

SAMPLE LOT DEFINITIONS FROM OTHER CITIES

Here is McCall's:

LOT: A quantity of land shown as an individual unit on the most recent relevant, approved plat of record or approved record of survey; and also a quantity of land described in a deed recorded prior to March 24, 1994, and apparently executed for the purpose, whether immediate or future, of building development. The word "lot" includes the words "parcel" and "tract" where such parcel or tract is the smallest quantity of land that includes the site of a proposed use or building with respect to which a permit is sought, which quantity of land is the subject of a deed of record. "Lot" does not include a strip or gore of land which was apparently conveyed for the purpose of adjusting the boundary between ownerships of record. "Parcel" and "tract" can also mean a larger quantity of land out of which a subdivision is being created, or a tract of land set aside for future development, as the context makes most suitable. "Approved" as used in this paragraph means formally approved under these or predecessor subdivision regulations.

Here is Nampa's:

LOT: A lot included in, and shown as, a part of a recorded, platted subdivision. From time to time is identified as a "lot of record" or a "property".

Lot types:

A. Corner lot: A lot or development site either: 1) bounded entirely by streets, or 2) a lot which adjoins the point of intersection of two (2) or more streets; one lot side to each street, or 3) a lot bounded on two (2) contiguous sides by one street where that street's interior angle is one hundred ten degrees (110°) or less. In the event any street line is a curve at its point of intersection with a lot line other than a street line, the tangent to the curve at that point shall be considered the direction of the street line. See section [10-1-18](#), figure 6 of this chapter.

B. Interior lot: A lot or development site other than a corner lot with frontage only on one street. See section [10-1-18](#), figure 6 of this chapter.

SAMPLE LOT DEFINITIONS FROM OTHER CITIES

C. Through lot: A lot or development site other than a corner lot with frontage on more than one street. Also referred to as a "double fronted" or "double frontage" lot.

D. Flag lot: A lot or parcel of land that has a narrow projection or "flagpole" to the public right of way. The flagpole, which shall not be considered as part of the lot area, serves as a private or privately shared access to the "buildable" area of the lot or parcel.

Idaho Falls simply defines the term "parcel" as "a lot."

Here is the Twin Falls definition:

LOT: Unless otherwise defined, a parcel of land with sufficient size to meet the minimum requirements of this title for use, dimensional standards and off street parking and which is owned by a single person with a separate interest or a group of persons with a separate interest together with an interest in common in the real property.

LOT AREA: The total area of a lot measured on a horizontal plane within the boundary lines exclusive of public and private roads, and easements of access to other property.

LOT, CONDOMINIUM: For the purposes of a condominium, a lot shall be the farthest exterior boundary of the real property upon which the project is situated.

LOT, CORNER: A lot situated at the intersection of two (2) or more streets.

LOT, DEPTH: The horizontal distance between the front and rear lot lines, measured along the median between the two (2) side lot lines.

LOT, INTERIOR: A lot other than a corner lot.

LOT, PLATTED: A lot or individual parcel shown on a plat.

LOT, REVERSED CORNER: A corner lot, the side street line of which is substantially a continuation of the front lot line of the lot to its rear.

Finally, here is how Boise handles it:

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Lot: A tract or land that has been platted as a portion of a recorded subdivision and is intended as a unit for transfer of ownership or for development.

