

MEMORANDUM

To: Planning Commission

From: Office of Siskiyou County Counsel
Bill Carroll, Deputy County Counsel

Date: May 2, 2023

Re: Double frontage lots

In the Planning Commission's meeting of April 19, 2023, a boundary line adjustment (BLA) project was presented for the Commission's approval. Normally, a simple boundary line adjustment is approved at the "staff" level, but Siskiyou County Code (SCC § 10-4.105.3) provides that all BLA's that would result in a "double frontage" lot be approved by the Commission.¹ The Commission approved the project but requested that staff return to discuss the need for the Planning Commission to review such projects.

By way of background, SCC § 10-4.105.3 was adopted in 1987 as part of an ordinance addressing several parts of the County's code on subdivisions. The County Clerk's records indicate that the Subdivision Map Act Committee recommended adoption of the section. The staff report simply says "*It was the feeling of the Committee that the changes are relative[ly] minor in nature and do not make significant policy changes.*"

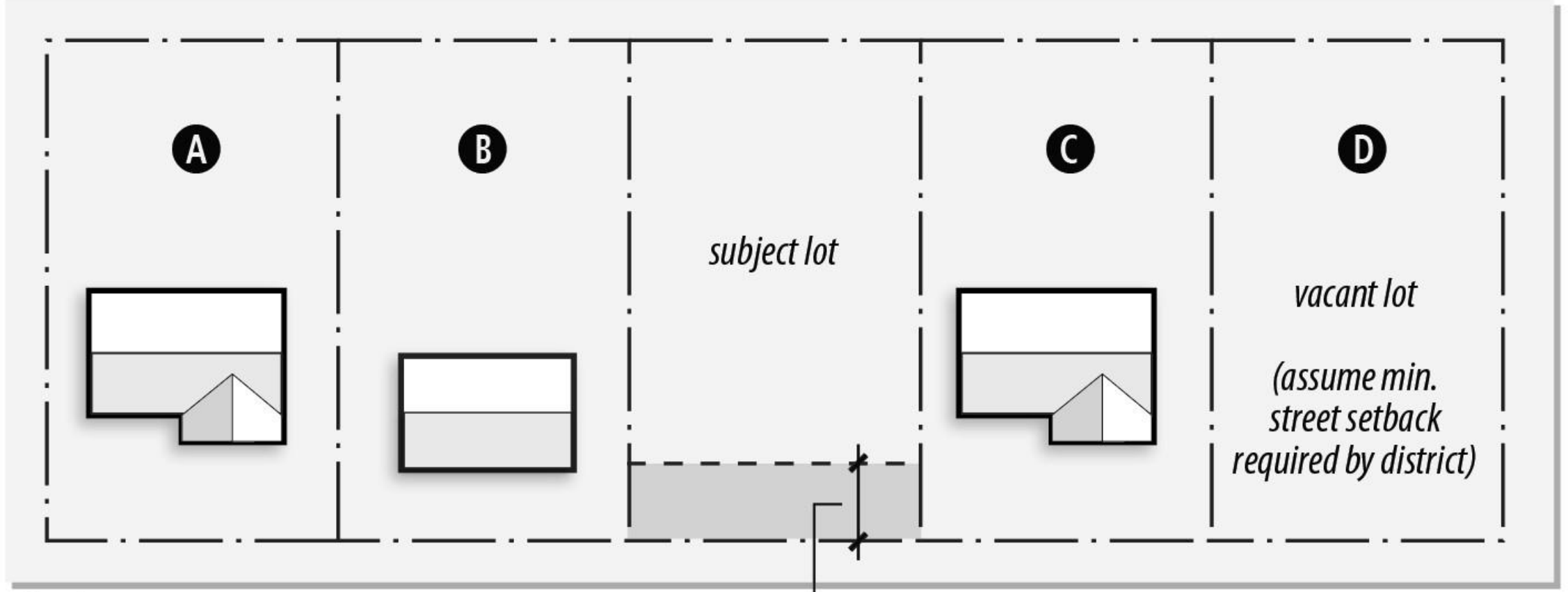
In looking at some jurisdictions, some of them prohibit double frontage lots altogether. For instance, in Butte County a double frontage lot is only permitted "where further subdivision would eliminate the double frontage condition." In Fresno, Madera, and Marin Counties, double frontage lots are only allowed due to necessity of topographic conditions or where one frontage does not have road access.

Issues with double frontage lots include that it can create confusion or difficulties with setbacks, accessory structures and other building restrictions as properties can be considered to essentially have two front yards.

