that address how property can be subdivided. The City codes do not address land use.

 [No Zoning Letter and Boundary Map for 2023](#)

The Department checks subdivision plats for the proper subdivision of land and for adequate street or right-of-way, building lines and for compliance with Chapter 42, the City's land development ordinance.

Development site plans are checked for compliance with regulations that include parking, tree and shrub requirements, setbacks, and access. See <https://www.houstontx.gov/codes/> for other ordinance regulations.

[Frequently Asked Questions](#)

[Plat and Permit Activity Reports](#)

Development Ordinances

[Municode.org](https://www.municode.org) hosts municipal codes and ordinance regulations for City of Houston. Various chapters are relevant to Houston's land development process, including:

- [Chapter 42](#) - subdivisions, development, platting
- [Chapter 26](#) - parking space requirements

Subdivision Plat Submittal Guides

1. Platting Process Flow Chart
2. Fees - effective January 1 of each year
3. Online Plat Submittal - Plat Tracker
4. Subdivision Plat Submittal Requirements
5. Subdivision Plat Submittal Policies
6. Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications
7. Ordinance Notes - for use on plats (Updated March 2024)
8. Public Hearing Guide - C3N (Updated January 2022)
9. Variance Guide (Updated January 2022)
10. Amending Plat Guide
11. Surveying Requirements for Subdivision Plats
12. Parking Considerations
13. Street Paving Requirements for Shared Driveways
14. Solid Waste- Trash Collection Plan
15. Garage Building Lines for Corner Lots in ETJ
16. Notification for Replats Requiring Public Hearings
17. Identification of Flood Prone Areas on General Plan
18. Walkable Places and TOD Ordinance Requirements
19. PSEFI Platting Event-Every October

<https://www.houstontx.gov/planning/DevelopRegs/>

Página de PD – Formas

Forms



COMPLETE COMMUNITIES

Complete Communities is an initiative focused on bridging the gap between equity and opportunity. Made up of 10 historically under-resourced neighborhoods, Complete Communities exists to ensure all residents can achieve success without barriers to opportunity. Read more about Complete Communities.



HISTORIC PRESERVATION

The Houston Office of Preservation and Houston Archaeological and Historical Commission are stewards to Houston's historical heritage. This office oversees the creation of historic districts, landmarks and reviews requests for any new construction, demolition, or alterations to historic structures.



REDISTRICTING INFORMATION

Houston City Council Districts are in the process of being reconfigured. Join the conversation and get details on the proposed maps and next steps. Read more about City Council Redistricting.



WALKABLE PLACES

The Walkable Places and Transit-Oriented Development (TOD) initiatives promote pedestrian-friendly, mixed-use development. The ordinances encourage combined commercial, office, and multifamily residential developments to create more vibrant, walkable streets that support alternative modes of

PERMANENT CALENDAR

Friday, October 20

Monday, October 23
3:30pm Tower Commission

Wednesday, October 25
2:30pm Bicycle Advisory Committee Meeting (B/

Tuesday, October 31
Halloween

Wednesday, November 1
First Day of American Indian Heritage Month

Thursday, November 2
2:30pm Planning Commission

Sunday, November 5
Daylight Saving Time ends

Tuesday, November 7
Election Day

Thursday, November 9
2:30pm Historic Commission (HAHC)
6:30pm Braeburn Resilience Workshop Mtg. #2

Friday, November 10
Veterans Day (substitute)

Saturday, November 11

Google Calendar

RESOURCE LINKS

- Forms
- Publications
- Site Map

CONTACT US

Home > Planning > Forms

Development Regulations & Information:

Show 10 entries Search:

Document Name	English	Español
Access Agreement for Construction and Maintenance	View	
Application for Modification of Sidewalks Standards	View <i>New!</i>	
Certificate of Compliance Application	View	
Development Fees	View	
Development Site Plan Review	View	
Guidelines for Modification of Sidewalks and Safety Buffer	View <i>New!</i>	
Hazardous Enterprise Application	View <i>New!</i>	
Honorary Street Marker Procedures and Standards	View	

<https://www.houstontx.gov/planning/Forms/>

MyCity Houston GIS y Visor de Mapas

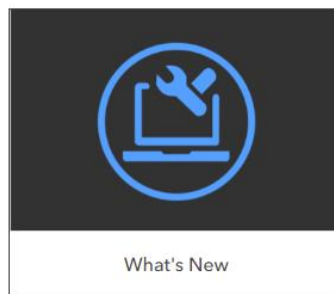
MyCity Houston GIS & Map Viewer



"Geography is destiny."

MyCity Houston GIS Online

MyCity websites and apps have been produced by the City of Houston as a public service for the sole purpose of geographic reference. No warranty is made by the City of Houston regarding specific accuracy or completeness.



[bit.ly/COH-ARCGIS](https://mycity.maps.arcgis.com/home/index.html)
(<https://mycity.maps.arcgis.com/home/index.html>)

Houston Map Viewer [311 Today] [911 Incidents] [Crime] [Census] [Quick Guide] Find address or place

Layer List

- Planning_and_Development
- Towers
- Schools Primary Entrance
- Restricted Lot Driveway Access
- Conservation Districts
- Green Corridor
- Prohibited Yard Parking Applications
- Civic Clubs
- Historic Sites/Landmarks
- Historic Districts (City of Houston)
- Historic Districts (National Register)
- Transit Corridor Streets
- Transit Corridor Parcels
- Special Minimum Building Lines
- Special Minimum Lot Size
- Street Width Exception - 60 ft
- Street Width Exception Area
- Houston Hope Areas
- PlatTracker Plats
- PDD Address Point Labels
- Available LARA Properties
- PDD Address Points
- RoadCenterline
- Market Based Parking
- Complete Communities

Houston Map Viewer - [bit.ly/COH-Map-Viewer](https://mycity.maps.arcgis.com/apps/webappviewer/index.html?id=54b1132148c540a9ae8a88d461d84d8b)

(<https://mycity.maps.arcgis.com/apps/webappviewer/index.html?id=54b1132148c540a9ae8a88d461d84d8b>)

Houston Map Viewer [311 Today] [911 Incidents] [Crime] [Census] [Quick Guide] Find address or place

Layer List

- Planning_and_Development ...
- Towers ...
- Schools Primary Entrance ...
- Restricted Lot Driveway Access ...
- Conservation Districts ...
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(<https://mycity.maps.arcgis.com/apps/webappviewer/index.html?id=54b1132148c540a9ae8a88d461d84d8b>)

Visita el sitio web del proyecto



bit.ly/LivablePlaces

(www.LetsTalkHouston.org/Livable-Places)

Escanea el código QR



Código Municipal de Houston

Municode Code

Manual - IDM

Houston, Texas - Code of Ordinances / Chapter 42 - SUBDIVISIONS, DEVELOPMENTS AND PLATTING

VERSION: FEB 21, 2024 (CURRENT) ▾

- ▶ Chapter 37 - PUBLIC UTILITIES
- ▶ Chapter 38 - RAILROADS
- ▶ Chapter 39 - SOLID WASTE AND LITTER CONTROL
- ▶ Chapter 40 - STREETS AND SIDEWALKS
- ▶ Chapter 41 - STREET NAMES AND SITE ADDRESSES
- ▼ Chapter 42 - SUBDIVISIONS, DEVELOPMENTS AND PLATTING
 - ▶ ARTICLE I. - IN GENERAL
 - ▶ ARTICLE II. - REQUIREMENTS AND PROCEDURES
 - ▶ ARTICLE III. - PLANNING STANDARDS
 - ▶ ARTICLE IV. - ENHANCED PEDESTRIAN REALM STANDARDS
- ▶ Chapter 43 - POOL AND SPA SAFETY

< Secs. 41-50—41-67. - Reserved.

Chapter 42 - SUBDIVISIONS, DEVELOPMENTS AND PLATTING

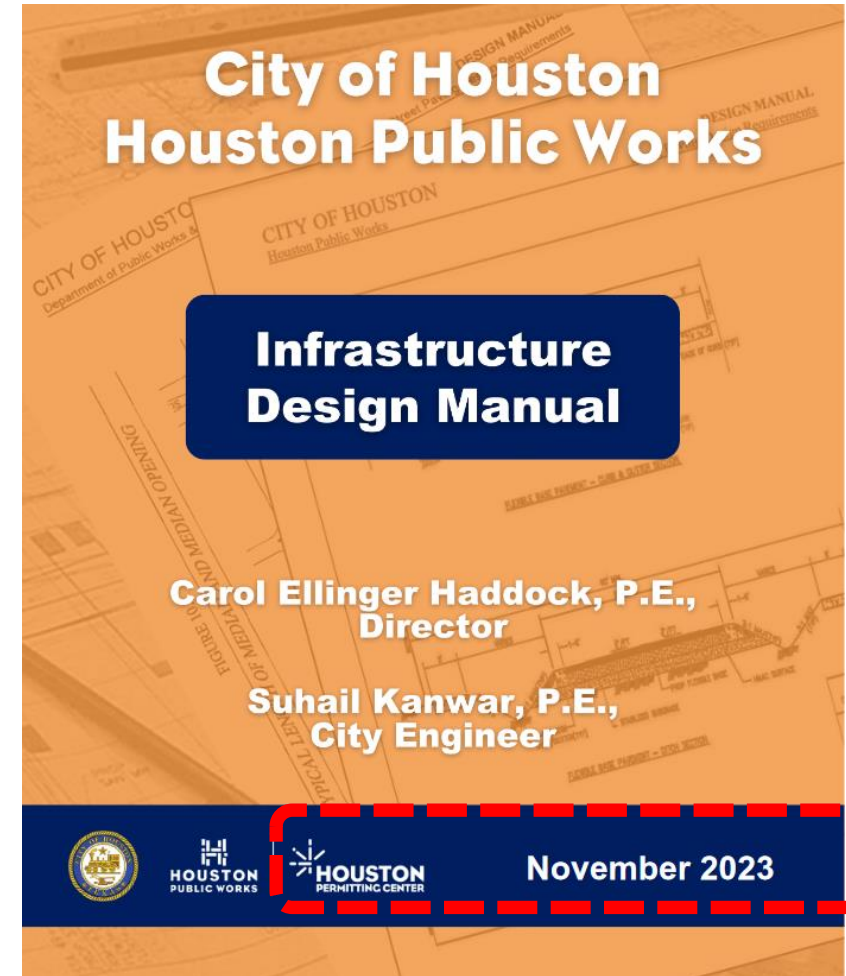
ARTICLE I. - IN GENERAL

- Sec. 42-1. - Definitions.
- Sec. 42-2. - Scope.
- Sec. 42-3. - Conflict with county regulations.
- Sec. 42-4. - Enforcement and penalties.
- Sec. 42-5. - Penal provisions applicable.
- Sec. 42-6. - Judicial provisions applicable.
- Sec. 42-7. - Denial of utility connections.
- Sec. 42-8. - Forms authorized.
- Sec. 42-9. - Cumulative effect.
- Secs. 42-10—42-19. - Reserved.

ARTICLE II. - REQUIREMENTS AND PROCEDURES

DIVISION 1. - PLATTING REQUIREMENTS

- Sec. 42-20. - Subdivision plat required.
- Sec. 42-21. - Exceptions to subdivision platting requirements.
- Sec. 42-22. - Development plat required.
- Sec. 42-23. - Classes of subdivision plat.
- Sec. 42-24. - General plan.



Planeador del Día

Planner of the Day (POD)



Edificio de Bob Lanier

611 Walker, 6th floor
832-393-6624

Centro de Permisos

1002 Washington Ave, 3rd floor
832-394-8849

¿Preguntas?



PLANNING &
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832-393-6600 | HoustonPlanning.com

El Comité de Acción de **Livable Places** está creando oportunidades dentro de los estándares de desarrollo de Houston que fomentan **la variedad de viviendas y asequibilidad**.



EQUITATIVO



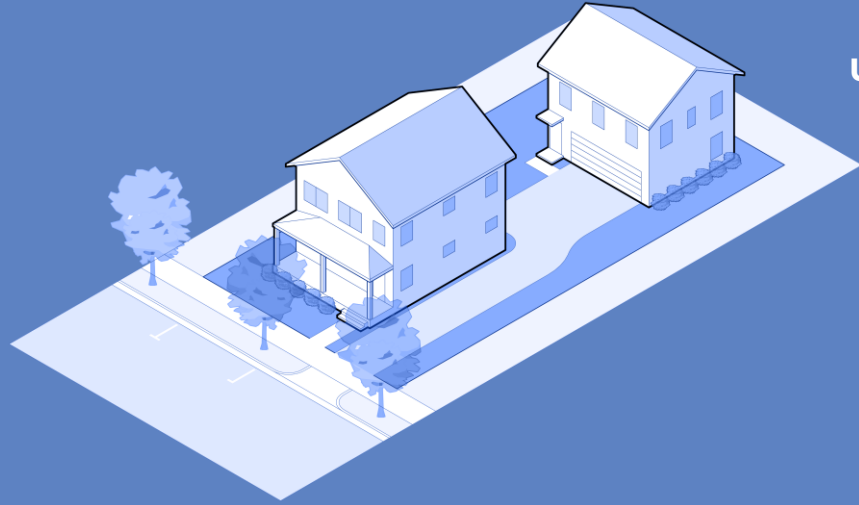
TRANSITABLE



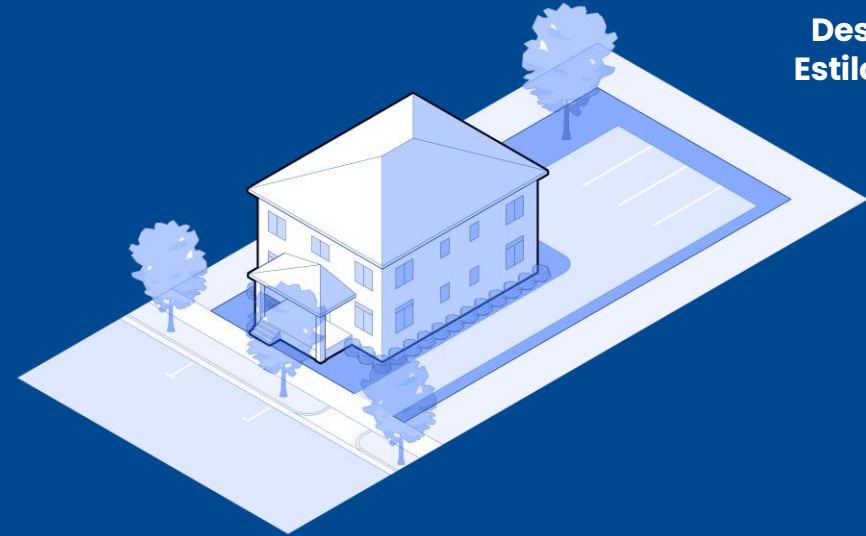
ASEQUIBLE

El objetivo es fomentar una mayor variedad de **opciones de vivienda a precios más asequibles** para todos los habitantes de Houston.

