

Unit Lot Subdivisions

SeaTac Municipal Code 14.18.090



This handout provides basic information for a Unit Lot Subdivision (ULS). It answers the most common questions about the City's requirements and procedures. Please contact the Planning Division with any questions or concerns you may have.

What is a Unit Lot Subdivision (ULS)?

A unit lot subdivision (ULS) can be utilized to separate ownership of dwelling units on a site. A ULS creates new lots much like a typical subdivision, except a ULS allows flexible application of zoning dimensional standards.

A Unit Lot Subdivision has two major components, a "Parent Lot" and a "Unit Lot".

What is a "Parent Lot"?

Pursuant to SeaTac Municipal Code (SMC) 14.16.124 a Parent Lot is defined as a lot which is subdivided into unit lots through the unit lot subdivision process.

The Parent Lot is a legal lot which establishes the exterior boundary of a unit lot subdivision.

What is a "Unit Lot"?

Pursuant to SeaTac Municipal Code (SMC) 14.16.128 a Unit Lot is defined as a subdivided lot, that allows up to one dwelling unit, created from a parent lot and approved through the unit lot subdivision process.

The Unit Lot is a portion of a parent lot. Unit lots become legal lots of record, which is sellable, with their own tax identification number assigned by King County Assessors.

Are Unit Lots subject to the underlying zoning dimensional standards?

A ULS creates new lots much like a typical subdivision, except a ULS allows flexible application of zoning dimensional standards. In a ULS, the development on the "parent lot" conforms to zoning dimensional standards while individual "unit lots" are not required to. Unlike a typical subdivision, in a ULS the parent lot and unit lot will always be associated. The following statement is required on the face of the ULS map "Approval of the development on each unit lot was granted by the review of the development, as a whole, on the parent lot".

How many lots are allowed in a ULS?

No more than nine (9) lots can be created.

City of SeaTac
Department of Community and Economic Development - Planning Division
4800 South 188th Street | SeaTac, WA 98188-8605 | Phone: 206-973-4750

Unit Lot Subdivisions cont.

What housing types can a ULS be used with?

ULS can only be utilized when the units are **not** stacked since ULS creates fee simple ownership. Fee simple ownership is the highest form of property ownership, granting the owner complete and unrestricted rights to the land and any improvements, including the right to use, sell, lease, or bequeath the property/ and complete and total ownership of the piece of land or land ownership.

Can a ULS create common owned areas?

A lot may be divided using ULS into separately owned unit lots and common areas, provided the standards in SMC 14.18.090 are met.

Key – Application Review Procedures

- All applications shall be submitted online using the City's online portal.
- Unit lot subdivisions shall follow the application, review, and approval procedures for a short subdivision.
- Subsequent platting actions and additions or modifications to structure(s) may not create or increase any nonconformity of the parent lot.

Parking:

Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit for which the parking serves, as long as the right to use the parking is included in notes on the face of the short plat or formalized by an easement recorded with the county auditor.

This document is intended to provide guidance in applying certain Zoning Code regulations and is for informational use only. It shall not be used as a substitute for the Zoning Code or for other city codes.

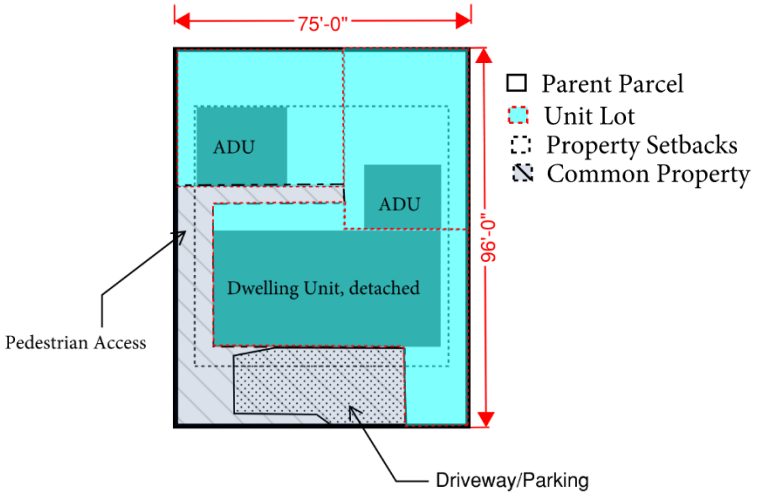
Where can I get additional information?