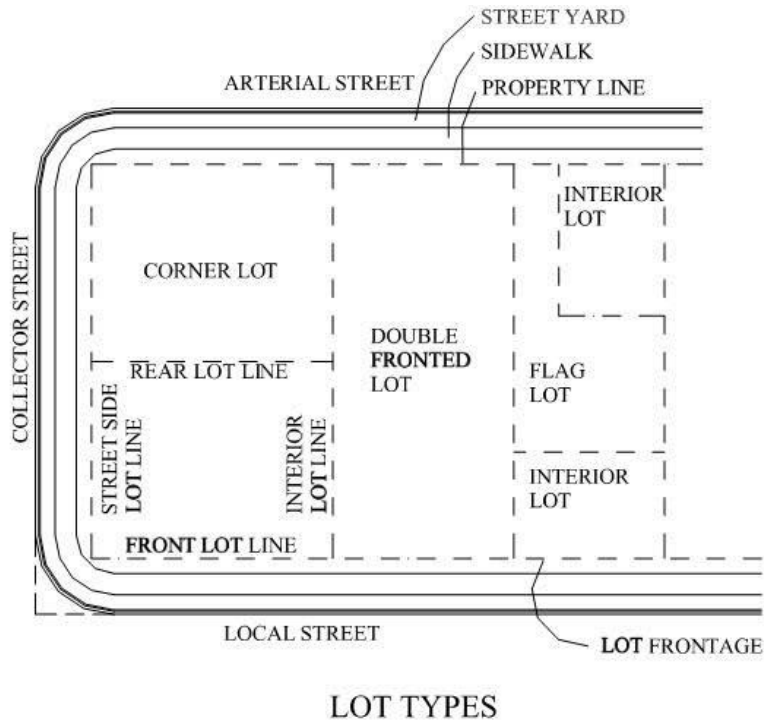


Figure 11-12.4: Lot types

Lot, Corner: A lot that is bounded on two or more sides by streets; where the angle of intersection of the streets does not exceed 135 degrees.

Lot, Double Fronted: A lot other than a corner lot having frontage on 2 parallel or nearly parallel streets.

Lot, Flag or Key: A lot or parcel of land that includes a narrow projection or "flagpole" to the public right-of-way. The "flagpole" serves as a private or privately shared access to the buildable area of the lot or parcel and is not considered when calculating the lot area.

Lot, Frontage: That portion of a lot that abuts a public right-of-way or other access.

Lot, Interior: A lot other than a corner lot or reversed corner lot.

Lot Line: The boundary property line encompassing a lot.

SAMPLE LOT DEFINITIONS FROM OTHER CITIES

Lot, Non-conforming: A lot of record that does not meet the dimensional requirements of this Code.

Lot, Reversed Corner: A corner lot, the rear of which abuts upon the side of another lot, whether across an alley or not.