Livable Places fomenta viviendas como estas:



**Segunda
Unidad de
Vivienda**



**Desarrollo
Estilo de Patio**



**Desarrollo de
Lotes Angostos**



**Residencial de Unidad
Múltiples**

SDU/ADU

Segunda Unidad de Vivienda

Secondary Dwelling Unit/Accessory Dwelling Unit

Raquel Alejandro



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DEPARTMENT

Segunda Unidad de Vivienda (SDU/ADU)

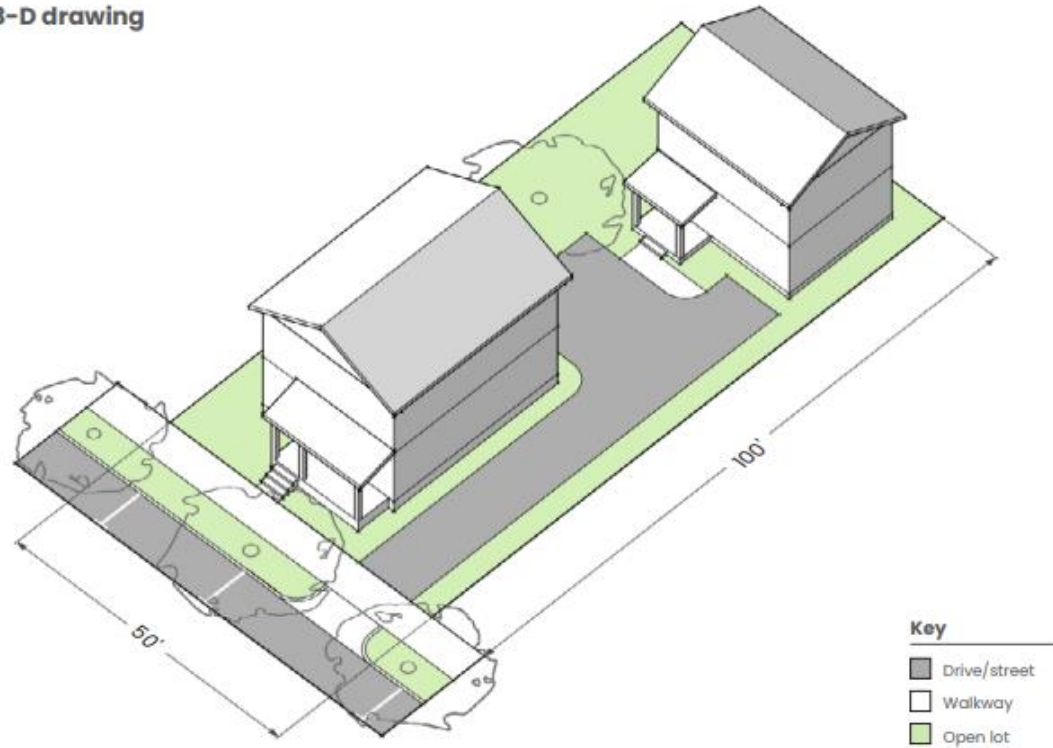
- ¿Qué es un SDU/ADU?
- Requisitos Generales
- Requisitos de Estacionamiento
- Densidad
- Preguntas

Segunda Unidad de Vivienda (SDU/ADU)

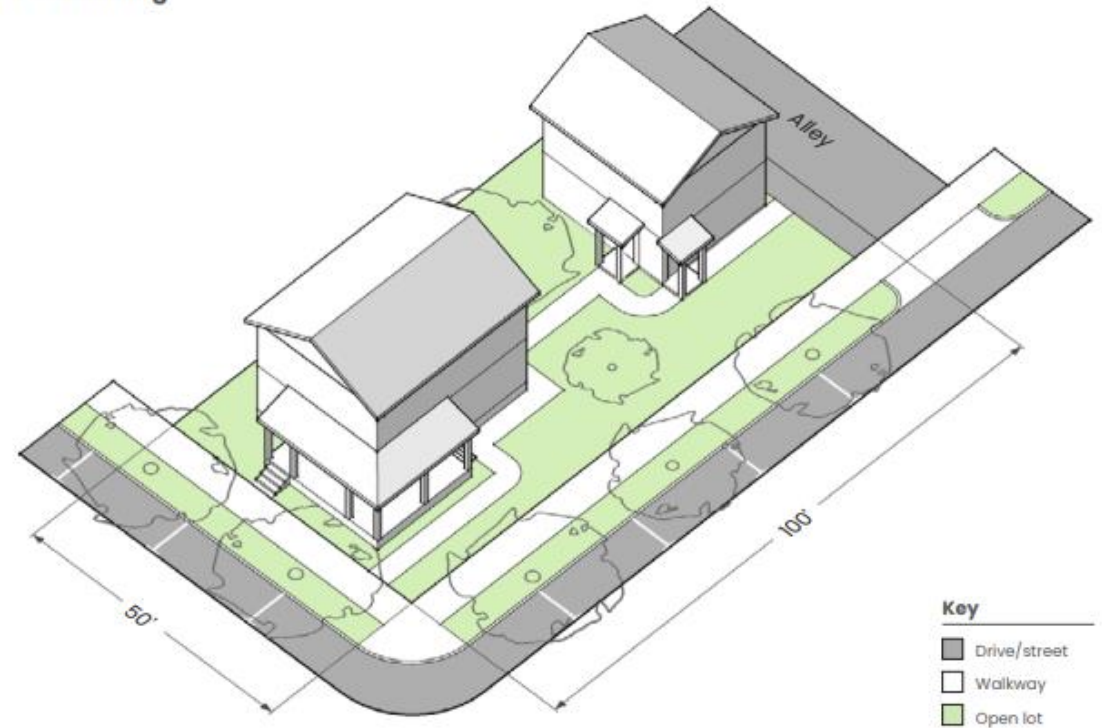


Requisitos Generales

3-D drawing



3-D drawing



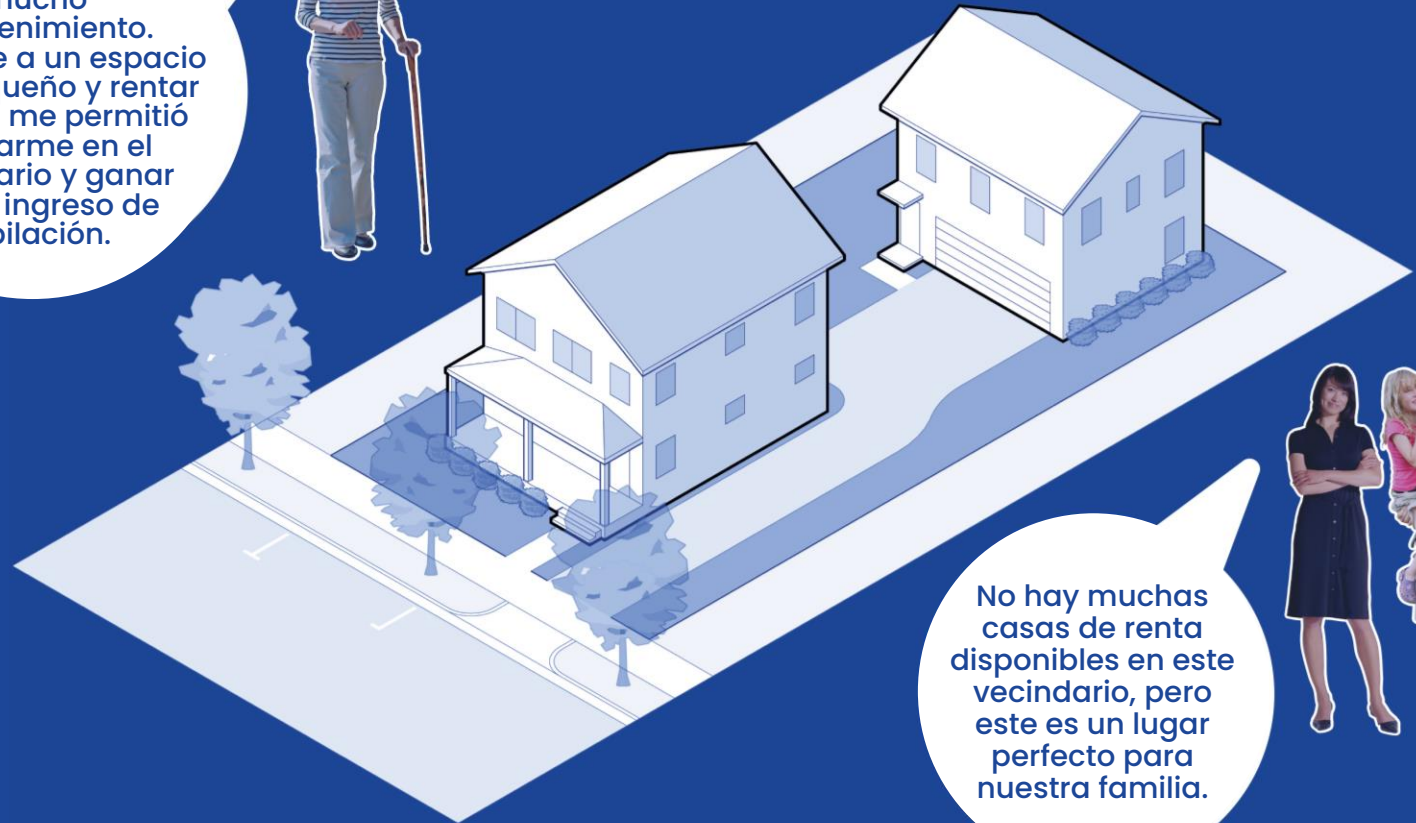
Estacionamiento

Una unidad de vivienda adicional en un lote unifamiliar ubicado sobre un garaje o en una estructura separada.

Cambios:

- Aumentar el tamaño de la segunda unidad de vivienda a 1,500 pies cuadrados..
- Establecer requisitos de estacionamiento según el tamaño de la unidad.

Mi casa vieja requería mucho mantenimiento. Mudarme a un espacio más pequeño y rentar mi casa me permitió quedarme en el vecindario y ganar algún ingreso de jubilación.



No hay muchas casas de renta disponibles en este vecindario, pero este es un lugar perfecto para nuestra familia.



Preguntas

- Can I build a second unit that is greater than 1500sf?
- Is there a height restriction for the second unit?
- Do I have to plat the property prior to building a second unit though my lot existed in this configuration since 1963?
- Can I sell the second unit separately by metes and bounds?
- Can the City tell me if the property is deed restricted or not?
- Can I replat to change the deed restrictions to allow a second dwelling unit?
- There's plenty of street parking available in front of my house, can that be used to meet the parking requirement?

¿Puedo agregar una tercera, cuarta, o quinta unidad, etc... a mi propiedad?

MUR

Residencial de Unidades Múltiples
Multi-unit Residential Development

Ed Buckley



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DEPARTMENT

Residencial de Unidades Múltiples (MUR)

- El objetivo del residencial de unidades múltiples (MUR) es facilitar una ciudad más habitable y asequible.
 - Ahora se permite construir hasta ocho unidades (máximo cuatro a lo largo de las calles locales) en una sola propiedad sin hacer un 'replat' ni pasar por una revisión multifamiliar.
 - Una o dos unidades (dúplex, ADU) por sitio todavía se consideran unifamiliares.
- Goal of multi-unit residential (MUR) is to facilitate a more livable, affordable city.
 - Up to eight units (max. four along local streets) are now allowed to be constructed on a single property without replatting or going through a multi-family review.
 - One or two units (duplex, ADU) per site still considered single-family.

Residencial de Unidades Múltiples (MUR)



Residencial de Unidades Múltiples (MUR)

Un tríplex, múltiples dúplex, cuádruplex o múltiplex con hasta 8 unidades de vivienda.

Cambios:

- Reducir el ancho del camino de entrada (**driveway**)
- Limitar la profundidad del lote a 150 pies
- Limitar la altura a 30 pies
- Establecer los requisitos de estacionamiento según el tamaño de la unidad
- Se requiere un lugar adicional de estacionamiento para invitados por cada seis unidades
- Permitir 3 o 4 unidades en calles locales, restringir de 5 a 8 unidades en calles colectores o vías principales

Nuestros hijos crecieron y ya no necesitamos una casa tan grande. Convertirlo en un cuádruplex nos ayudó con la jubilación e hizo que nuestro espacio sea más fácil de mantener.



Siendo un estudiante de posgrado y sin carro, este apartamento es perfecto para mí. Me permite vivir lo suficientemente cerca para caminar o ir en bicicleta al campus y a mi trabajo.



¿Dónde puedo proponer MUR?

No siempre se pueden construir MURs en todas las propiedades.

Las restricciones en el plano o las restricciones de escrituras pueden limitar las cantidades de unidades por sitio. Y no todos los sitios pueden cumplir con los estándares mínimos para desarrollar un MUR.

MURs se pueden proponer en:

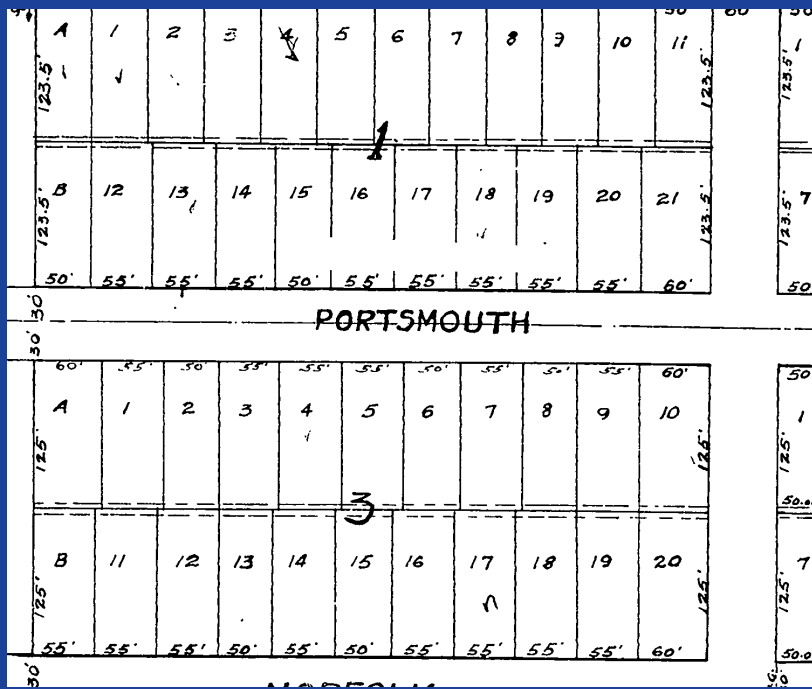
- Reservas sin restricciones
- Reservas residenciales o MUR
- Lotes sin restricciones

MURs no se pueden proponer en:

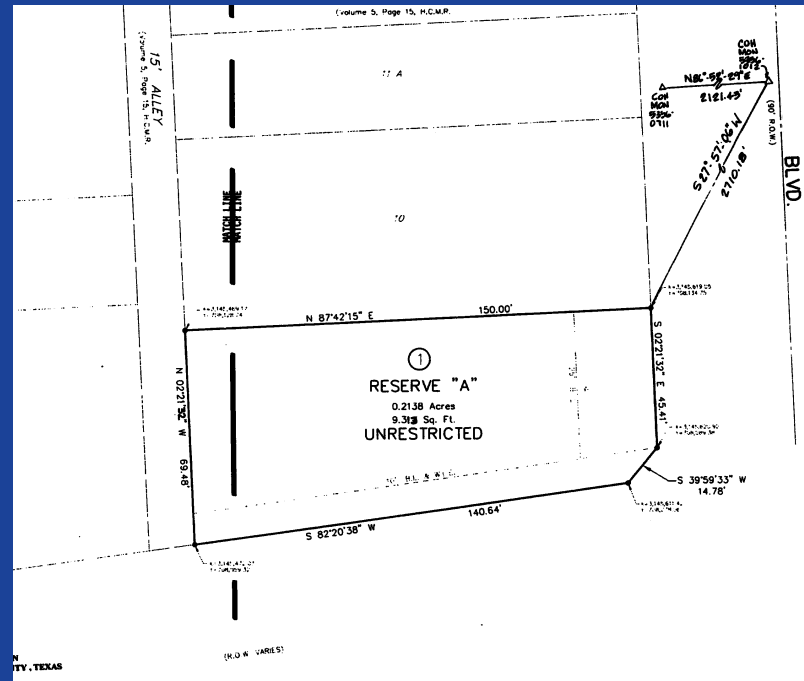
- Lotes restringidos a uso residencial unifamiliar (verifique notas en el plano y en restricciones de escrituras)
- Reservas restringidas a uso comercial

Propiedades para MUR

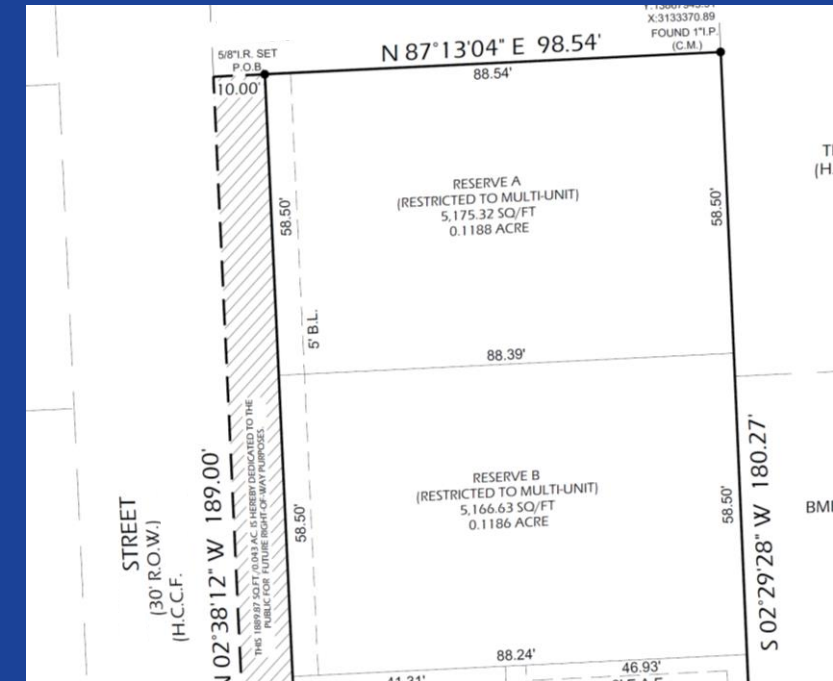
Lote sin Restricciones
Unrestricted Lot



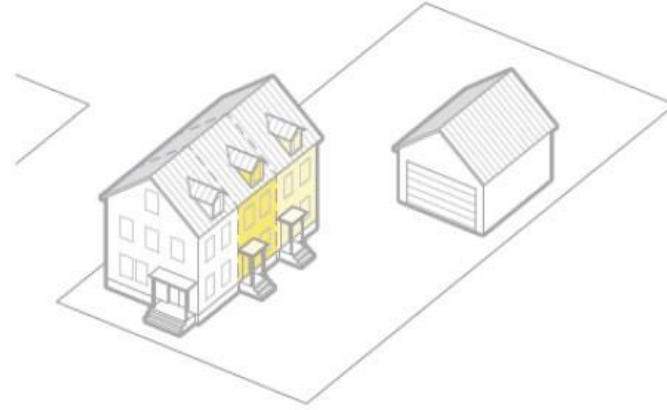
Reserva sin Restricciones
Unrestricted Reserve



