

§ 17.14.270. Small Lot Subdivision Development Standards.

- A. The purpose of this section is to provide supplemental development standards allowing alternative housing typologies in small lot subdivisions within multiple-family residential zones and specific mixed use zones. A subdivision for the purpose of small lots enables construction of new small lot homes and provides a space-efficient and economical alternative to traditional single dwelling unit and multiple dwelling unit development. It also provides pedestrian-friendly developments that are compatible with the existing neighborhood character and context.
- B. A small lot subdivision shall be permitted in the R-3, R-4, and NMU-24 zoning districts pursuant to an approved tract or parcel map.
- C. The following supplemental regulations shall apply to small lot subdivisions:
1. A tract map or parcel map pursuant to Chapter 16.08 (Maps) of this code shall be required for the creation of a small lot subdivision.
 2. The Design Review Committee shall review small lot subdivision projects prior to issuance of any demolition, grading, or building permit and make a finding that the small lot subdivision project complies with the small lot subdivision guidelines in Section 17.14.275 of this chapter. The application for design review shall be filed concurrent with the tract or parcel map application.
 3. A small lot subdivision development shall comply with the regulations in Table 17.14.270 and the supplemental regulations in this section. The footnotes and text following Table 17.14.270 clarify the development standards as necessary.

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Table 17.14.270	
SMALL LOT SUBDIVISION DEVELOPMENT STANDARDS	
Maximum Permitted Density	
Within Subdivision - dwelling units (du) per acre (ac)	Per the underlying zone
R-3 and R-4	(a)
NMU-24	16-24
Subdivided Lot - dwelling units (du) per lot	1
Minimum Lot Area - square feet (sf)	n/a
Minimum Lot Frontage - feet (ft)	25
Minimum Lot Depth - feet (ft)	50
Perimeter Setbacks - feet (ft)	
Front	(b)
Side	(c)
Rear	(d)

Table 17.14.270	
SMALL LOT SUBDIVISION DEVELOPMENT STANDARDS	
Interior Setbacks - feet (ft)	(e)
Maximum Height - feet (ft) or stories, whichever is less	
R-3 and R-4	35' or 3 stories
NMU-24	45' or 3 stories
Maximum Lot Coverage	75% of an approved small lot (f)
Minimum Private Open Space - square feet (sf) per dwelling unit (du)	150

NOTES:

- (a) The permitted density range shall be as indicated on the General Plan Land Use Policy Map. Typically, 6-15 du/ac for R-3 and 16-24 du/ac for R-4.
 - (b) The provisions of the front yard of the underlying zone shall apply to the front lot line of the perimeter of the subdivision.
 - (c) A minimum five-foot yard shall be required along the side lot line of the perimeter of the subdivision, except that corner and reverse corner lots along the perimeter of the subdivision shall have a minimum 10-foot street side yard.
 - (d) A minimum 10-foot yard shall be required along the rear lot line of the perimeter of the subdivision, except that where the rear lot line abuts an alley, a minimum five-foot rear yard shall be required along the perimeter of the subdivision.
 - (e) No front, side, or rear yard shall be required between interior lot lines created within an approved small lot subdivision.
 - (f) Unless the tract or parcel map provides a usable common open space area equivalent to 25% of the lot area of each lot not meeting this provision, and subject to the requirements of Section 17.14.110(B)(2) of this chapter.
4. **Site Access.** Access to a small lot within a small lot subdivision, and to its required parking spaces, shall be provided by way of a public or private street, alley, access easement, or driveway.
 5. **Accessory Structures, Garages, and Accessory Dwelling Units.** Accessory structures, garages, and accessory dwelling units shall be permitted in small lot subdivisions in accordance with Section 17.14.160 (Accessory Structures, Garages, and Accessory Dwelling Units) of this chapter.
 6. **Open Space.** Each small lot shall provide no less than a total of 150 square feet of private usable open space, accessible directly from the living area of the unit, in the form of a fenced yard or patio, a deck, or balcony. In order to count toward the open space requirement, a yard area, or uncovered deck or patio shall have a minimum width and length of 10 feet, and the minimum dimension of a balcony (both width and depth) shall be seven feet. Parking areas, driveways, and required front setback areas shall not count as private usable open space.

7. Fences and Walls. Fences and walls shall be permitted in small lot subdivisions in accordance with Section 17.14.180 (Fences and Walls) of this chapter and subject to the following regulations:
 - a. Within the front yard setback areas along the perimeter of the proposed subdivision, the height shall be limited to three and one-half feet.
 - b. Within the side and rear yard setback areas along the perimeter of the proposed subdivision, the height shall be limited to six feet, except that where the perimeter abuts a major arterial street or a commercial zoned property the height shall be limited to eight feet.
8. Parking. Parking requirements and parking design shall comply with the following regulations and Chapter 17.34 (Off-Street Parking and Loading) of this title for small lot subdivisions. Where there is a conflict with Chapter 17.34, the requirements of this section shall apply.
 - a. The number of off-street parking spaces shall be consistent with the ratios for small lot subdivisions in Table 17.34.060(A) of this title.
 - b. Required parking shall be provided on each lot except that guest parking may be provided in an easily accessible common parking area, or on private streets and alleys associated with the small lot subdivision.
 - c. Required parking spaces on each lot shall be provided within a garage or a carport. Guest parking may be unenclosed.
 - d. Tandem parking is permitted only for the required parking spaces on each lot and not for guest parking in common parking areas.
9. Landscaping. Landscaping shall be provided as required by Chapter 16.50 (Landscaping Requirements) of this code.
10. Stormwater Management. Small lot subdivision developments shall comply with Chapter 7.01 (Water Quality and Stormwater Discharges) of this code and shall require low impact development (LID) practices that result in the infiltration, evapotranspiration, or otherwise natural drainage of stormwater in order to protect water quality.
11. Trash Enclosures. All small lot subdivision developments shall provide trash (including trash, recycling, and green waste) collection areas adequately and conveniently placed throughout the development. These collection areas shall be screened from view on three sides by a six-foot high masonry wall. A view obscuring gate shall be provided.
12. Access and Maintenance. An agreement for access and maintenance for all facilities used in common shall be executed to the satisfaction of the City Attorney and shall be recorded in the office of the Orange County Clerk-Recorder prior to the issuance of a certificate of occupancy for the project.
13. Hazardous Fire Areas and Vegetation Management. Small lot subdivision

developments shall be subject to the requirements of the Orange City Fire Department, including the fuel modification requirements outlined in the "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

(Ord. 15-21, 2021)

§ 17.14.275. Small Lot Subdivision Guidelines.

Small lot subdivision development shall conform to the City of Orange small lot subdivision guidelines adopted by resolution of the City Council and available at the Community Development Department.

(Ord. 15-21, 2021)