



SB 9 2-LOT SUBDIVISION LOT TYPE GUIDE

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Key Definitions:

Lot - A parcel or portion of land separated from other parcels or portions by description, as on a subdivision or record of survey map, or by metes and bounds, for purpose of sale, lease or separate use.

Corner Lot - A lot situated at the intersection of two or more streets, or bounded on two or more adjacent sides by street lines.

Flag Lot - A lot having access to a street by means of a private driveway or parcel of land not otherwise meeting the requirement of this title for lot width.

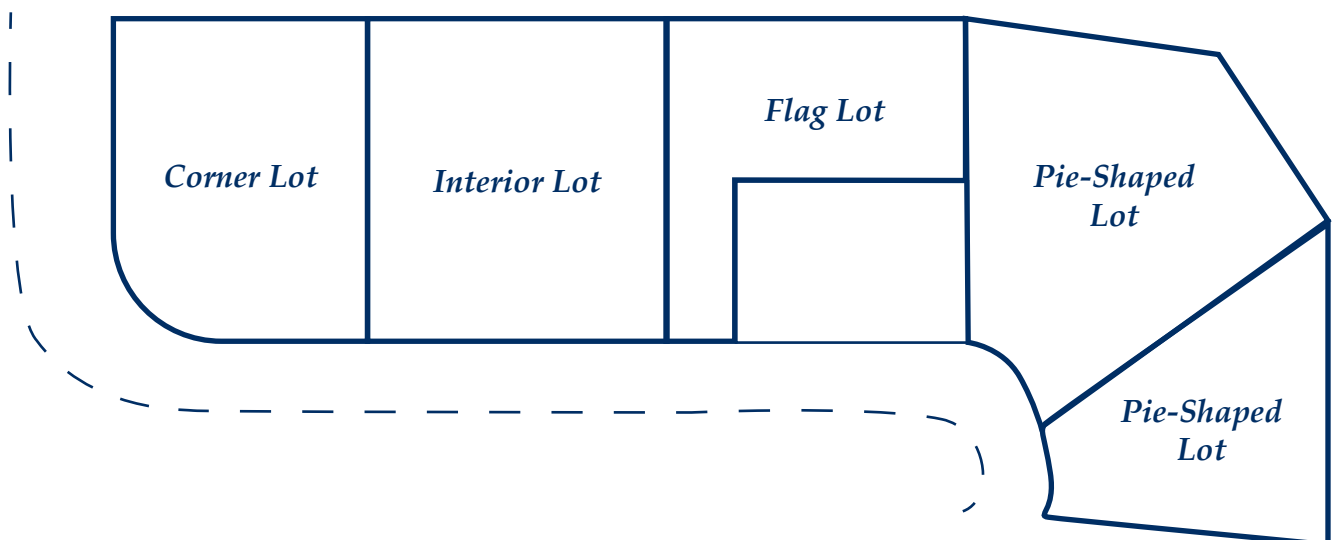
Interior Lot - A lot other than a corner lot.

Key Lot - The first lot to the rear of a corner lot, the front line of which is a continuation of the side line of the corner lot, and fronting on the street which intersects or intercepts the street on which the corner lot fronts.

Pie-Shaped Lot - An interior lot where the front lot line abuts a cul-de-sac, and is a) at least 20% shorter than the rear lot line or b) has five or more lot lines.

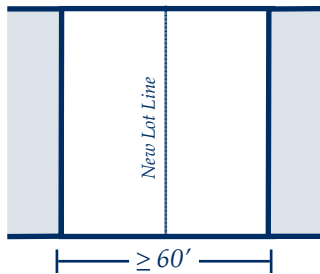
Street Frontage - Generally means the length of the curb marking the border of a site along or fronting on a public or private street, driveway or other principal thoroughfare.

Lot Configurations



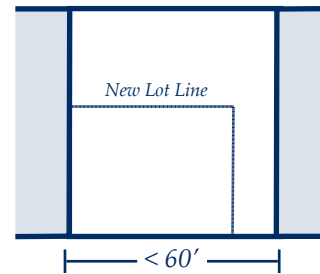
Standard Lot Configurations Allowed Under SB 9

Interior Lot with Street Frontage $\geq 60'$



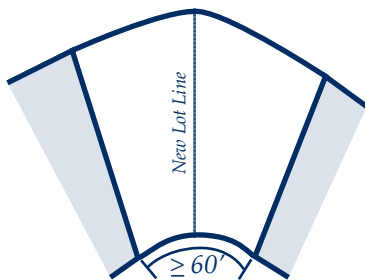
Resulting lots must have a street frontage that is between 40 and 60% of the lot width of the lot being subdivided.

Interior Lot with Street Frontage $< 60'$



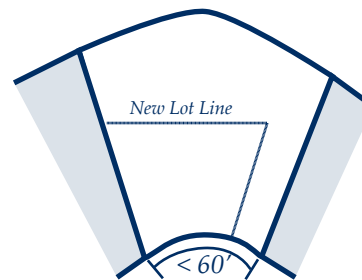
One of the resulting lots shall be a flag lot with access to the street.

Pie-Shaped Lot with Street Frontage $\geq 60'$



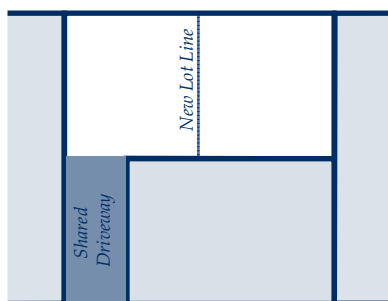
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Pie-Shaped Lot with Street Frontage $\geq 60'$



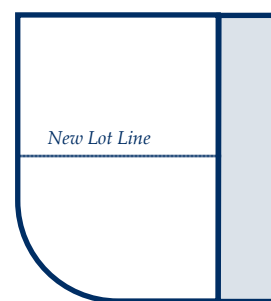
One of the resulting lots shall be a flag lot with access to the street.

Existing Flag Lot



Resulting lots must be subdivided in the same orientation as the existing lot and shall be between 40-60% of the lot width of the lot being subdivided.

Existing Corner Lot



Shall be subdivided in a manner that the existing street side property line shall be split to create at least one front lot line on that frontage.