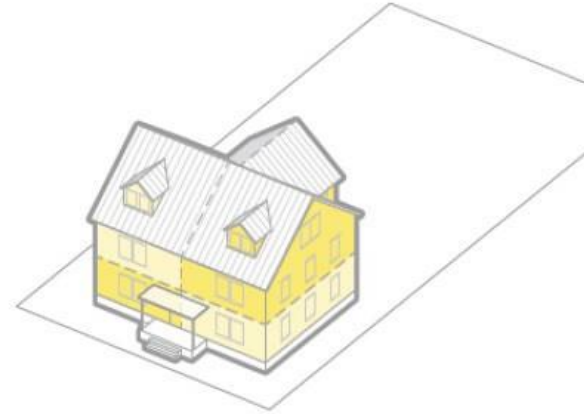
Reserva MUR
MUR Reserve



Configuraciones típicas de MUR



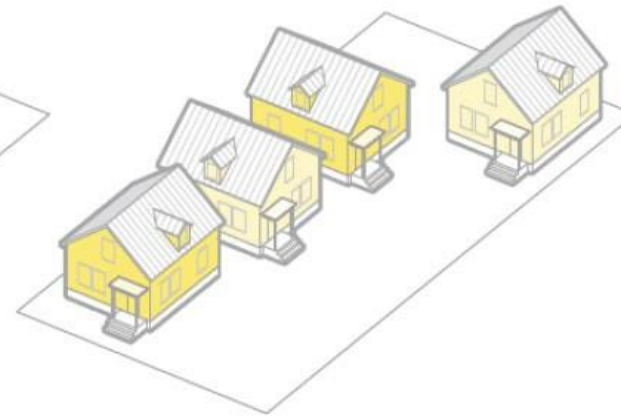
Conversion: Triplex



1 Quadplex



2 Duplexes



4 Bungalows

¿Qué debo confirmar?

1

¿Tiene el sitio al menos 50 pies de frente con una profundidad máxima de 150 pies y una superficie de al menos 3,500 pies cuadrados?

2

¿Se puede configurar el sitio para proporcionar todo el estacionamiento en la parte trasera o al costado del edificio?

3

¿Hay suficiente espacio para proporcionar estacionamiento?

Se requiere un espacio por unidad de menos de 1,000 pies cuadrados.

Dos espacios por unidad de más de 1,000 pies cuadrados.

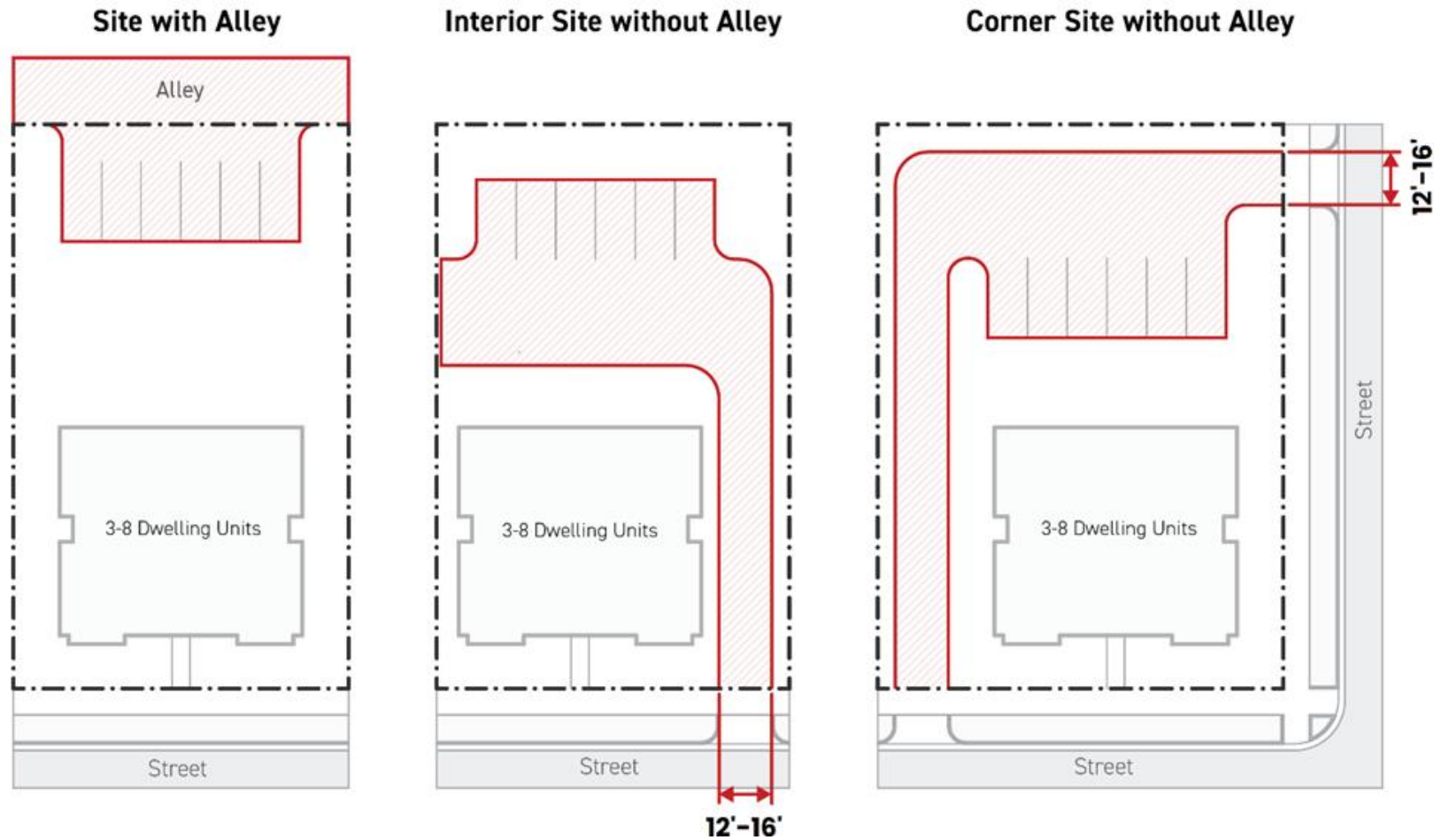
Un lugar para invitados por cada 6 unidades.

Otros requisitos (42-237 Performance Standards)

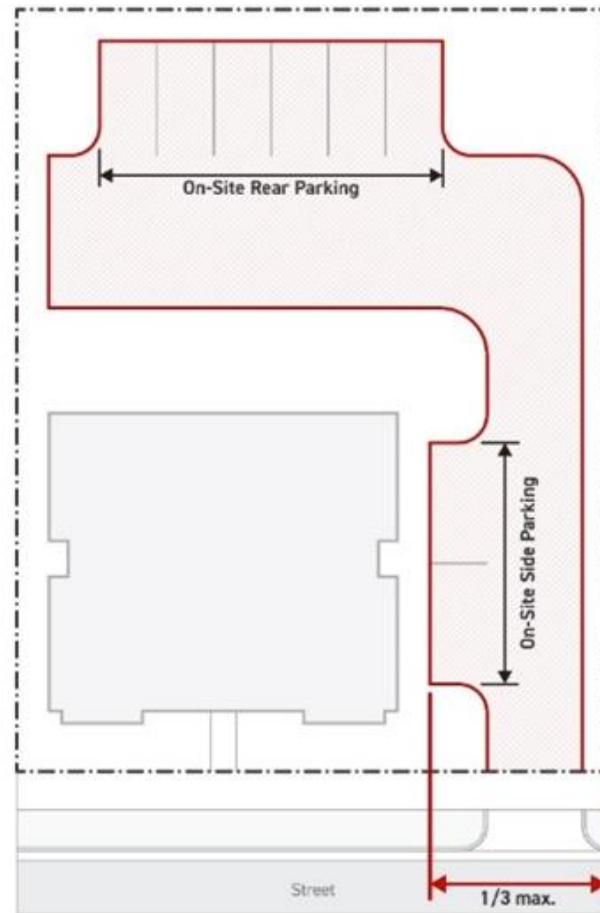
- 5-foot building line along local streets and 15-foot building line along major thoroughfares (ROW <80 feet). Must face street with entry feature and pedestrian access
- Max front-yard fence height 4 feet, non-opaque
- Vehicular access from alley or max 16-foot-wide driveway approach
- Max building height 30 feet per Appendix D of Fire Code
- All parking on-site and located behind or next to building



MUR: Requisitos (42-237 Performance Standards)



MUR: Requisitos (Performance Standards)



¿Qué pasa si no puedo cumplir con los requisitos (performance standards) para MUR?

Multi-family

Cuando se proponen más de dos unidades de vivienda en un sitio que no cumple con los requisitos de MUR, se considera un proyecto multifamiliar.

Debe cumplir con los requisitos de la Sec. 42-230 a 42-236.

Replat

Una replaneación (replat) puede crear más de un lote o una reserve MUR.

Primero verifique las restricciones de escrituras y las áreas de tamaño mínimo del lote.

Preguntas

- Do I need to plat the property as an MUR reserve?
- Is a plat required if the property remained in the same configuration since 1963?
- Are all MUR developments permitted under IRC (International Residential Code)?
- If I own adjacent lots, can the structures cross the common property line?
- If I own adjacent lots, can my driveway be split between both the properties to serve the parking in the back?
- What are the drive aisle dimensions for the parking area in MUR?
- What is the required distance from the property line and the distance between two duplex structures?
- Can I have parking in the front?

Desarrollo Estilo de Patio

Estándares Nuevas

Courtyard Style Development

New Standards

Jose Mendoza



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¿Qué es un Desarrollo Estilo de Patio? (Courtyard Development)



Desarrollo Estilo de Patio (Courtyard Development)

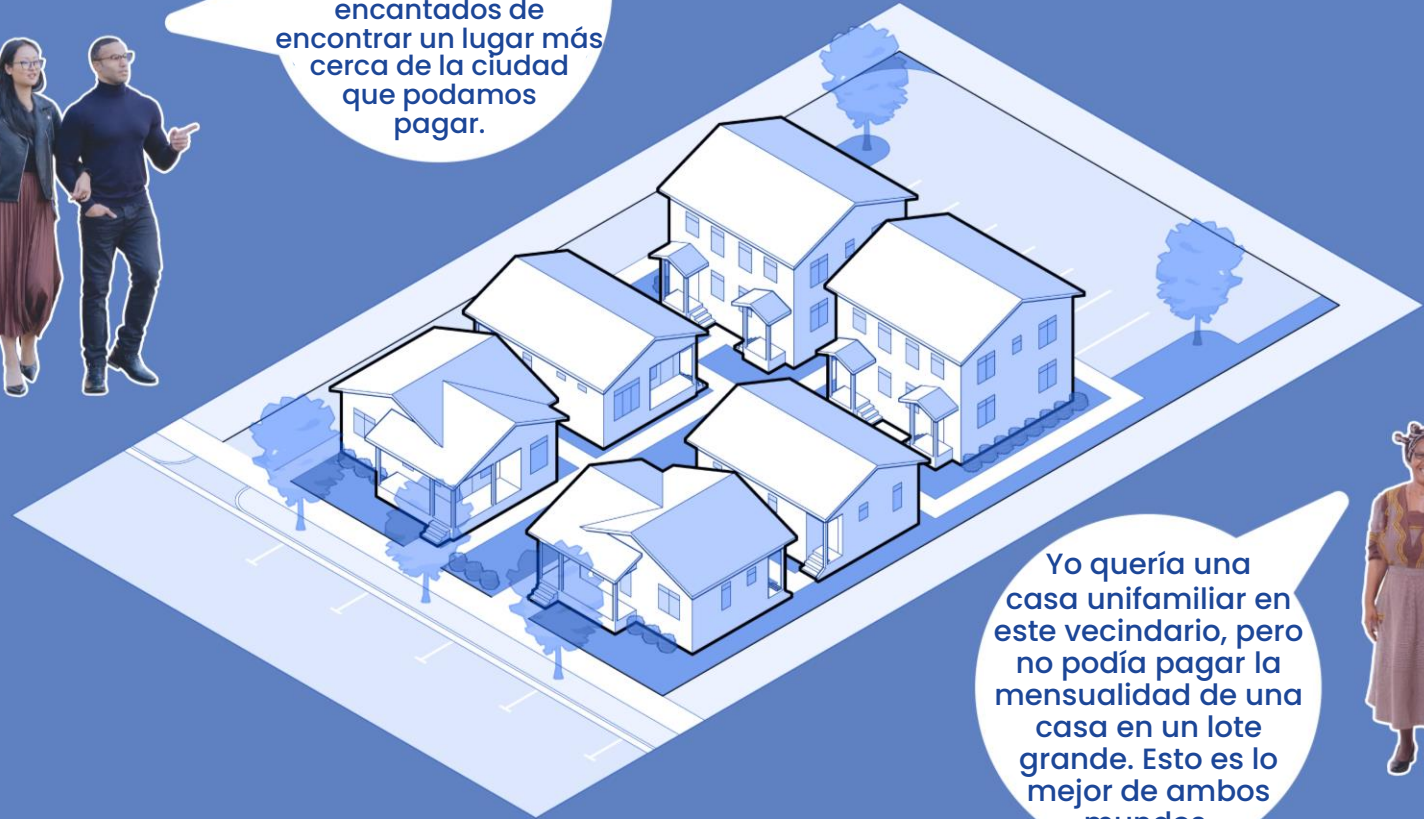
Un grupo de casas unifamiliares ubicadas alrededor de un patio compartido.

Cambios:

- Los lotes pueden tener el frente hacia un espacio común o vía pública
- Eliminar el tamaño mínimo del lote o la densidad máxima
- Establecer el tamaño máximo del lote en 3,500 pies cuadrados y el tamaño de la unidad en 1,800 pies cuadrados
- Limitar la altura a 30 pies
- Separar el estacionamiento del lote
- Establecer los requisitos de estacionamiento según al tamaño de la unidad
- Se requiere 1 espacio de estacionamiento para visitantes por cada 6 unidades



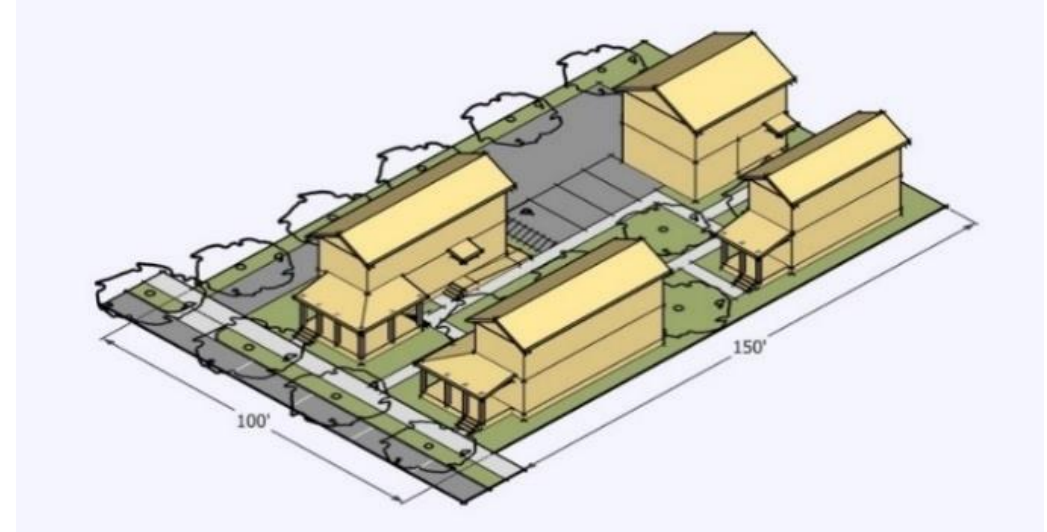
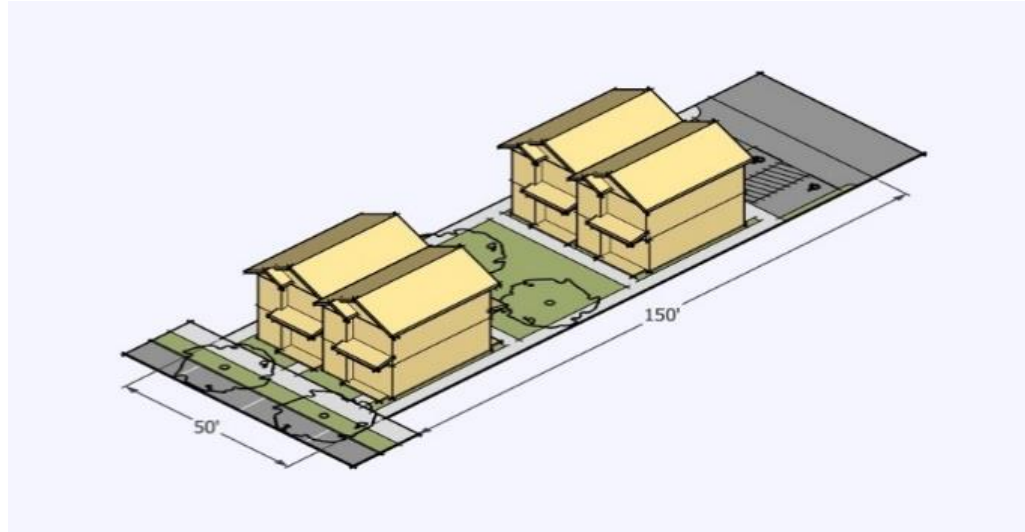
El viaje desde nuestra casa en Katy hasta el Centro Médico de Texas tomó más de una hora. Estamos encantados de encontrar un lugar más cerca de la ciudad que podamos pagar.



