



Minimum Lot Size Designations

Lot size designations have been available to residential property owners for several decades. They allow owners to help preserve the current character of their neighborhood.

Residents complete a formal application and submit it to the Planning and Development Department. If the application meets the criteria required by the city, the application will be forwarded to city council for final approval.

That approval is given by passing an ordinance on behalf of the applicants, creating the lot size designation.

A photograph of a residential neighborhood featuring a mix of housing styles, including a small brick bungalow in the foreground and larger multi-story houses in the background, all under a clear blue sky.

Learn How You Can Preserve the Character of Your Neighborhood

What is it?

A *Special Minimum Lot Size* designation prevents lots from being divided below a certain size, which in most cases, prevents redevelopment into townhomes. For example, if 5,000 square feet was established as the *Special Minimum Lot Size* for an area, no lots within that area could be subdivided into lots smaller than 5,000 square feet.

A *Special Minimum Building Line* designation prevents new buildings from being built closer to the street than a portion of the buildings that are already there. For example, if a block of homes has been constructed where the typical distance from the front of the building to the sidewalk is 20 feet, new construction must be placed no closer than 20 feet from the sidewalk.

How can your neighborhood get these designations?

Up until recently, these tools applied only to neighborhoods located inside the 610 Loop. Now, they are available to neighborhoods throughout Houston, depending on certain criteria. The Planning and Development Department staff can help you determine if your neighborhood qualifies. They can also help you complete the application process.

Training meetings are being held all over Houston throughout the summer. Go to www.HoustonPlanning.com to see a schedule of meetings. Or, contact the Planning and Development Department at 832-393-6600.

New land development rules in the City of Houston mean more Houstonians can maintain their neighborhood's established character.

- Preserve the existing lot sizes and prevent incompatible development.
- Ensure that future buildings conform to existing building lines.

To get an application for your neighborhood or to ask for more information, contact:

Planning and Development Department
(832) 393-6600
www.houstonplanning.com

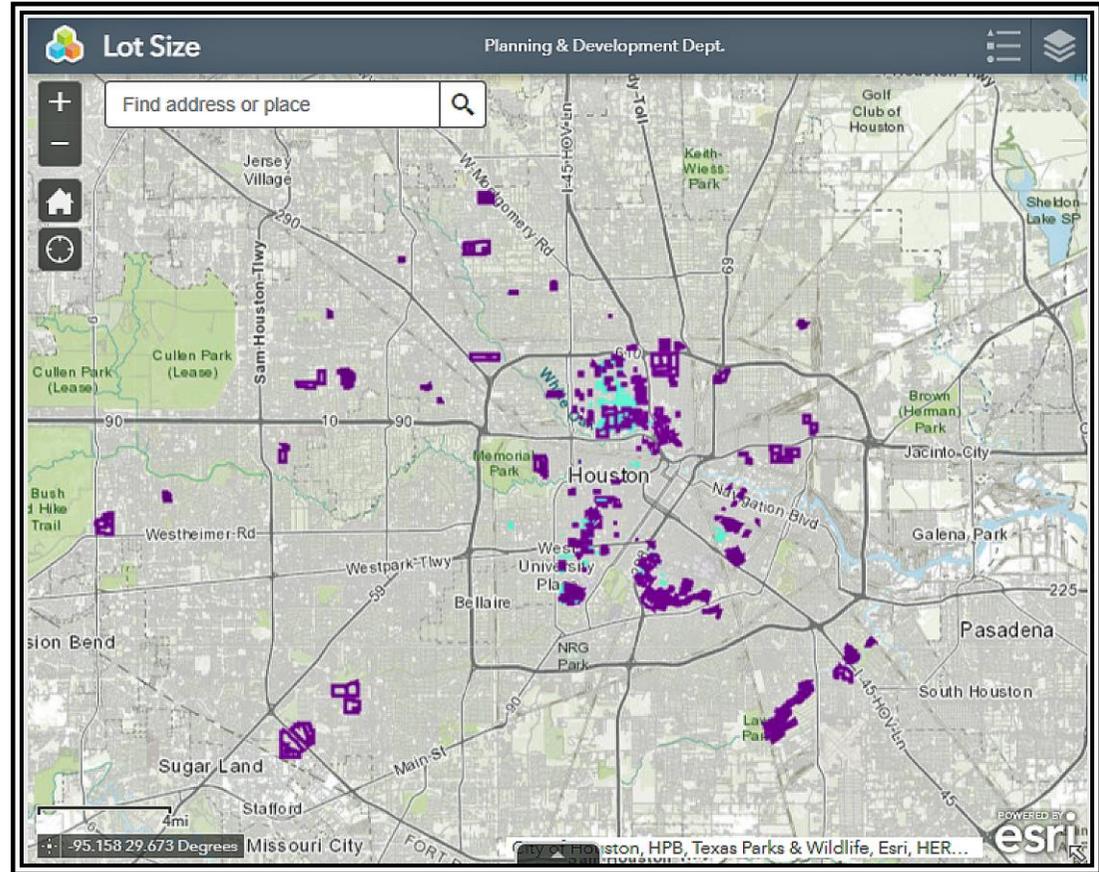


PLANNING & DEVELOPMENT DEPARTMENT



Existing Designations

About 1,000 designations have been approved since 2002. This has resulted in about 25,000 residential properties residing in lot size restricted areas.





What Can Super Neighborhoods Do?

- **Learn what a minimum lot size designation can do for a community.**
- **Use information on the Planning and Development website to understand the basics of creating and submitting an application.**
- **Make constituent communities in a super neighborhood aware of the benefits of living in a designated area.**
- **Work with residents to ensure their properties will qualify for a designation, and that they have the information required to complete an application.**
- **Be available to answer questions as an application is being worked on by residents.**