GENERAL DESIGN CRITERIA
SECTION 3-100
LOT DESIGN

3 - GENERAL DESIGN CRITERIA

This section contains general guidelines for the design of subdivisions and related improvements. This section is intended as a guide only. The requirements, definitions and provisions of the following documents control subdivision design and are incorporated herein by reference: Chula Vista Municipal Code; Chula Vista Street Design Standards Policy; and Chula Vista Design and Construction Standards.

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3-100 LOT DESIGN

3-101 General

Subdivision lots shall be designed to present an orderly and uniform appearance pursuant to the requirements in Title 19 of the Chula Vista Municipal Code (Zoning Ordinance) and approved SPA plan for the site. All requirements, definitions, and provisions of the Zoning Ordinance are hereby incorporated by reference.

3-102 Size

3-102.1

Each lot shall constitute a practical building site appropriate for the type of development contemplated, and shall include adequate pad areas. The pad area is adequate if it accommodates the proposed structures with adequate level areas as determined by the Zoning Ordinance.

3-102.2

The minimum lot area, lot widths, depths, and building setbacks are established by the Zoning Ordinance. Although a lot may have the required "lot area", it may not have adequate "pad area" due to slopes on the lot. Therefore, the "pad area" actually dictates the size of the lot. Custom lots are not usually affected by "pad area" because the house will be designed to fit the site.

3-102.3

The minimum depth for all residential lots shall be as established by the Zoning Ordinance (Title 19 of the Municipal Code) or by Planned Community District Regulations in a PC Zone District.

3-103 Frontage

3-103.1

Minimum lot frontages are established by the Zoning Ordinance and the Planned Community District Regulations. The Zoning Ordinance and Planned Community District Regulations will prevail over conflicting provisions contained in this manual.

3-103.2

Each lot created shall have direct access to public right of way unless waived by Planning Commission or meet flag lot provisions (See Section 19.22.150 of the Municipal Code). If this requirement is waived each lot shall have adequate access to public right of way via access easements or private streets.

3-103.3

The minimum lot frontage of a lot on a cul-de-sac or knuckle is 35 feet (11m) to allow adequate distance between driveways for on street parking or as prescribed in the Planned Community District Regulations.

3-103.4

Lots fronting on two (2) paralleling local streets are not permitted. Dual frontage lots may be permitted in "hillside development" areas but will have rights of access to only one street subject to approval of the City Engineer and Director of Development Services.

3-103.5

Lots shall not front on prime arterials, major streets, Class I collectors, railroads, transmission lines and drainage channels unless otherwise approved by the Planning Commission or City Council. Lots may have rear lot lines that abut these areas or front lot lines on a frontage road.

3-103.6

If double frontage lots are approved and border a major or collector street, access to such streets shall be relinquished and a decorative masonry wall plus a ten foot minimum width landscape area with an automatic sprinkler system shall be provided for the full width of the lot.

3-103.7

Whenever lots are permitted to front on arterial, major or Class I collector streets by the Planning Commission or City Council, a "T" type driveway shall be provided on each lot in order that a car not back out onto the street because of the high potential traffic hazard.

3-104 Lot Lines

3-104.1

Side lot lines should be 90° perpendicular to a straight street and radial to a curved street and cul-de-sac to present a more orderly appearance. Side lot lines which are not perpendicular or radial may be permitted if the standard lot configurations would be awkward.

3-104.2

Lot lines shall be located at the top of slope because it is easier to maintain the slope from the down side of the slope. The lot line shall never be located on the slope. If a subdivision boundary line is at the toe of a slope, the toe shall be set back a sufficient distance to allow maintenance.

3-104.3

Lots shall not be divided by a City boundary or by a tax code boundary.

3-105 Lot Grading and Drainage

Each lot shall be graded so that storm water will drain from the back yard through the side yards and front yard, directly to the abutting street or to an approved drainage facility as approved by the City Engineer.

Within street tree easements, the maximum slope shall be 5:1 (up or down).

3-106 Street Trees

The developer shall be responsible for street trees in accordance with Section 18.28.10 of Chula Vista Municipal Code and shall be planted in accordance with approved City Landscape Improvement Plans. The use of approved herbicidal root barriers shall be included where required by the City Engineer to reduce the impact of root systems disrupting adjacent sidewalks and rights-of-way.

3-107 Miscellaneous

The design of the subdivision shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in accordance with the Section 66473.1 of the Subdivision Map Act.

If the subdivision includes or abuts a waterway, stream or river there must be a dedication of a public easement along a portion of bank or waterway pursuant to Map Act Section 66478.5.