Yo quería una casa unifamiliar en este vecindario, pero no podía pagar la mensualidad de una casa en un lote grande. Esto es lo mejor de ambos mundos.

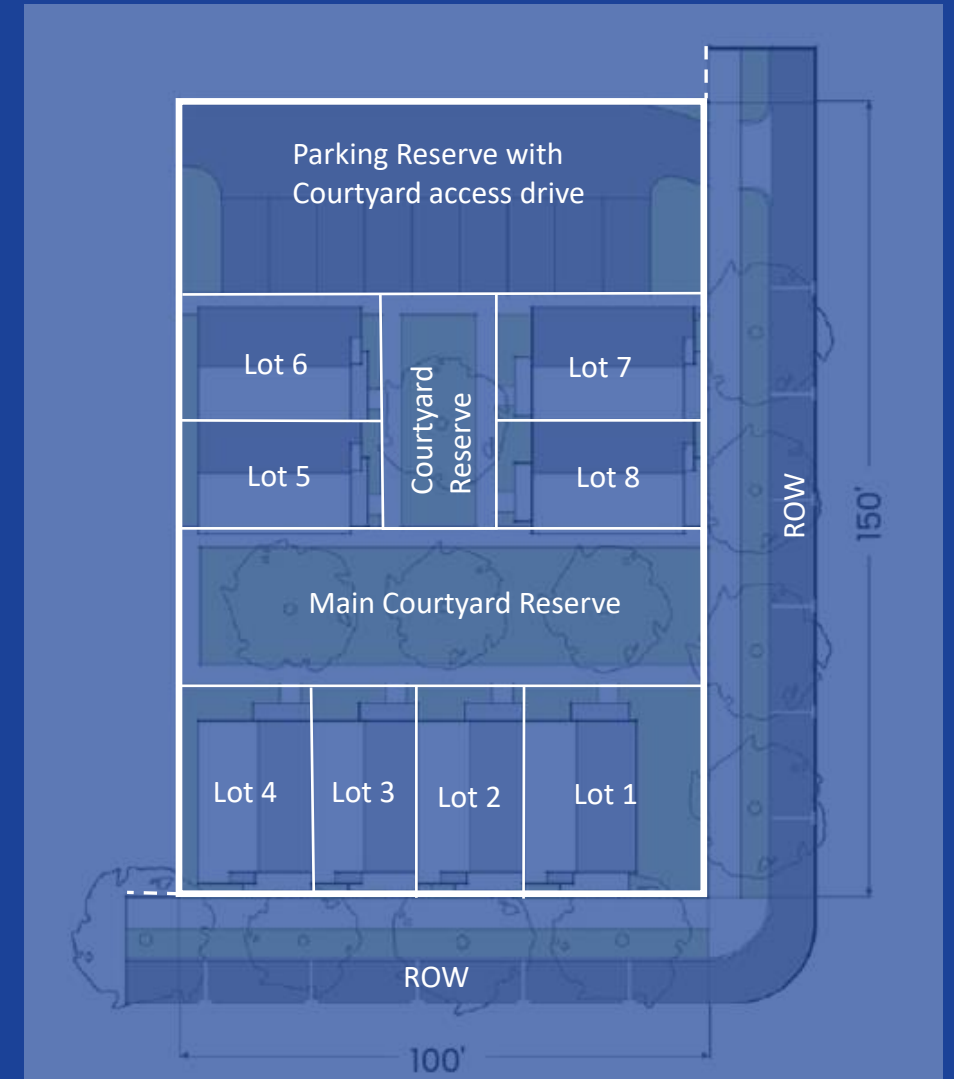
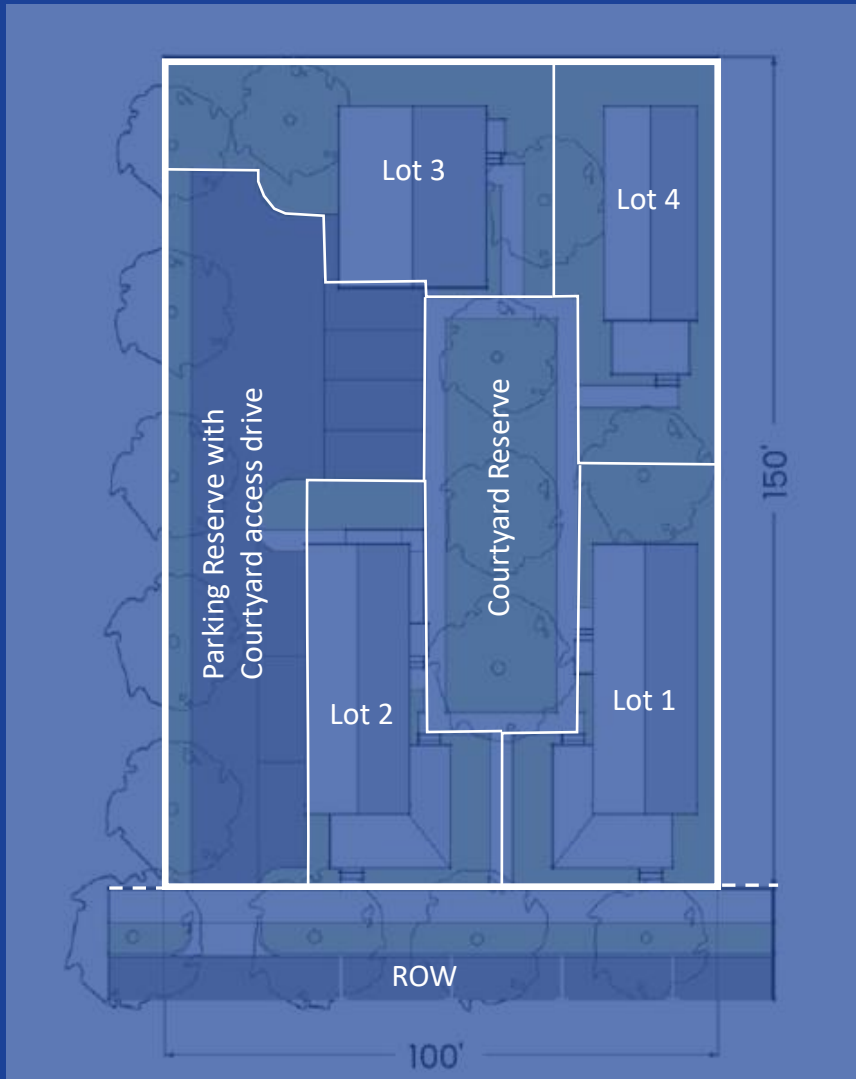


Desarrollo Estilo de Patio (Courtyard Development)

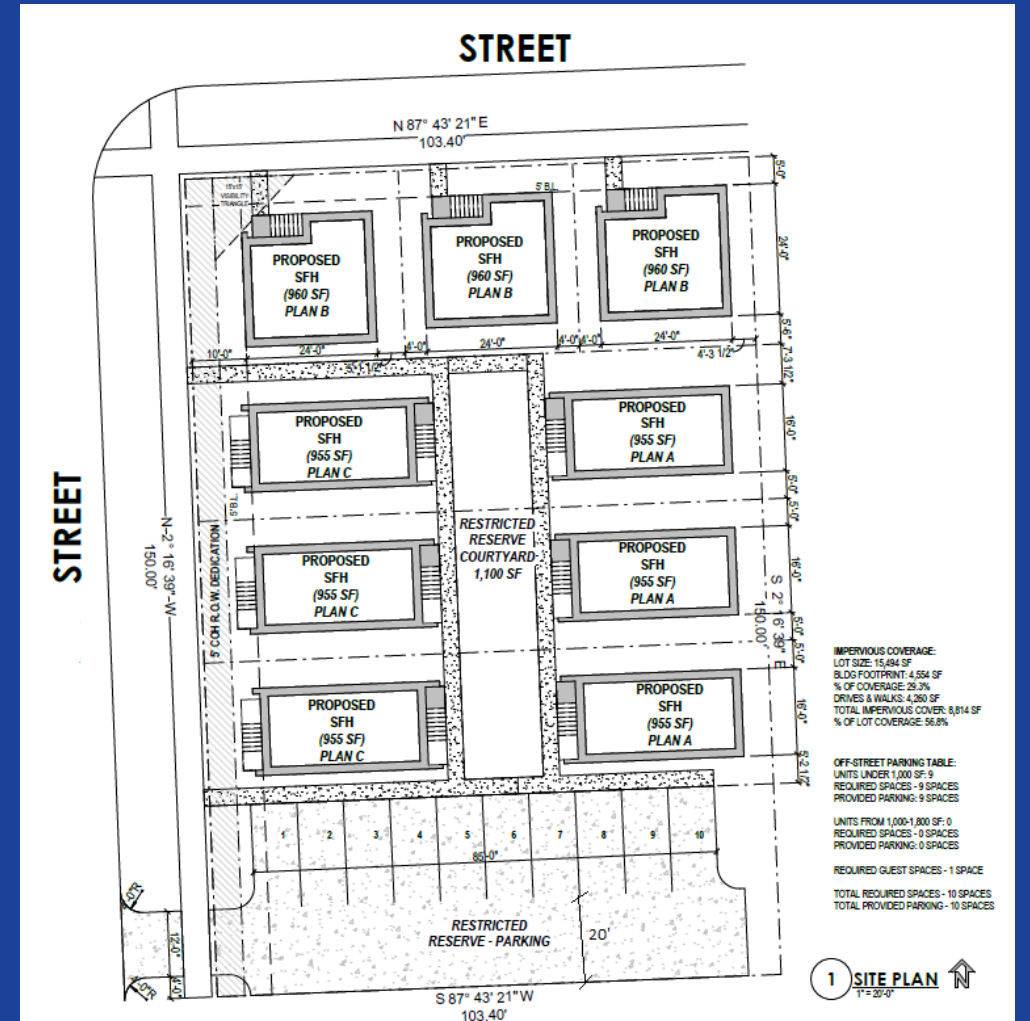
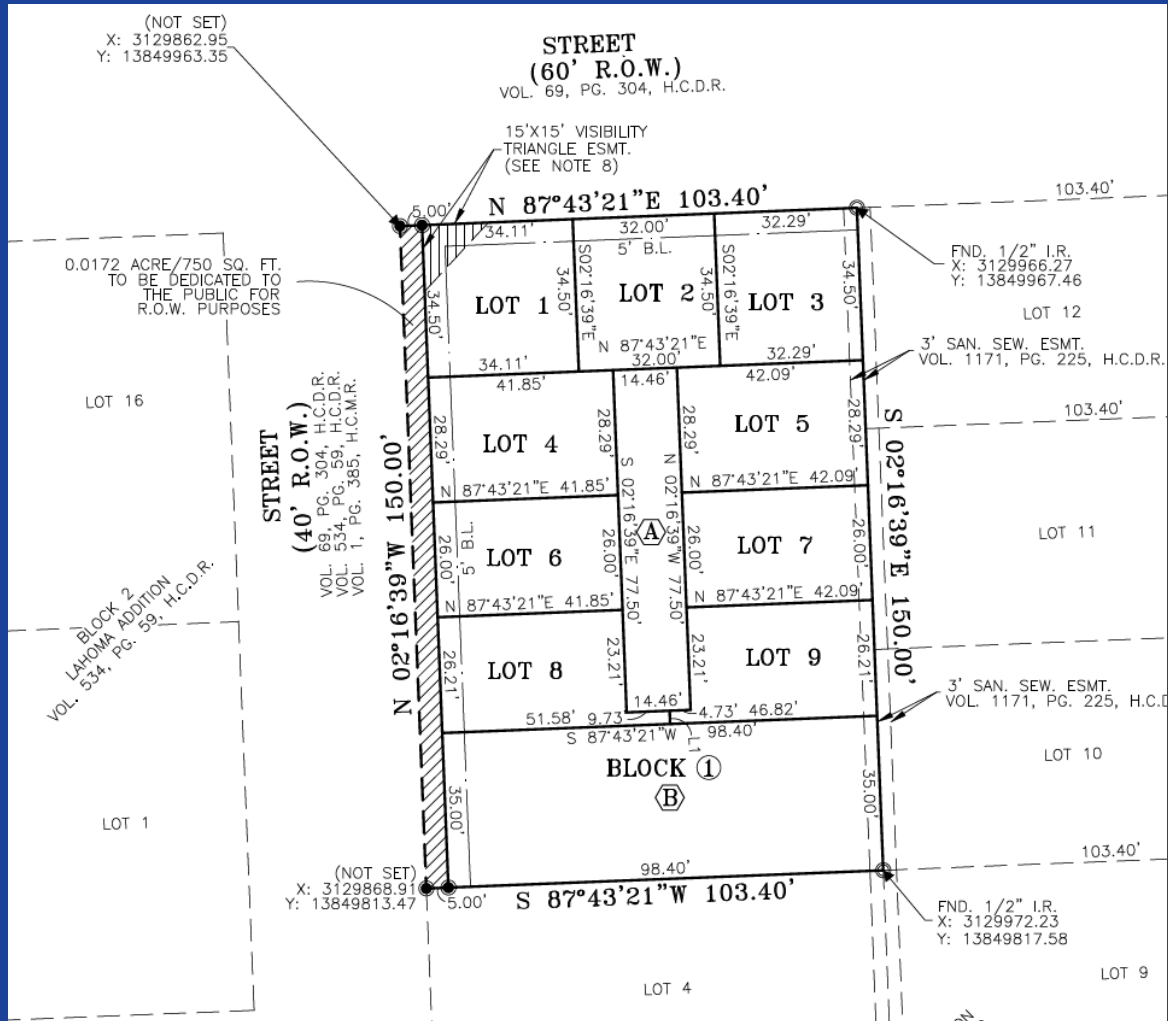


¿Cómo Planear un Desarrollo?