¹ States SCC 10-4.105.3: "*Lot sizes shall be approved for sanitary considerations by the County Health Officer but in no case shall be less than the following: ... (e) No lot shall have double frontage unless otherwise approved by the Planning Commission.*"



Double Frontage Lot Examples



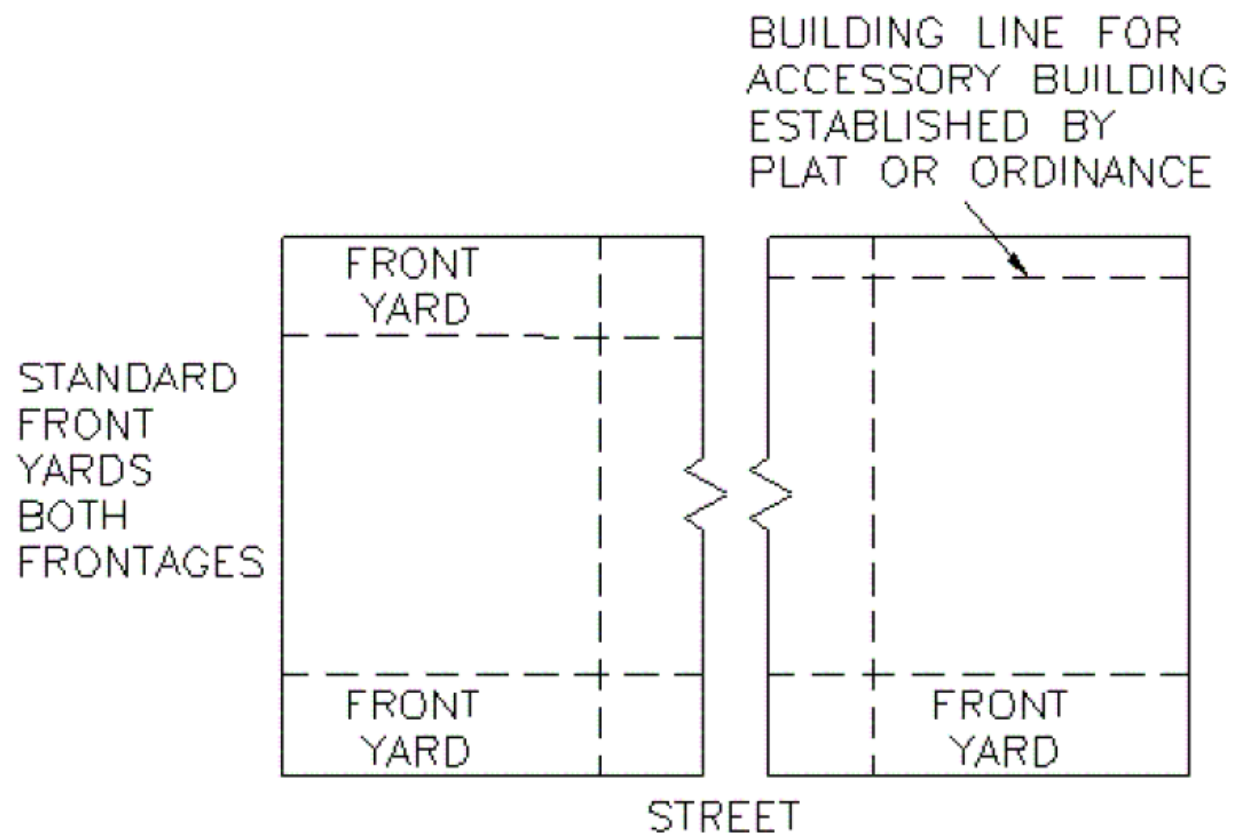
street

average front yard depth
of nearest 2 properties on both sides
(average of A, B, C and D)

subject lot

vacant lot

(assume min.
street setback
required by district)

