

ORDINANCE NO. 2023-19

LOT SPLITS IN PLANNED UNIT DISTRICTS

The Contra Costa County Board of Supervisors ordains as follows (omitting the parenthetical footnotes from the official text of the enacted or amended provisions of the County Ordinance Code):

**SECTION I. SUMMARY.** This ordinance amends Article 94-4.10 of the County Ordinance Code to authorize the ministerial approval of a parcel map for a subdivision of an existing lot in a planned unit district into no more than two new parcels that meet all of the requirements set forth in Government Code Section 66411.7.

**SECTION II.** Section 94-4.096 of the County Ordinance Code is amended to read:

**92-4.096 Urban lot split.** “Urban lot split” means a subdivision of an existing lot within a single-family residential zoning district or planned unit district into no more than two new parcels that meet all of the requirements set forth in Government Code Section 66411.7 and Article 94-4.10 of this code. (Ord. 2023-19 § 2, 2022-14 § 5.)

**SECTION III.** Section 94-4.1002 of the County Ordinance Code is amended to read:

**94-4.1002 Purpose.** This article implements Government Code Section 66411.7 to provide an alternative method to subdivide a parcel located within a single-family residential zoning district or planned unit district for the purpose of housing development. (Ord. 2023-19 § 3, 2022-14 § 6.)

**SECTION IV.** Section 94-4.1008 of the County Ordinance Code is amended to read:

**94-4.1008 Location requirements.** A parcel proposed for subdivision under this article must meet the following location requirements:

- (a) The parcel is located in a single-family residential zoning district (R-6, R-7, R-10, R-12, R-15, R-20, R-40, R-65, and R-100), or in a planned unit (P-1) district that allows for an urban lot split under this article.
- (b) The parcel is located within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.
- (c) The parcel meets the requirements of Government Codes Section 65913.4(a)(6)(B)-(K).
- (d) The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined by Public Resources Code Section 5020.1, or in

the County Historic Resources Inventory, as designated by the Board of Supervisors.  
(Ord. 2023-19 § 4, 2022-14 § 6.)

**SECTION V.** Section 94-4.1010 of the County Ordinance Code is amended to read:

**94-4.1010 Design and improvement requirements.**

- (a) A parcel map may subdivide an existing legal parcel to create no more than two new lots of approximately equal lot area. Each resulting lot may not be smaller than 40 percent of the area of the original parcel proposed for subdivision, and neither resulting lot may be smaller than 1,200 square feet.
- (b) Each lot must be served by a separate water service meter and a separate sewer connection.
- (c) Each lot must collect and convey all stormwater entering or originating on the lot, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage system which conveys the stormwater to an adequate natural watercourse, in accordance with Division 914 of the Ordinance Code. All storm drainage facilities must be designed and constructed in compliance with this code and Public Works Department design standards.
- (d) The applicant shall comply with all applicable rules, regulations, and standards of the County's National Pollutant Discharge Elimination System (NPDES) permit as required by Division 1014.
- (e) On-site frontage improvements, including curbs and sidewalks, shall be provided as required by Section 96-14.002. No off-site frontage improvements shall be required.
- (f) Development rights shall be dedicated or conveyed as required by Chapter 914-14.
- (g) The placement of lot lines may not result in an accessory building on a lot without a primary building on the same lot.
- (h) Lot lines may not render an existing structure as nonconforming in any respect (e.g. setbacks, yard, lot coverage, parking), nor increase the nonconformity of an existing nonconforming structure. (Ord. 2023-19 § 5, 2022-14 § 6.)

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**SECTION VI. EFFECTIVE DATE.** This ordinance becomes effective 30 days after passage, and within 15 days after passage shall be published once with the names of supervisors voting for or against it in the East Bay Times, a newspaper published in this County.

PASSED on \_\_\_\_\_, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: MONICA NINO,  
Clerk of the Board of Supervisors  
and County Administrator

\_\_\_\_\_

Board Chair

By: \_\_\_\_\_  
Deputy

[SEAL]