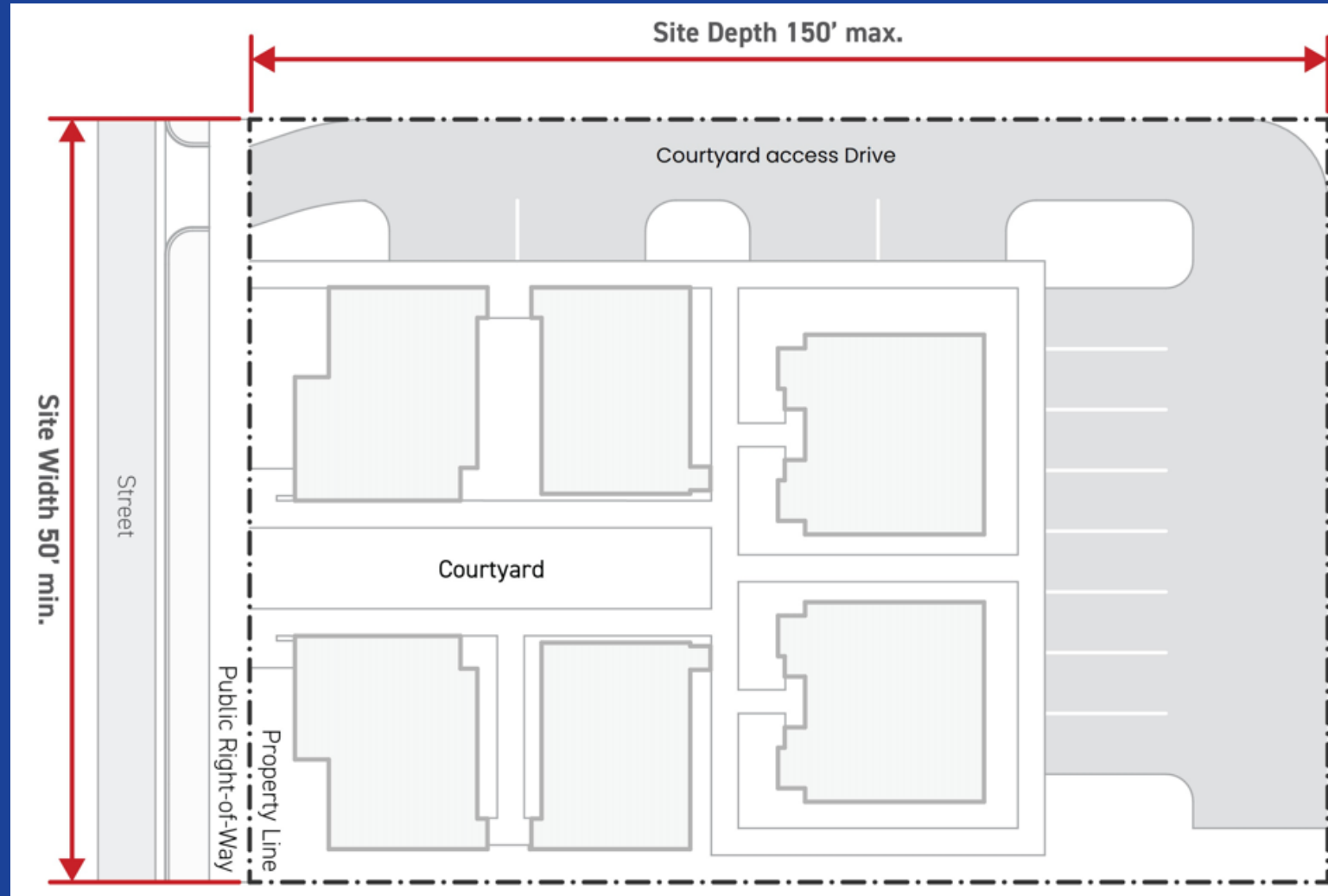
How to Plat?



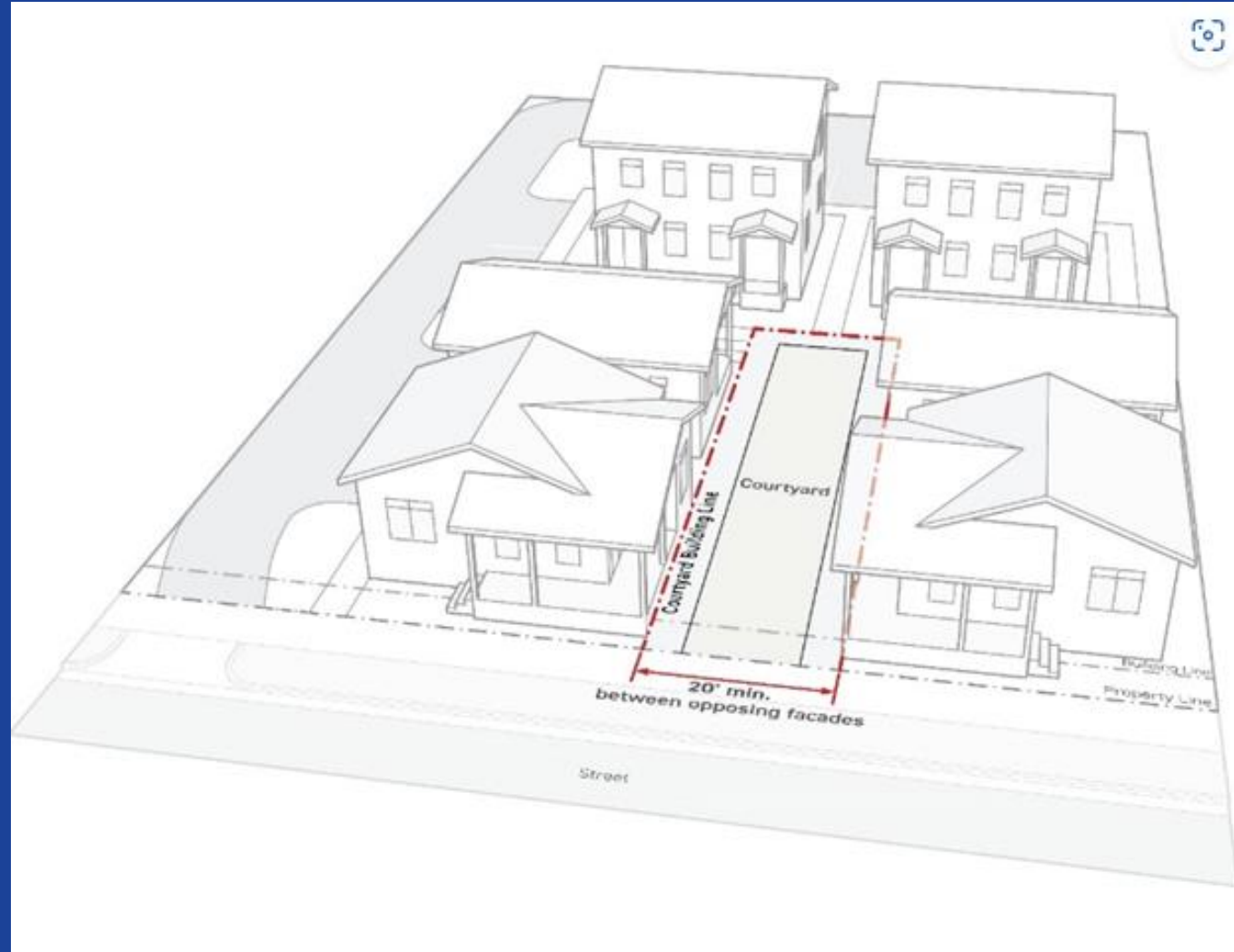
Mapa de Lotes y Plan de Sitio (Plat and Site Plan)



Requisitos (42-194)



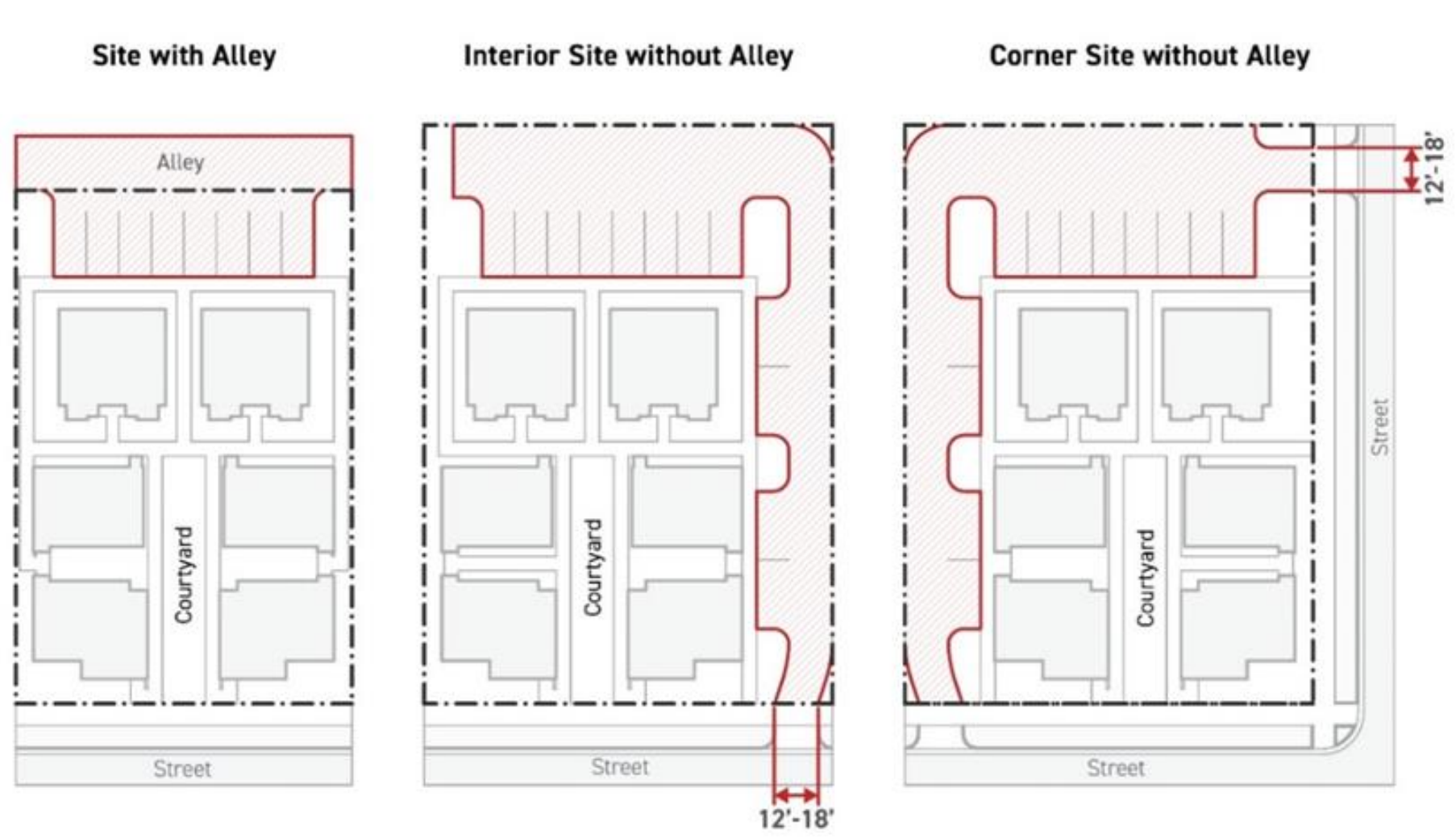
Líneas de Construcción (Building Lines)



Dimensiones (42-194)



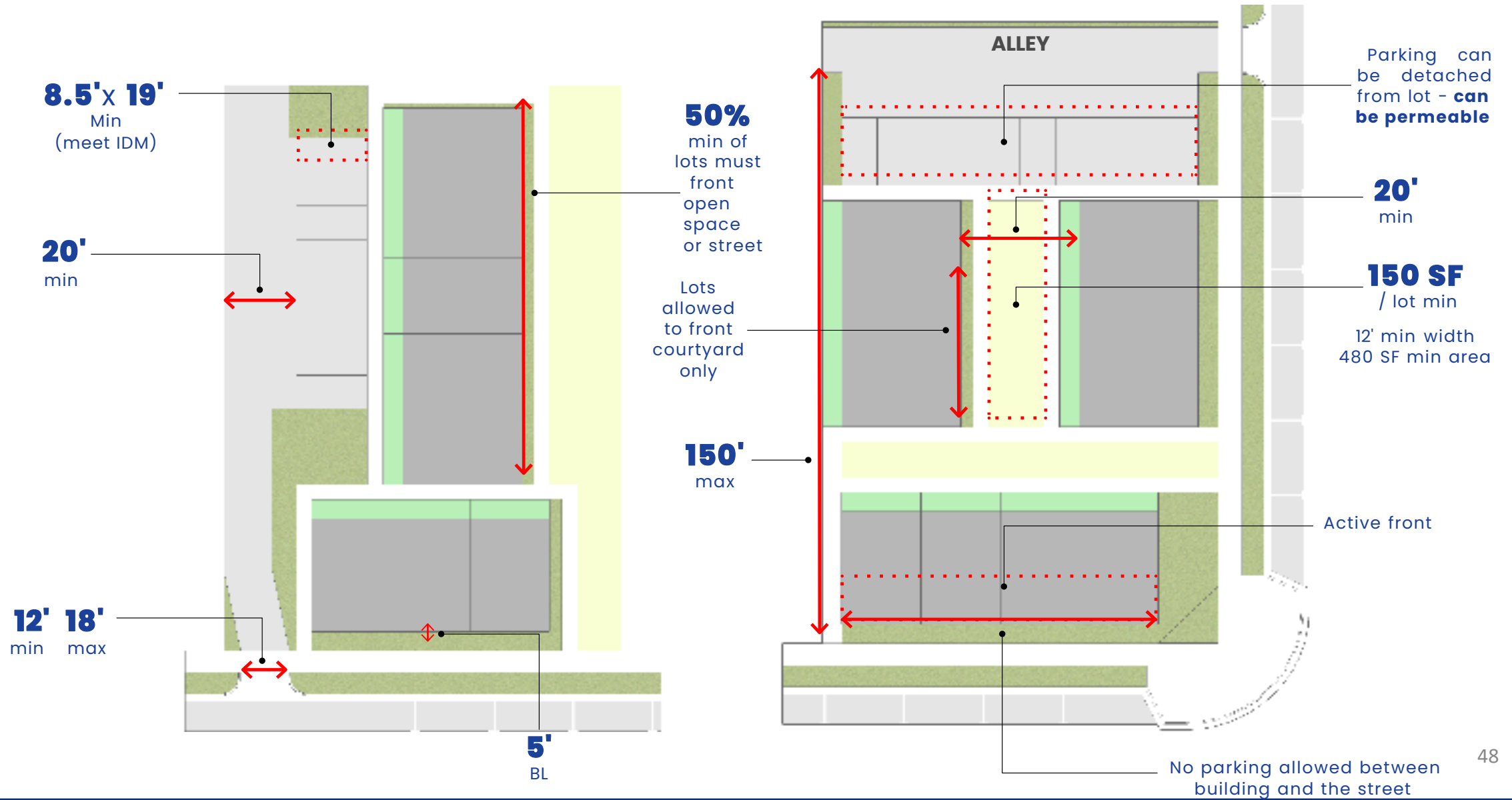
Desarrollo Estilo de Patio → Acceso de Vehículos (42-194)



Desarrollo Estilo de Patio → Requisitos de Estacionamiento (42-186 & 26-492)

Use	Parking requirement
Single-family residential lots within Courtyard style development	1.0 parking space per dwelling unit 1,000 sf or less
	2.00 parking spaces per dwelling unit is 1,001—1,800 sf
Guest Parking	1 parking space for 6 units

Desarrollo Estilo de Patio (Courtyard Development)



Preguntas

- what is the smallest size home I can build?
- Is there a maximum number of homes allowed within a courtyard style development?
- Is 1800 square foot maximum for the footprint of the unit or the unit size?
- What if the property is more than 150 feet deep?
- What is the drive aisle distance for parking?
- Is the parking area considered a reserve on the plat?