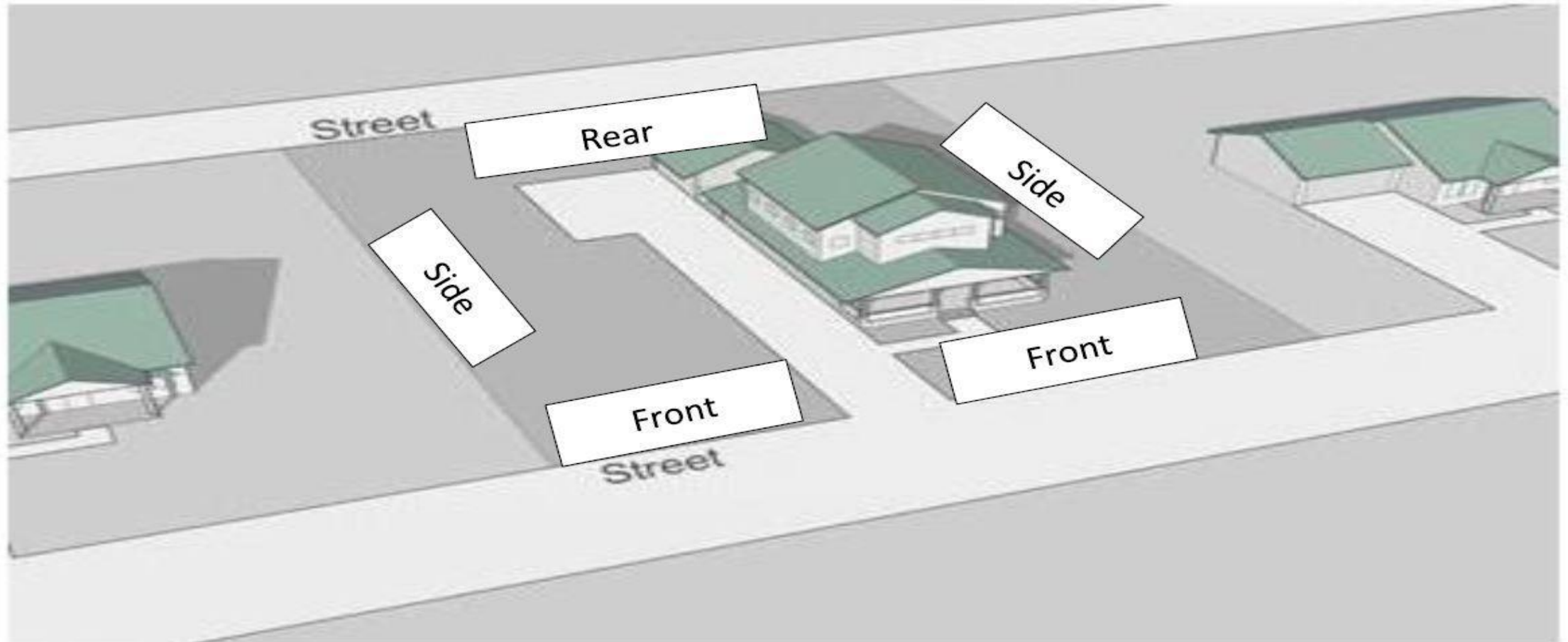


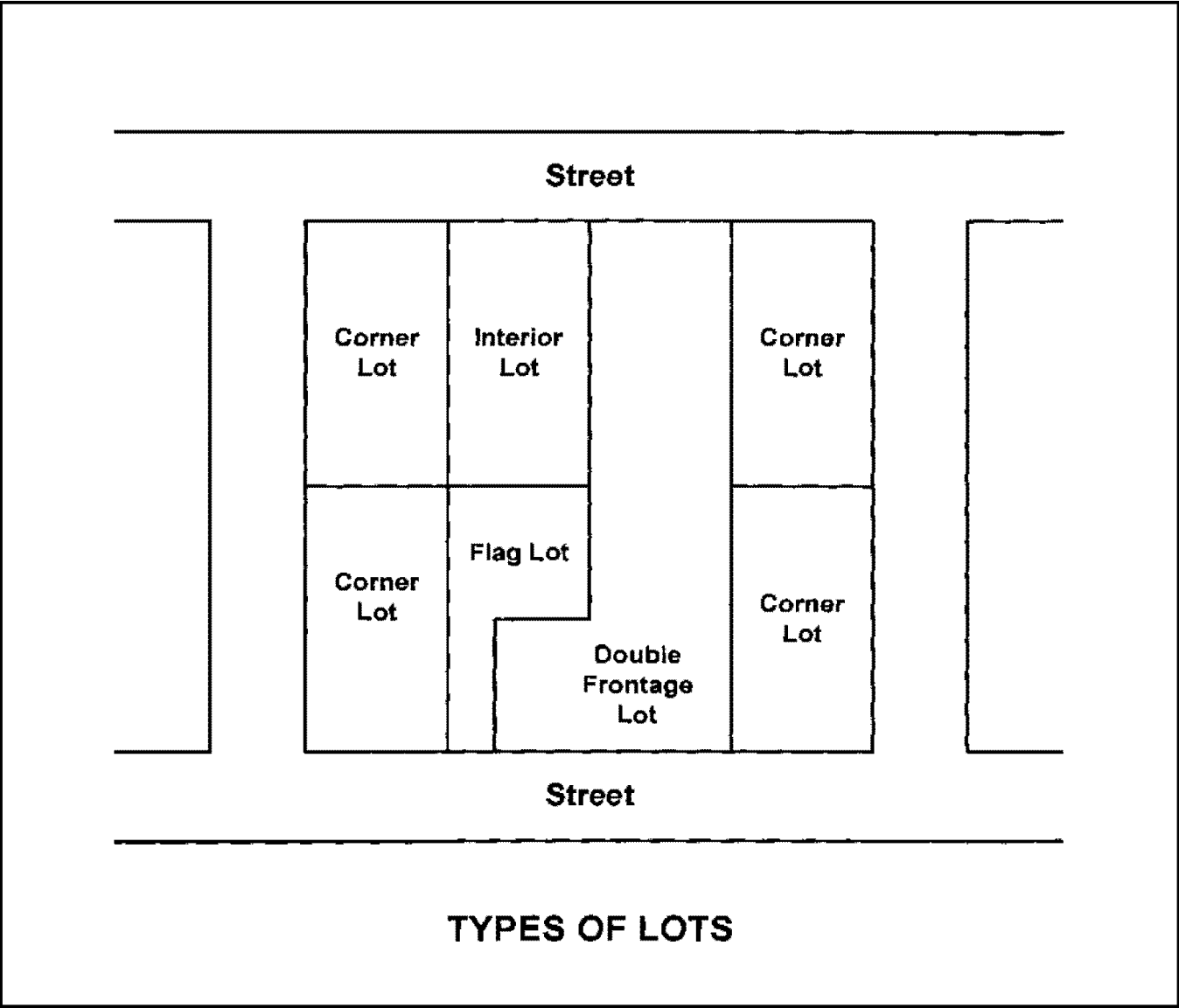
DOUBLE FRONTAGE
LOTS
6.