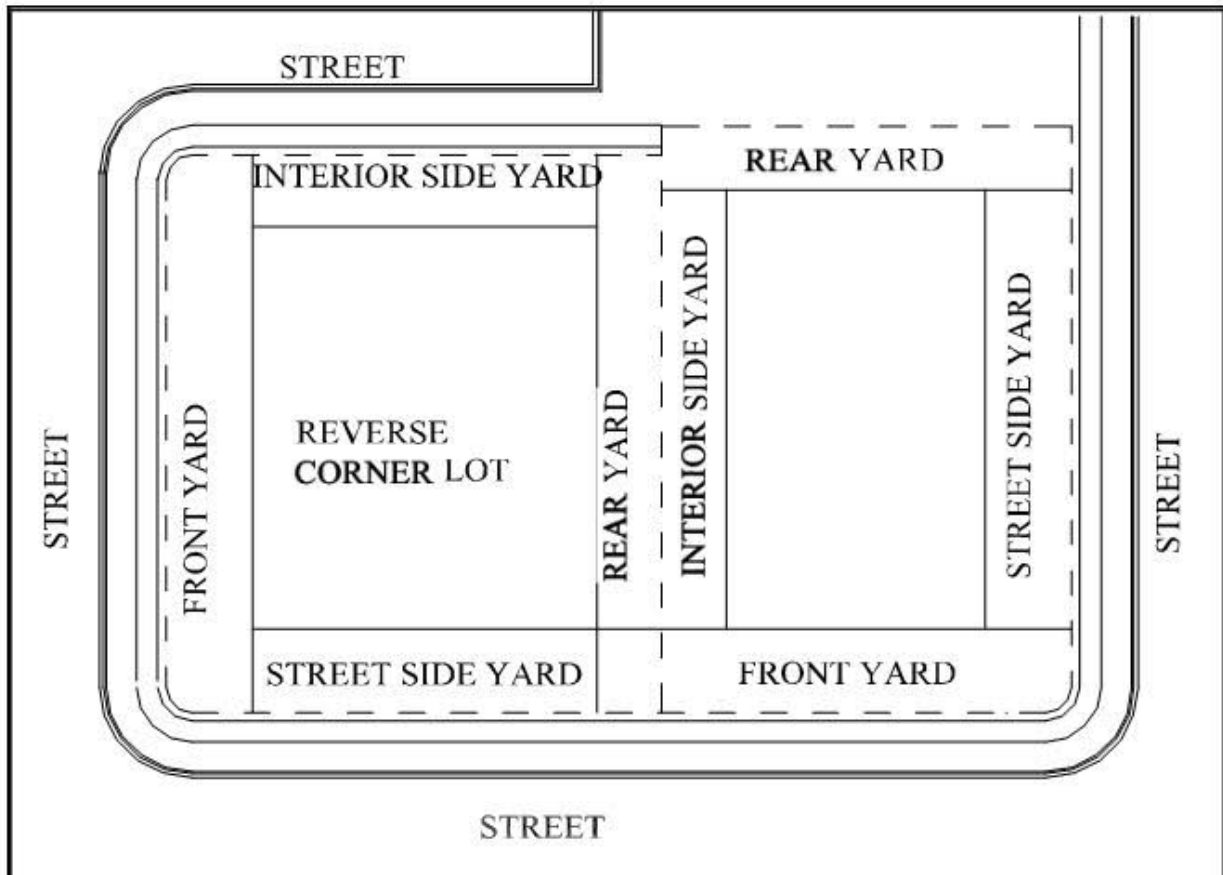


Figure 11-12.5: Reversed corner lot

Lot Line, Front: The front lot line for a regular-shaped lot is the property boundary that abuts a public or private street; the front lot line for an undeveloped corner lot is either one of the property boundaries that abuts a public or private street, as selected by the property owner; the front lot line for a flag lot may be either:

A. The closest line, parallel or most nearly parallel to the public or private street at the end of the flagpole, or

B. A line perpendicular or nearly perpendicular to the public or private street at the end of the flagpole, depending upon which orientation provides for the closest matching of like yards of adjoining properties.

SAMPLE LOT DEFINITIONS FROM OTHER CITIES

Lot Line, Rear: The boundary line of a lot that is opposite and most distant from the front lot line. For the purpose of establishing the rear lot line, the following shall apply:

A. In the case of a lot with a rear boundary formed by a single line that is parallel or nearly parallel to the front lot line, such rear boundary is the rear lot line.

B. In the case of a lot with a rear boundary formed by two or more lines, the rear lot line shall be a line at least ten feet in length within the lot that is furthest removed from and most parallel to the front lot line.

Lot Line, Side: Any property line that is not a front or rear lot line.

Lot of Record: A lot that has been recorded in the records of Ada County.

Lot of Record, Original: Any single recorded platted lot or parcel of land that was of record and a buildable lot or parcel before August 16, 1966, and that has not had subsequent boundary changes.

Lot of Record, Original Substandard: Any single recorded platted lot held in one ownership that was of record and a legal buildable lot or parcel before August 16, 1966, or at annexation, whichever occurred first, and that has not had subsequent boundary changes but that does not meet a minimum width of 50 feet and minimum area of 5,000 square feet for interior lots or minimum width of 70 feet and minimum area of 7,000 square feet for corner lots.

Parcel: A lot or tract of land. Parcels are generally described by a metes and bounds legal description or references to quadrangular survey measurements utilizing sections, townships and ranges, or government lots.