Desarrollo de Lotes Angostos

Estándares Nuevas

Narrow Lot Development

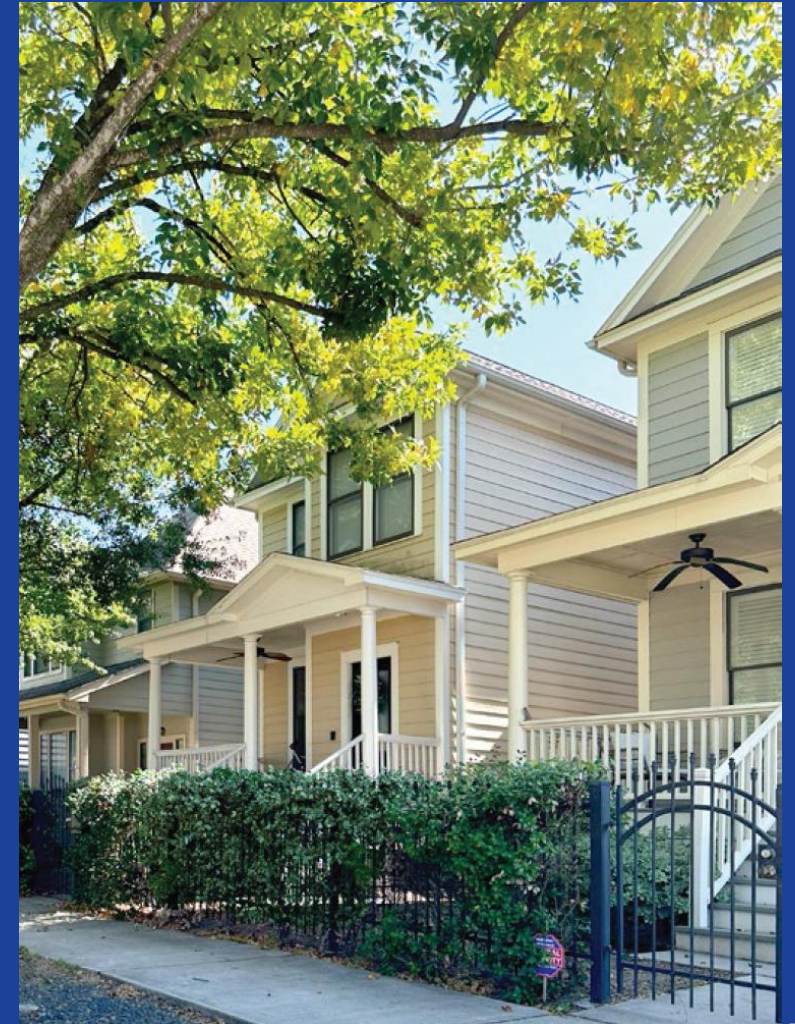
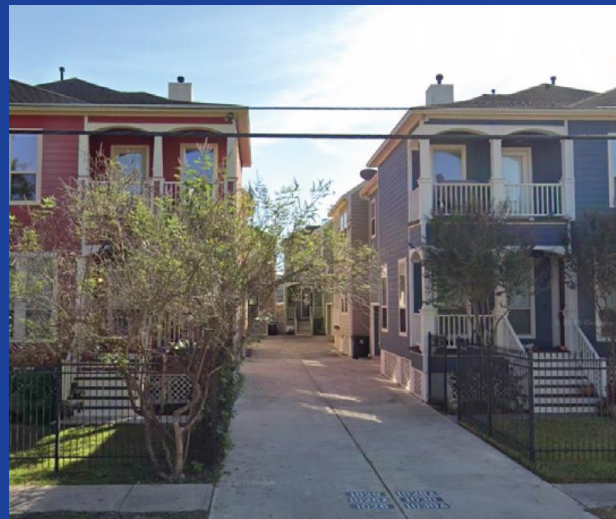
New Standards

Adrian Frias



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Nuevos Desarrollos de Lotes Angostos

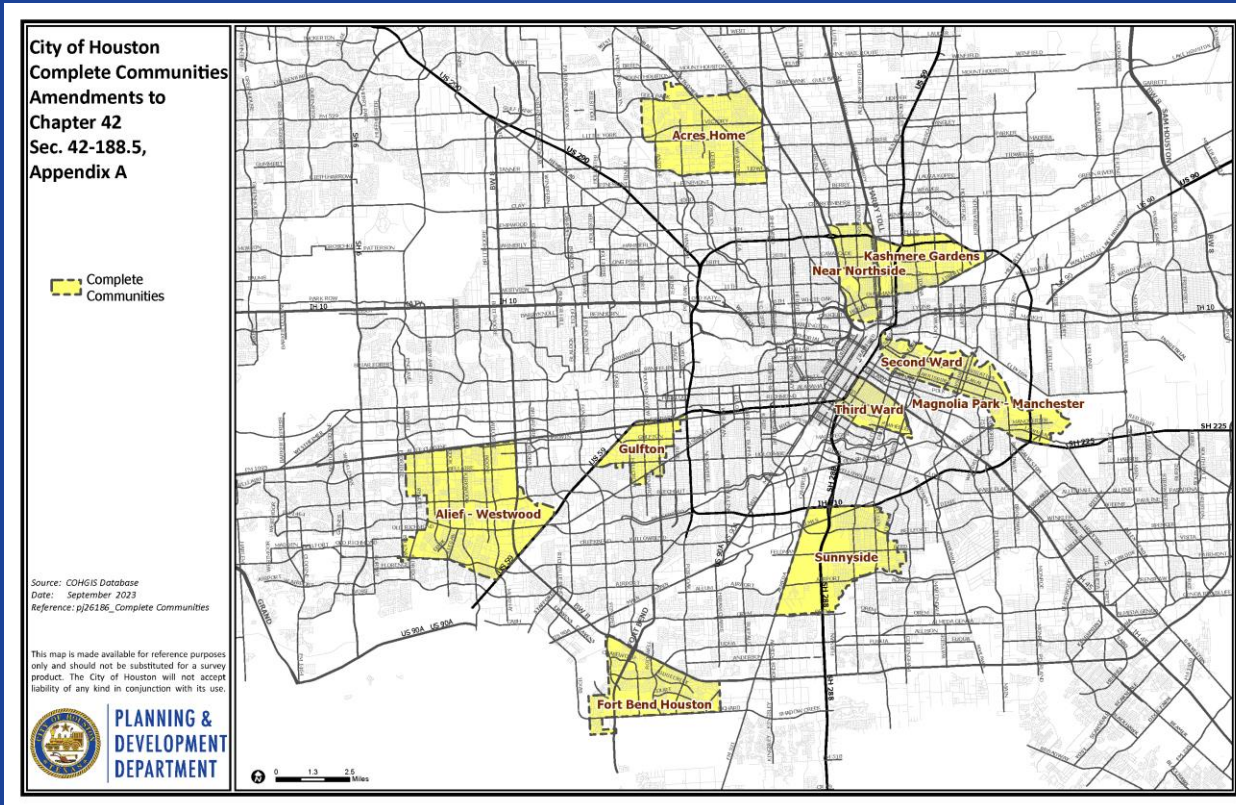


Cambios a Desarrollos de Lotes Angostos



- Nueva definición de Lotes Angostos (< 44') (42-1)
- Nuevas estándares para líneas de construcción de Lotes Angostos (42-157)
- Nuevas estándares de Lotes Angostos y acceso de vehículos(42-188/188.5)
- Nuevas estándares for para-Lotes de bandera y Entradas Compartidas (42-145, 42-146, 42-187)
- Augmentación de densidad para–Entradas Comparitadas (42-184)
- Nuevas estándares para triángulos de visibilidad visibility(42-161)
- Estacionamiento para Desarrollos Residenciales (42-186)
- Cambios a entradas de casa (42-165)

Cambios a Desarrollos de Lotes Angostos: 42-188.5



- **Acceso Directo (Direct driveway access)** a una calle publica para lotes que ya existen menos de 33' esta permitido si todos los estandares estan completados:
 - (a) La propiedad no puede ser subdividida a lotes de 33' o mas (<66' para el frente)
 - (b) La propiedad no tiene acceso al aldo o compartido
 - (c) Los lotes solamenta tendran un driveway o entrada de 12'
 - (d) La linea de construccion de garage sera 20'
 - (e) La propiedad no esta dentro 1400' caminando de una escuela
 - (f) La propiedad no esta en una **Comunidad Completa (Complete Community)**

Image available in the online ordinance:

https://library.municode.com/tx/houston/codes/code_of_ordinances



Alley Access (25' Lot)

- Increased Incentives:**
- Increased density from 27 to 35 units per acre
 - Improved ability to build an ADU
 - No visibility triangle above 10', resulting in more buildable area (corner lots)
 - Allowance of a 65% lot coverage exemption from detention requirements
 - Reduced side building line to 5' for corner lots
 - No detention required for public alley when proposing alley access
 - Reduced parking for units 1,500 sq. ft. or smaller
 - Entry feature can be within the building line
- Additional requirements:**
- Enhanced front door and windows to provide better visibility onto street

Shared Drive (25' Lot)

- Increased Incentives:**
- Increased density from 27 to 35 units per acre
 - Improved ability to build an ADU
 - 65% lot coverage exemption from detention requirements
 - Driveway included in lot coverage calculation and no additional detention if less than 65%
 - Reduced parking for units 1,500 sq. ft. or smaller
- Additional requirements:**
- Enhanced front door and windows to provide better visibility onto street

Courtyard Development

- New Opportunities:**
- Street frontage not required for lots fronting on a shared courtyard
 - No minimum lot size or maximum density with at least 150 sq. ft. of green space per lot
 - 65% lot coverage exemption from detention requirements on tracts 15,000 sq. ft. or less, 9,750 sq. ft. lot coverage exemption on tracts between 15,001 sq. ft. and 1 acre.**
- Requirements:**
- Maximum site depth from street is 150'
 - Maximum 30' tall
 - Parking on the side or rear but not in the front
- Increased Incentives:**
- No detention required for public alley when proposing alley access**
 - Detention calculated for the tract as a whole and not per individual lots**
 - Parking may be removed from individual lots but located within the development
 - Reduced parking for units 1,000 sq. ft. or smaller
 - One guest parking space for every 6 units
 - Maximum lot size of 3,500 sq. ft. and a maximum unit size of 1,800 sq. ft.
 - Enhanced front door and windows to provide better visibility onto street and courtyard

Flag Lots

- Increased Incentives:**
- Increased density from 27 to 35 units per acre
 - Improved ability to build an ADU
 - No visibility triangle above 10', resulting in more buildable area (on corner lots)
 - Reduced building line of 5'
 - Reduced flag staff width
 - Flag staff is included in the lot coverage calculation no separate detention is required if under 65%
 - Reduced parking for units 1,500 sq. ft. or smaller
- Additional requirements:**
- Enhanced front door and windows to provide better visibility onto street
 - All newly created lots abutting the staff take access from the staff

Shared Drive (25' Lot)

- Increased Incentives:**
- Increased density from 27 to 35 units per acre
 - Improved ability to build an ADU
 - 65% lot coverage exemption from detention requirements
 - Driveway included in lot coverage calculation and no additional detention if less than 65%
 - Reduced parking for units 1,500 sq. ft. or smaller
- Additional requirements:**
- Balconies or windows to provide better visibility onto street

Front Load Individual Driveway (33' Lot)

- Increased Incentives:**
- Increased density from 27 to 35 units per acre
 - Improved ability to build an ADU
 - 65% lot coverage exemption from detention requirements
 - Driveway included in lot coverage calculation and no additional detention if less than 65%
 - Reduced parking for units 1,500 sq. ft. or smaller
- Additional requirements:**
- A maximum of 12' individual driveway per lot
 - Enhanced front door and windows to provide better visibility onto street

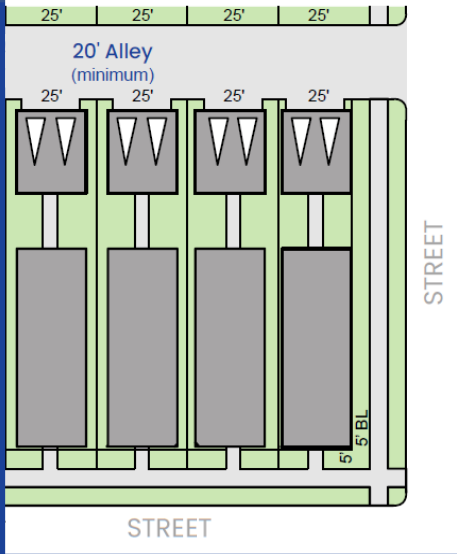
Shared Drive (50' Lot)

- Increased Incentives:**
- Increased density from 27 to 35 units per acre
 - Improved ability to build an ADU
 - No visibility triangle above 10', resulting in more buildable area (corner lots)
 - 65% lot coverage exemption from detention requirements
 - Driveway included in lot coverage calculation and no additional detention if less than 65%
 - Reduced parking for units 1,500 sq. ft. or smaller
- Additional requirements:**
- Enhanced front door and windows to provide better visibility onto street

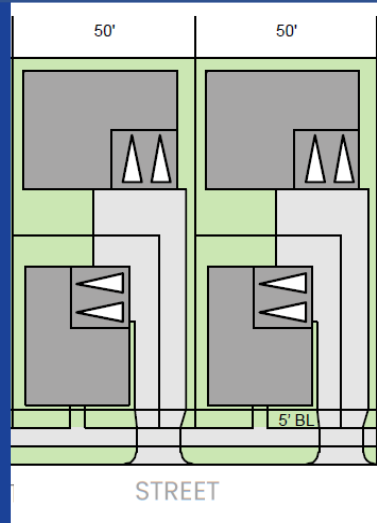
Rear Shared Driveway (25' Lots w/corner access)

- Increased incentives:**
- Increased density from 27 to 35 units per acre
 - No visibility triangle above 10', resulting in more buildable area (corner lots)
 - Improved ability to build an ADU
 - Allowance of a 65% lot coverage exemption from detention requirements
 - Reduced parking for units 1,500 sq. ft. or smaller
- Additional requirements:**
- Enhanced front door and windows to provide better visibility onto street
 - Shared vehicular access from side street unless it is a major thoroughfare

