



Planning & Economic Development

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UNIT LOT SUBDIVISION

WHAT IS A UNIT LOT?

A Unit Lot Subdivision (ULS) is a type of multifamily development where the residents own their dwelling unit as well as the land beneath it. It is an alternative to a condominium ownership, where only the unit is individually owned and the remainder of the property is under common ownership by a Homeowner's Association or similar.

Development on individual unit lots within the unit lot subdivision need not conform to the minimum lot area or dimensional standards of Title 18, Zoning Ordinance; provided, that overall development of the parent lot meets the development and design standards of the underlying zone.

There shall be no minimum required lot area for individual unit lots; provided, that the area of the unit lot shall be large enough to contain the dwelling unit and any accessory structures, decks, fences, garages, driveways, private yard areas, parking, landscaping or other improvements that are accessory to the dwelling unit; provided further, so long as conforming to the approved site development plan, such accessory improvements may encroach upon or be located in an adjoining unit lot or common area pursuant to an appropriate easement.

The density of the parent lot shall not exceed the maximum net density of the zone. Only one dwelling unit shall be located on a unit lot.

WHERE DOES UNIT LOT APPLY?

The provisions of [PMC Chapter 17.65](#) apply exclusively to the unit lot subdivision of land for detached dwellings in RM and RH zoning districts, attached multifamily dwellings in zoning districts in which multifamily dwellings are permitted, cottage housing, and manufactured or mobile home parks.

APPROVAL PROCESS

An application for a unit lot subdivision smaller than five acres in area shall be processed according to the procedures for [Type II](#) land use decisions established in Title 19, Project Permit Application Procedures. An application for a unit lot subdivision of five acres or greater shall be processed according to the [Type III](#) procedures established in Title 19.

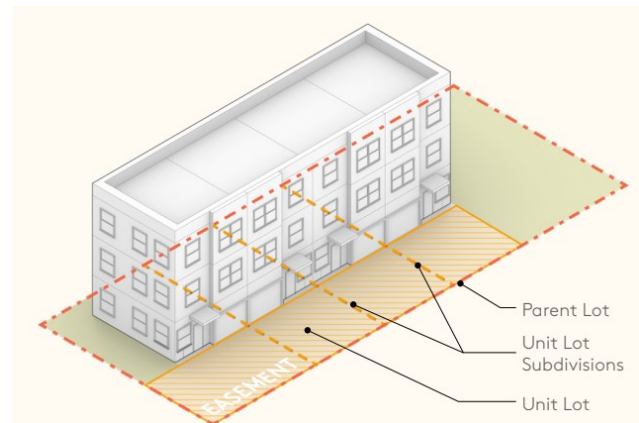
WHERE DO I BEGIN?

Before applying, you are encouraged to share your ideas with City staff. Early discussion may help to facilitate a review of your application. [Pre-Application Conferences](#) are required for Type II and III applications, and are a great opportunity to get early guidance from City staff on policies, regulations, and code compliance.

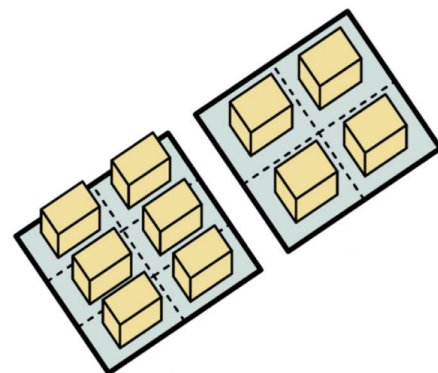
ULS - Unit Lot Subdivision

Parent Lot - legal lot which establishes the exterior boundary of a unit lot subdivision

Unit Lot - portion of a parent lot, the fee of which may be independently transferred upon recording of a unit lot subdivision.



Above: Diagram showing unit lot subdivisions.



Above: Diagram showing the same parent lot divided into different number of unit lots.

Disclaimer: this handout should not be used as a substitute for codes and regulations. The applicant/property owner is responsible for compliance with all code and rule requirements, whether or not described here. Please see the City of Poulsbo Municipal Code for complete text and requirements.