Municipal Code Section 14.18.090 | Visit us online at www.seatacwa.gov

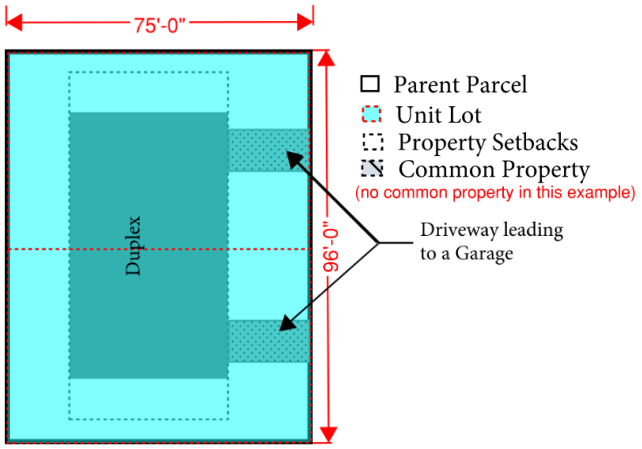
City of SeaTac
Community and Economic Development
Planning Division
4800 South 188th Street | SeaTac, WA 98188-8605
| Phone: 206-973-4750

Unit Lot Subdivisions cont.

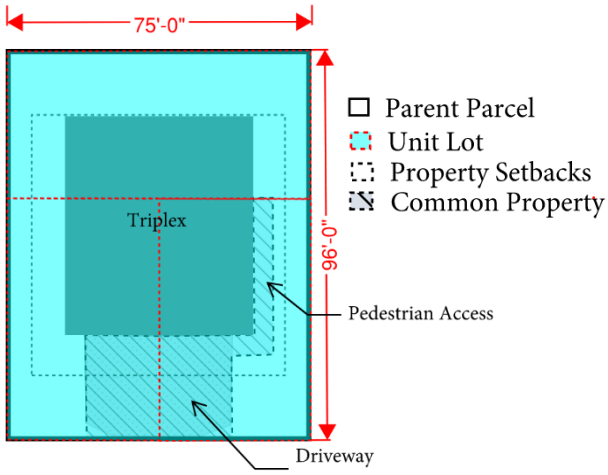
ULS – Dwelling Unit, detached with Two ADUs



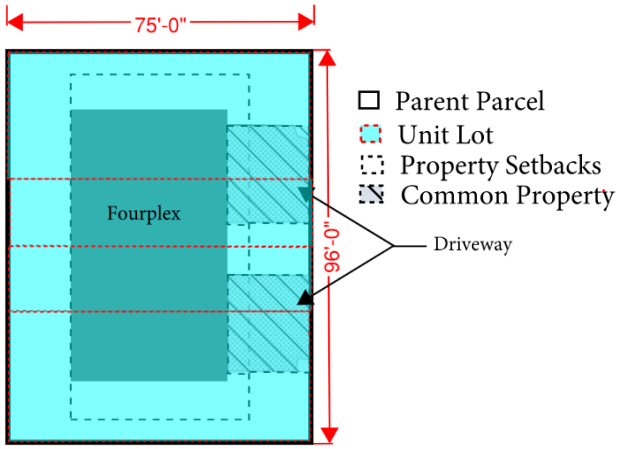
ULS – Duplex



ULS – Triplex



ULS – Fourplex



This document is intended to provide guidance in applying certain Zoning Code regulations and is for informational use only. It shall not be used as a substitute for the Zoning Code or for other city codes.

Where can I get additional information?

Municipal Code Section 14.18.090 | Visit us online at www.seatacwa.gov

City of SeaTac
Community and Economic Development
Planning Division
4800 South 188th Street | SeaTac, WA 98188-8605
| Phone: 206-973-4750