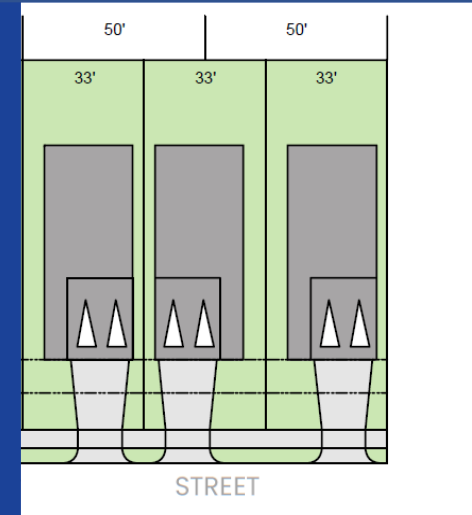
Tipos de Desarrollos de Lotes Angostos



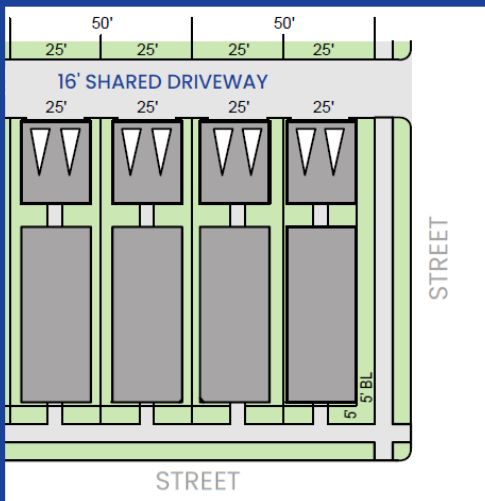
Alley Access



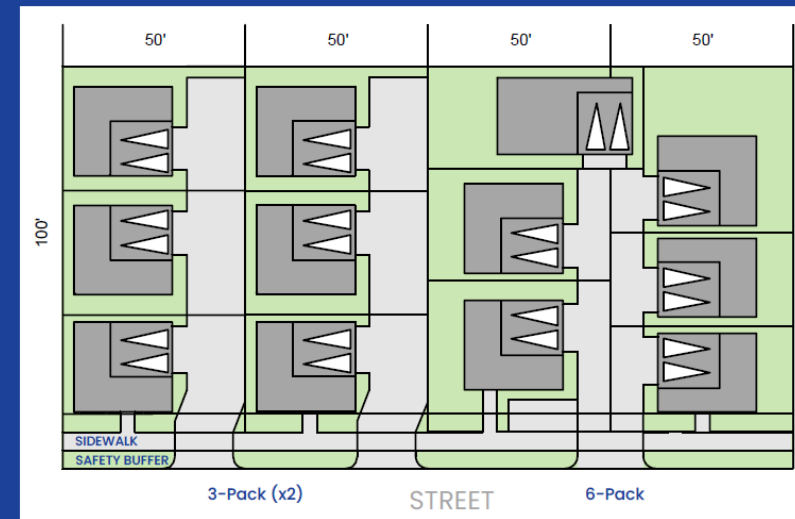
Flag Lot



33' Wide Lots

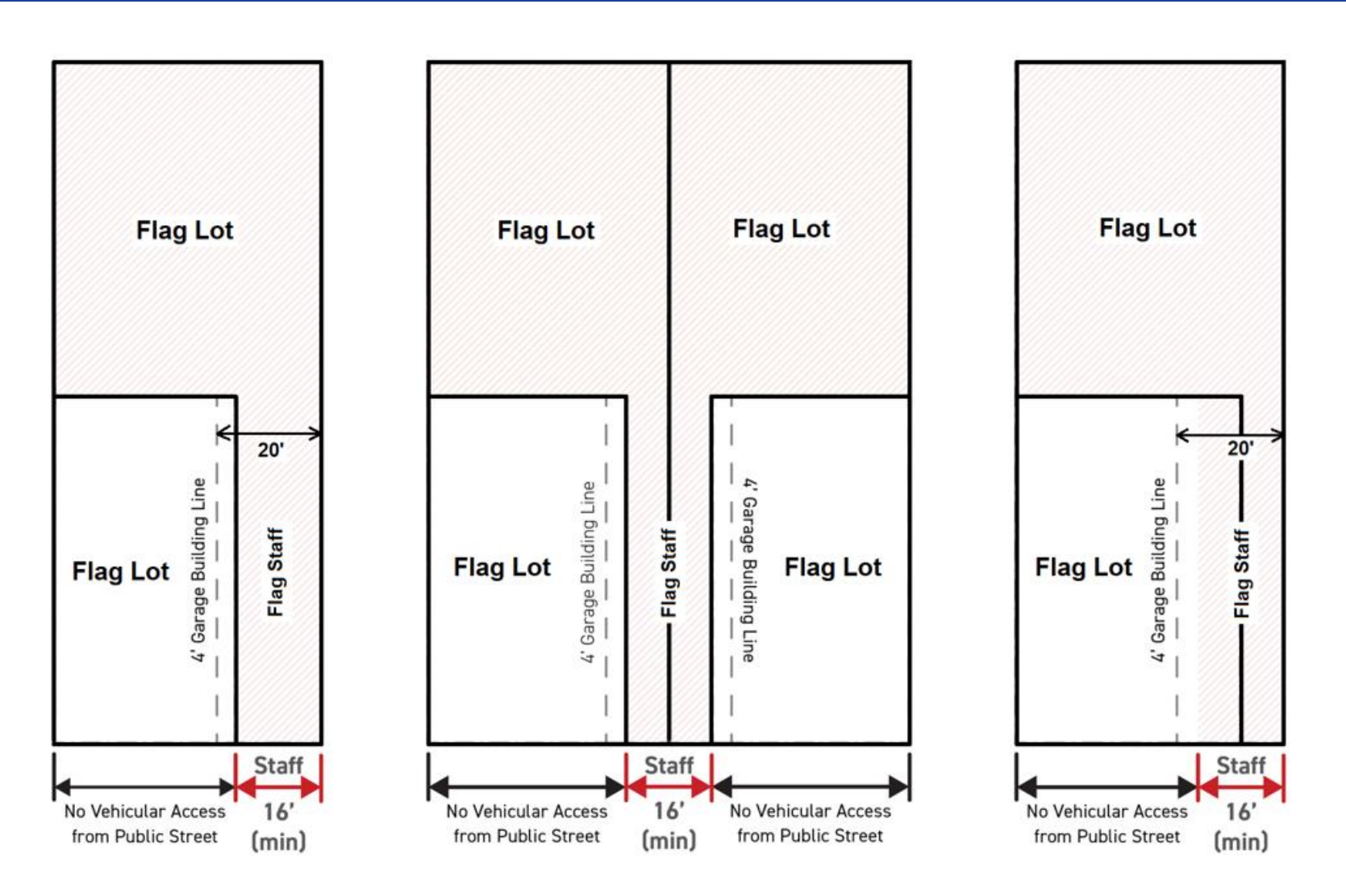


Rear Shared Driveway

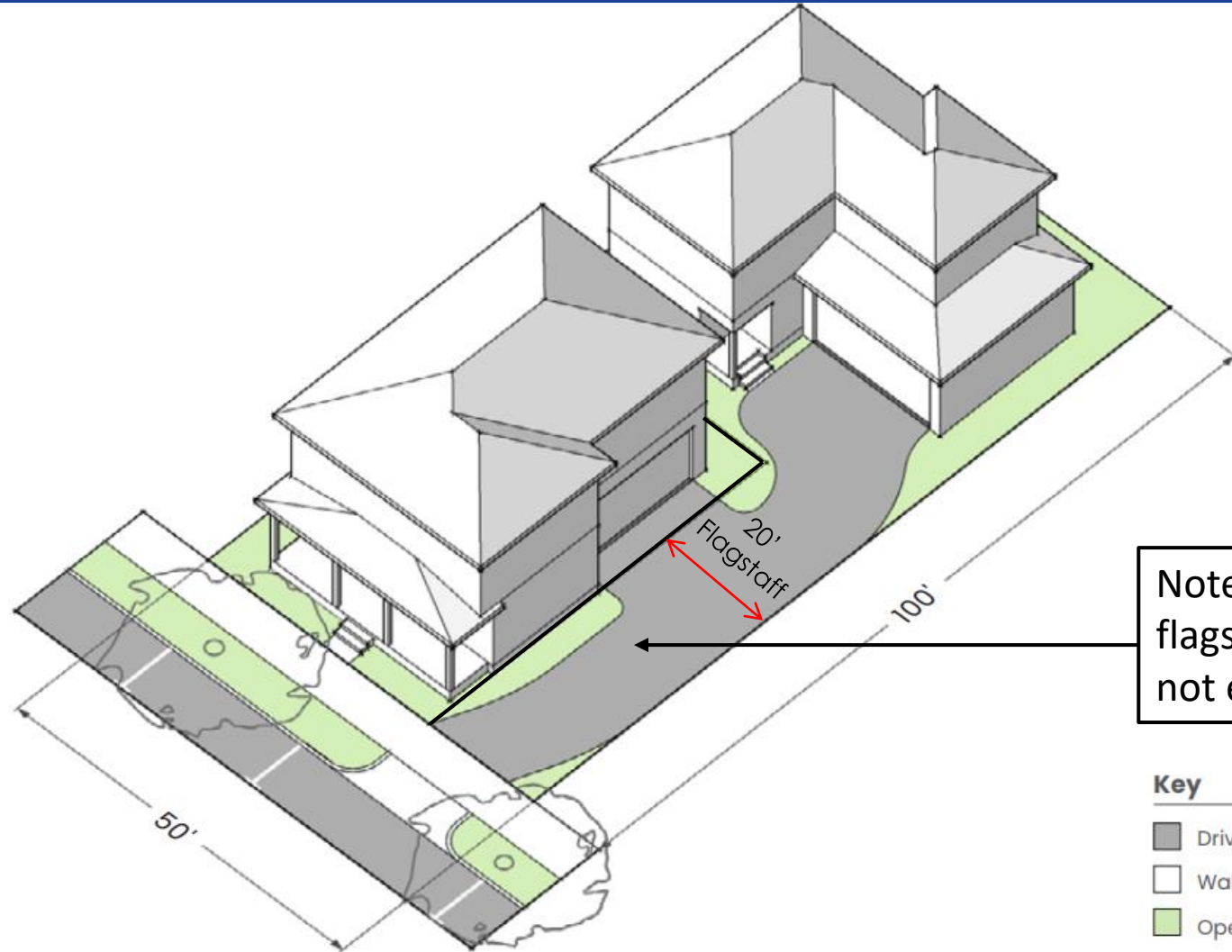


Side Shared Driveway

Lotes en Forma de Bandera (Flag Lots): 42-187

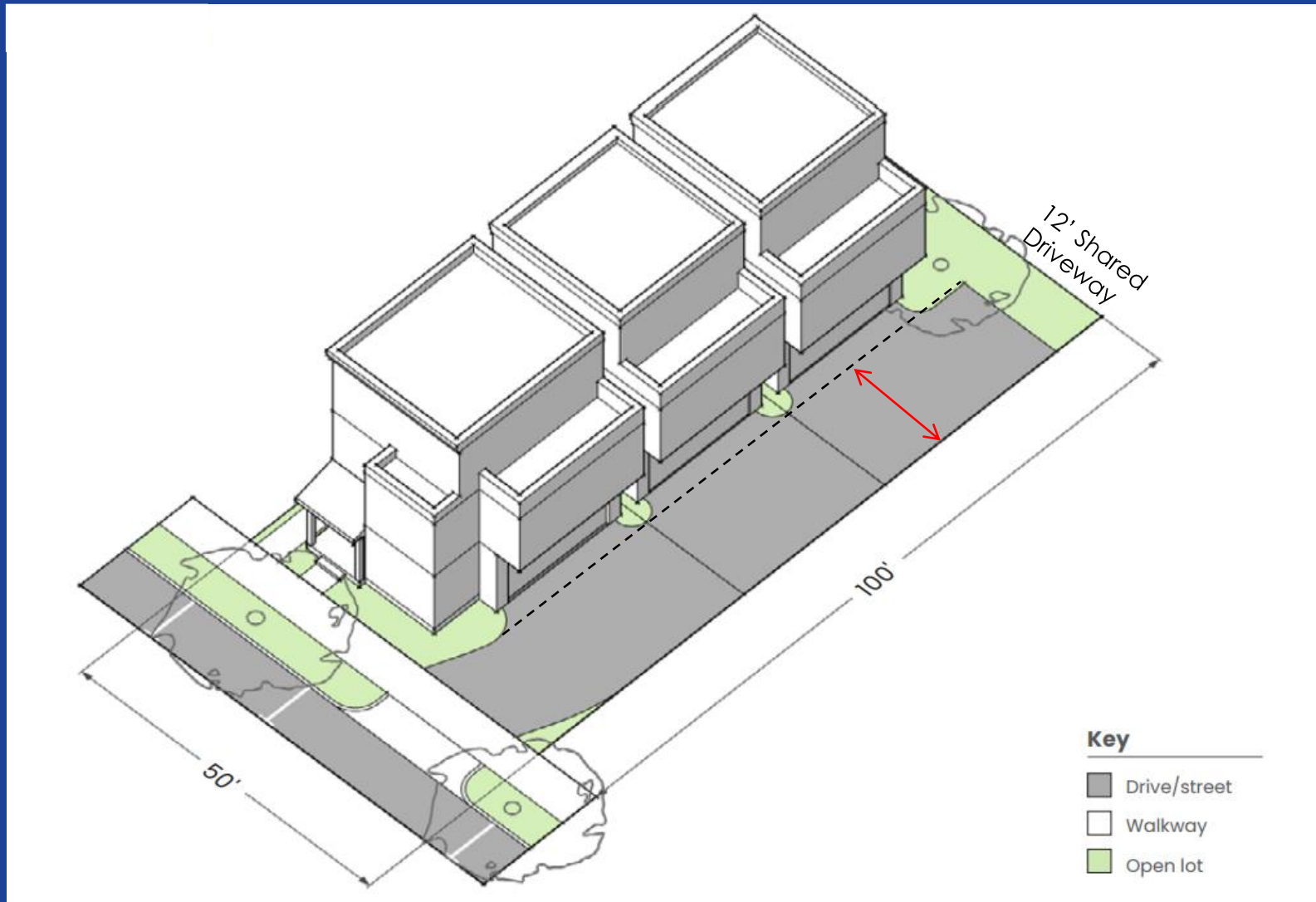


Cambios: Lote Forma de Bandera (Flag Lot) (42-187)

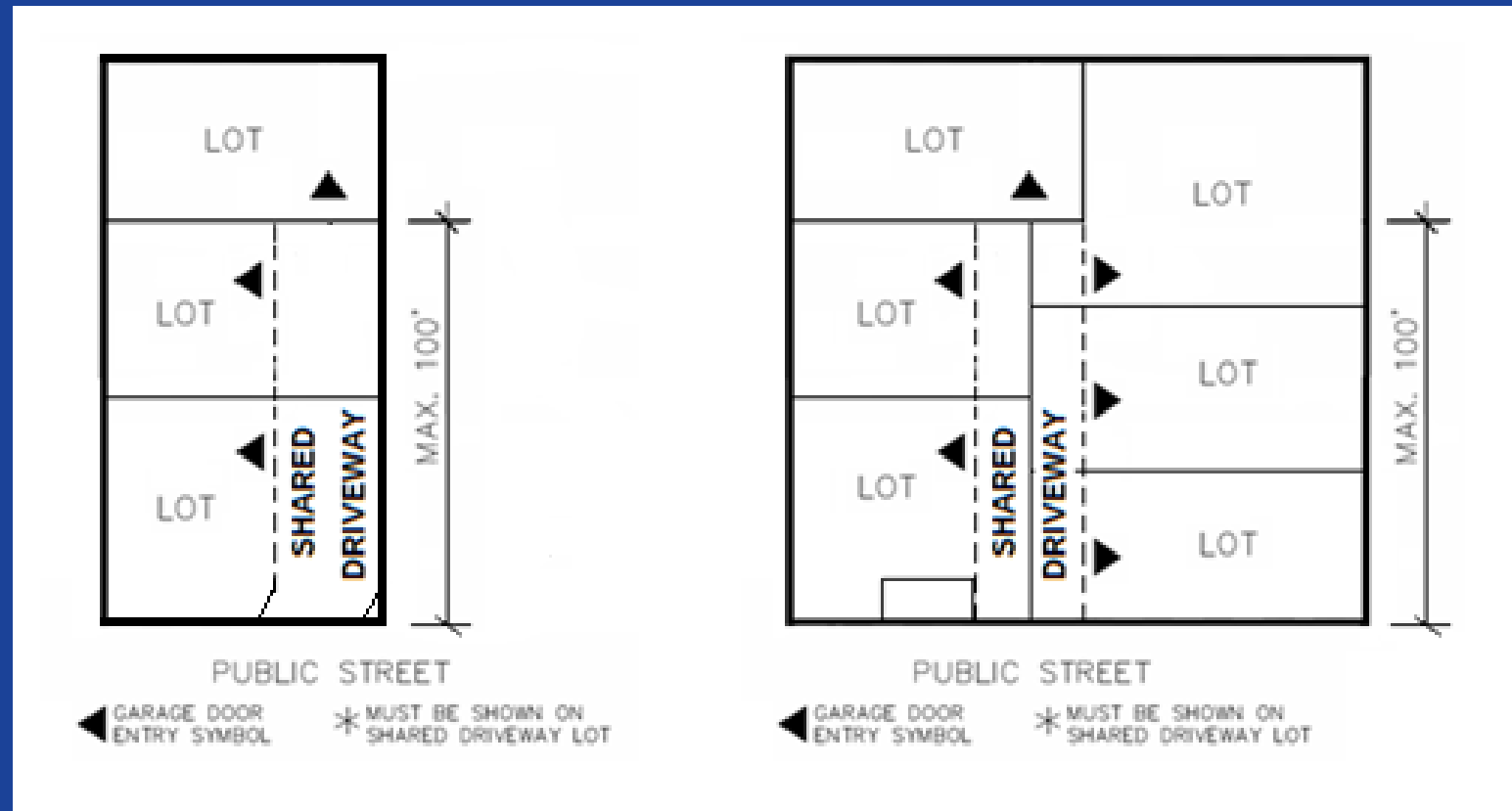
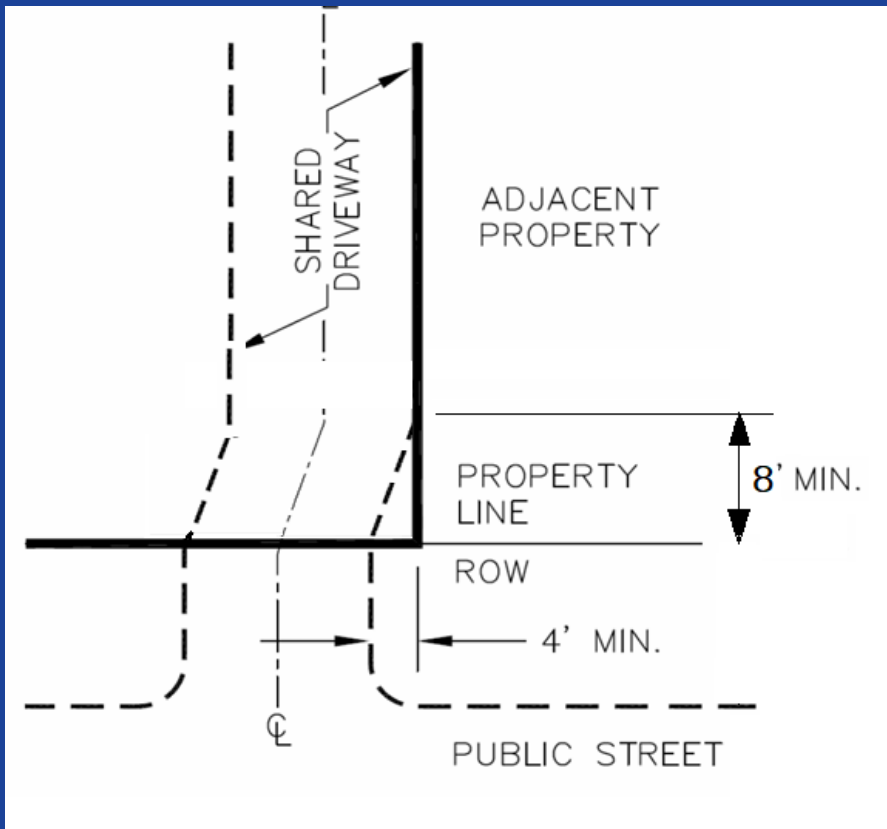


