

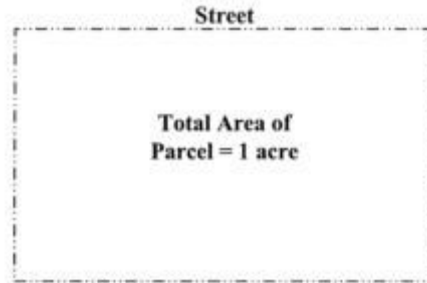
LAND USE

20 Attachment 3

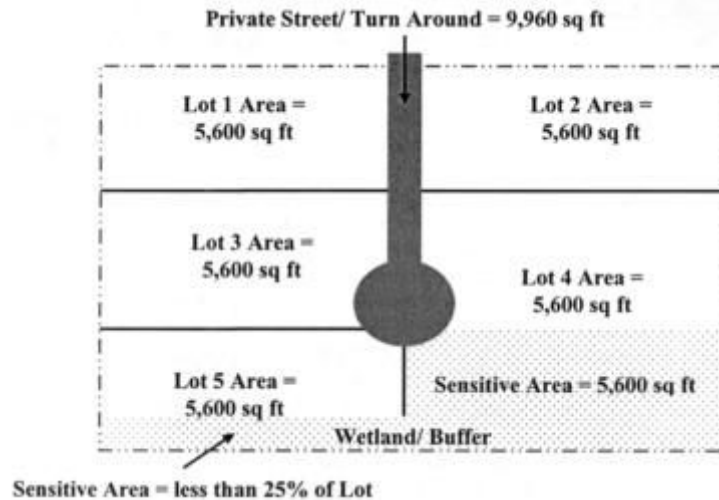
Figure 20.44(b)
LOT AREA CALCULATIONS

The following illustration demonstrates the methods for calculating lot area in BMC Title 20.

1. The drawing below represents a one (1) acre parcel before deductions from buildable areas. This is the "gross" lot area of the site.



2. When creating new lots, the unbuildable areas such as streets and critical areas are subtracted from the gross lot area to produce a net lot area that is used when calculating the size of each new lot. If a new individual lot contains an unbuildable environmentally sensitive area that is twenty-five (25) percent or less of its gross lot area, the sensitive area may be included in the lot area. The drawing below represents a one (1) acre parcel divided into five (5) parcels with applicable deductions.



(Ord. 5301 §3 (Exh. B) (part), 2016; Ord. 4950 §8 (Exh. A) (part), 2005)