

Comparing unit lot subdivisions to other land division tools

Topic	Example 1: Binding Site Plan	Example 2: Subdivision	Example 3: Unit Lot Subdivision	Example 4: Planned Unit Development
What is it?	Alternative means to divide land for commercial, RV/tiny home/manufactured park and industrial use. Residential condos require BSP per state law.	Divide lot into resultant lots for fee simple ownership	Divides property into resultant lots for fee simple ownership. Only applies dimensional standards to parent lot with flexibility for smaller interior lots, typically for attached units like cottage housing and townhomes.	Process to encourage infill overlays with increased density. Requires a companion subdivision.
Condominium relationship	Condos must use BSP	Condos not authorized	Alternative to condominiums. Requires HOA	
Allowed in code?	Yes, Title 18	Yes, Title 18	Proposed	Yes, Title 17.32
Permit Typing	I with Notice	9 or less = Type II short plat 10 or more = Type III	< 5 acres = Type II > 5 acres = Type III RCW 58.17.05 allows jurisdiction to authorize administrative approval up to any lot threshold specified by ordinance without a public hearing.	Type III
Density limits	Yes, subject to Comp Plan	Yes, subject to Comp Plan	Yes, subject to Comp Plan; however no bonus density	Yes, subject to Comp Plan with 20% bonus densities
Lot size minimums	Yes, but not applicable to stacked units	Yes	Only applicable to parent lot. Unit lots may be small and have no minimum size.	Minimum lot area required for subdivision depending on zone. Unit lot min. size of 2,000 square feet.
Setback requirements	Yes	Yes	Only applicable to external boundaries of parent lot	Flexible, can be reduced to zero.
Allows lot clustering?	Yes	No	Yes	Yes
Possible affordability outcomes	Condos place more risk/liability on developer which drives up is passed down in unit pricing.	Since bulk standards are required, results in detached units = less affordable	Attached fee simple units easier to attain = potentially more affordable	Attached fee simple units easier to attain, modest density bonus, but must own large amount of land in RI/RII making infill clustering difficult. Type III Hearing Examiner requires more time, time = money