Note that the 20' flagstaff portion is not entirely paved

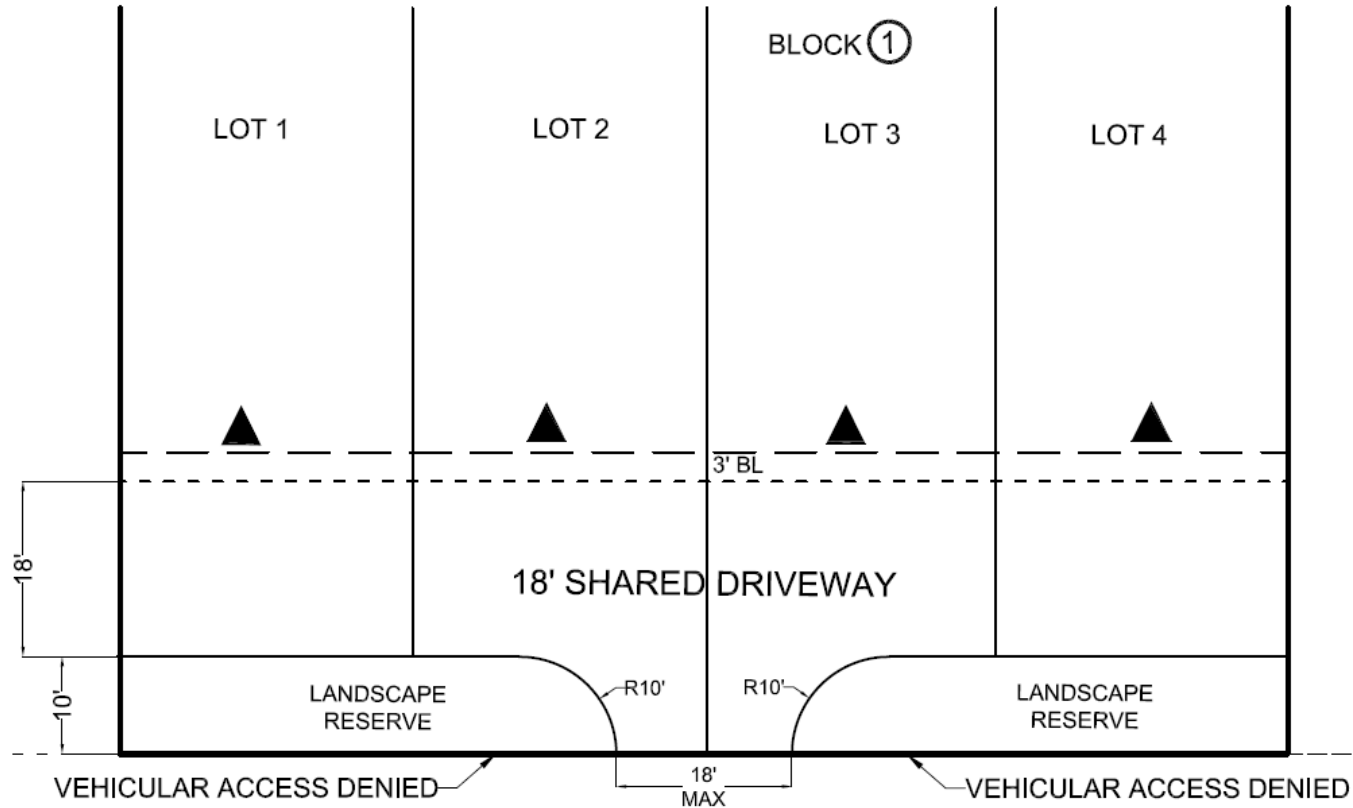
Cambios: Entrada Compartida (Shared Driveway) 42-145,146



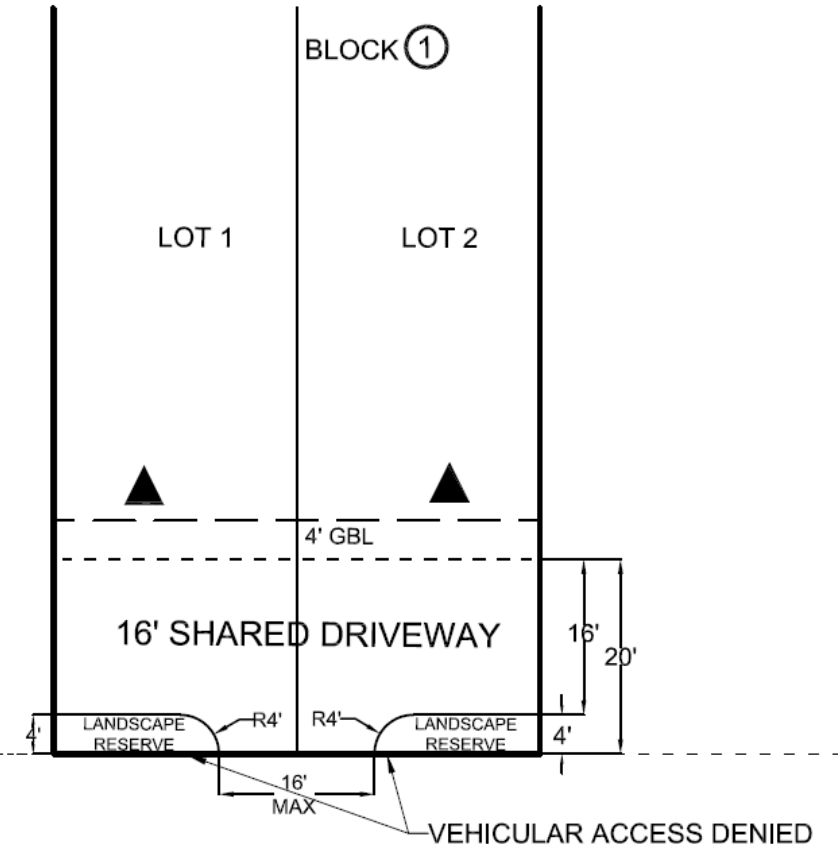
Cambios: Entrada Compartida (Shared Driveway) 42-145,146



Cambios: Entrada Compartida (Shared Driveway) 42-145,146

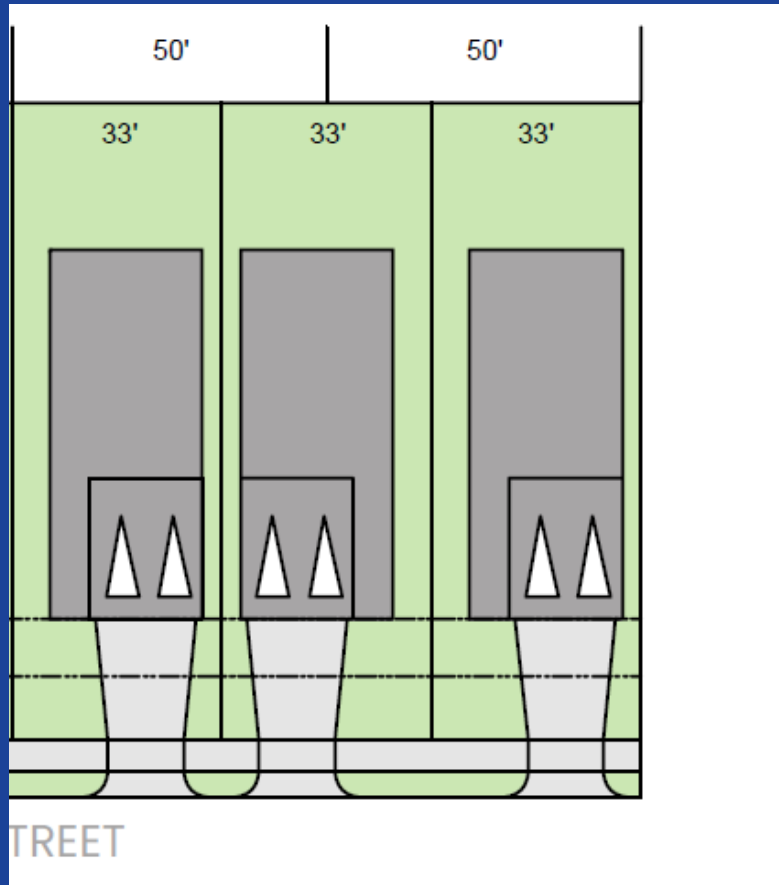


NOTE: Allowed on midblock property to create more than two lots.



NOTE: Allowed on midblock property to create only two lots

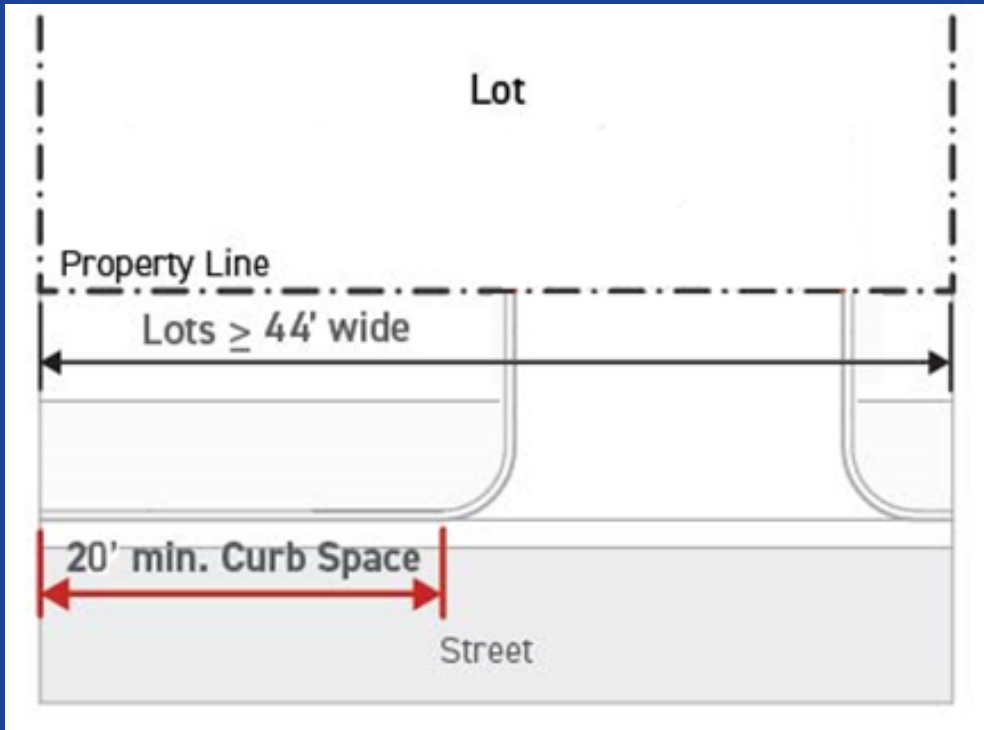
Acceso Directo (Direct Access), Entre 33'-44'



Note:

For mid-block properties with a frontage of 33' up to 44' meeting the standards of Sec 42-188(g)(2)(b), the **driveway approach shall be maximum 12 feet in width**. When proposing a 10' BL/19' GBL lot typical, 1/3 of the structure along the street shall be occupiable or provide balcony(ies) or large window(s) meeting the requirements of Sec 42-157(b)(3). (Sec 42-188 & 42-157(b)(3))

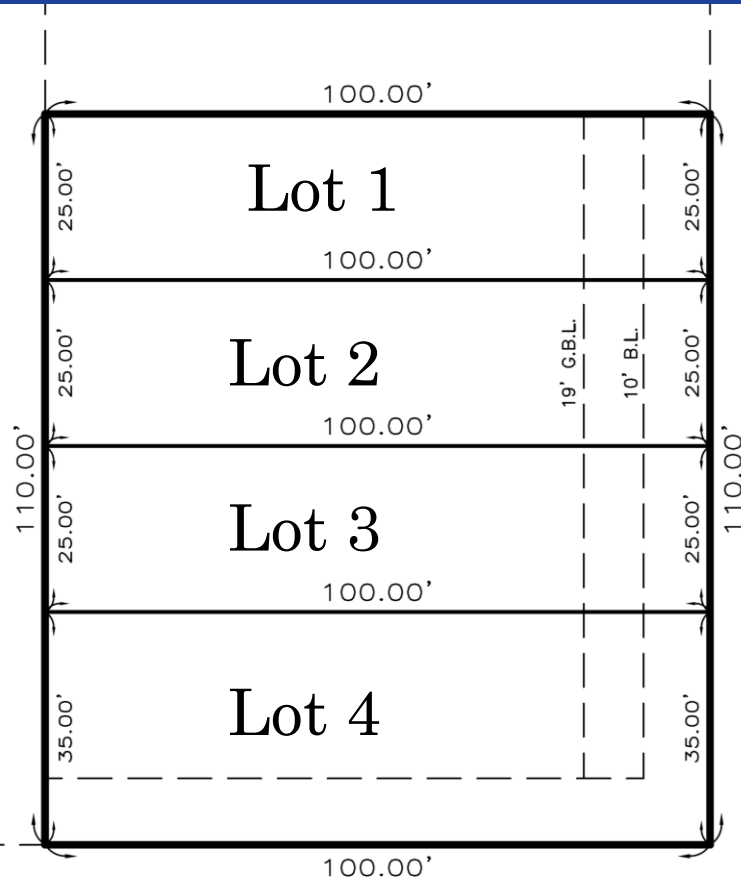
Acceso Directo, y No Ser Lote Angosta 42-188 Direct Access, Not Narrow Lots)



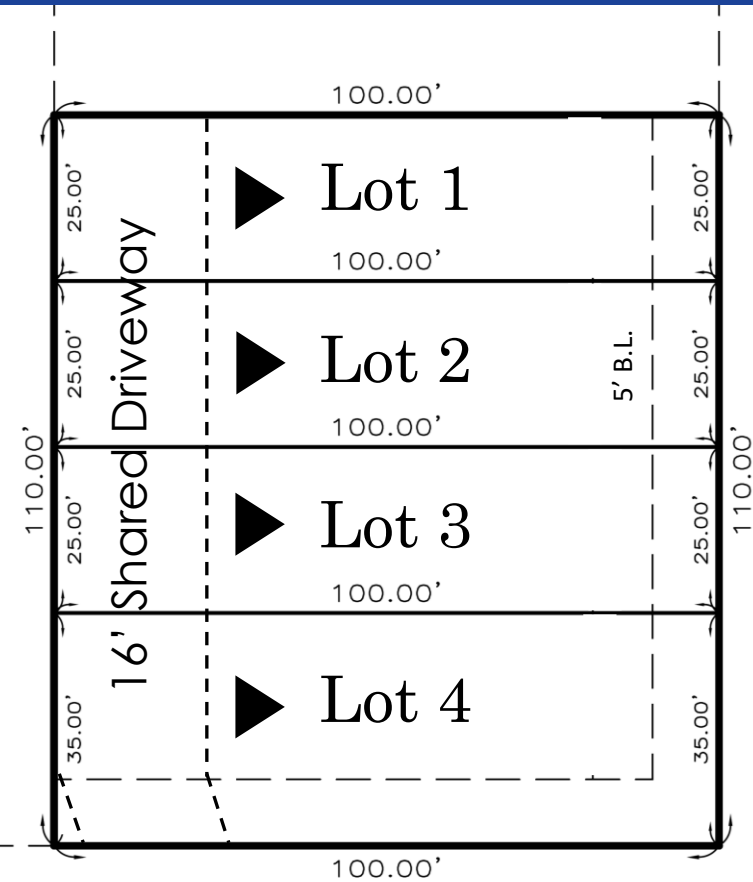
Note:

For mid-block properties with a frontage of 44' or wider meeting the standards of Sec 42-188(g)(1), the driveway approach location and width is contingent on leaving **20 feet of unobstructed curb space** and a minimum of 1/3 of the width of the structure's façade facing the street must be occupiable space. (Sec 42-188 & 42-157(b)(3))

Propiedades de Esquina 42-188 (Corner Properties)



Street



Street

Street

Street

Estacionamiento Para Lotes Residenciales (42-186)

(Parking for Single-Family Residential)

El estacionamiento se ha ajustado y ahora se basa en el tamaño de la unidad de vivienda.

No se requiere estacionamiento.

Para una unidad de vivienda de **menos de o igual a 1,000** pies cuadrados (siempre que se cumplan ciertos criterios).

1 espacio de estacionamiento por unidad.

Para una unidad de vivienda que **no tenga más de 1,500** pies cuadrados.

*2 espacios de estacionamiento por unidad siguen siendo un requisito para unidades **de más de 1,500** pies cuadrados.

Preguntas

- I am subdividing a corner lot. Can my lots take direct access to the public street?
- If my property is greater than 15,000 square feet, can I take direct access to the public street?
- I have a midblock property. There is an alley behind the property, but it is not improved. Can I take access from the alley?
- What are the requirements in order for me to do a 12' shared driveway?
- How can I get reduced parking or zero parking?
- Can I do the 16' front shared driveway for multiple lots or does it have to be 18'?
- If proposing duplex on a lot that is wider than 44 feet, can two separate driveways be allowed?
- What to do if there are trees in the path of my driveway? Can they be removed?

¿Preguntas/Comentarios?



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