LOT, DOUBLE FRONTAGE

A lot having frontage on two (2) non-intersecting streets, as distinguished from a corner lot.

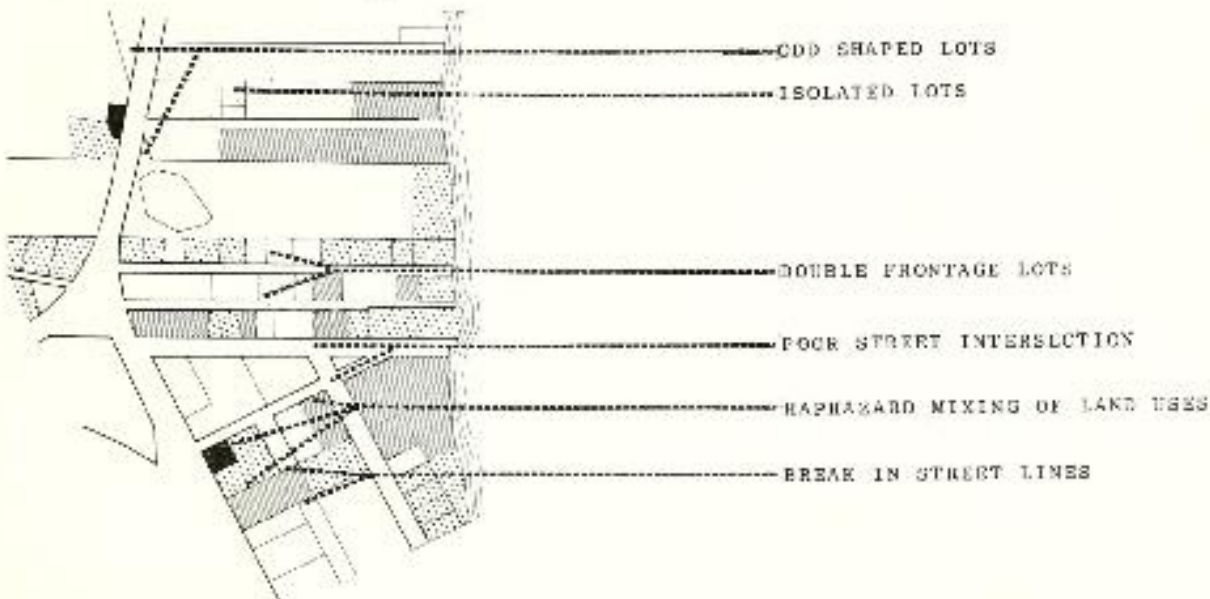
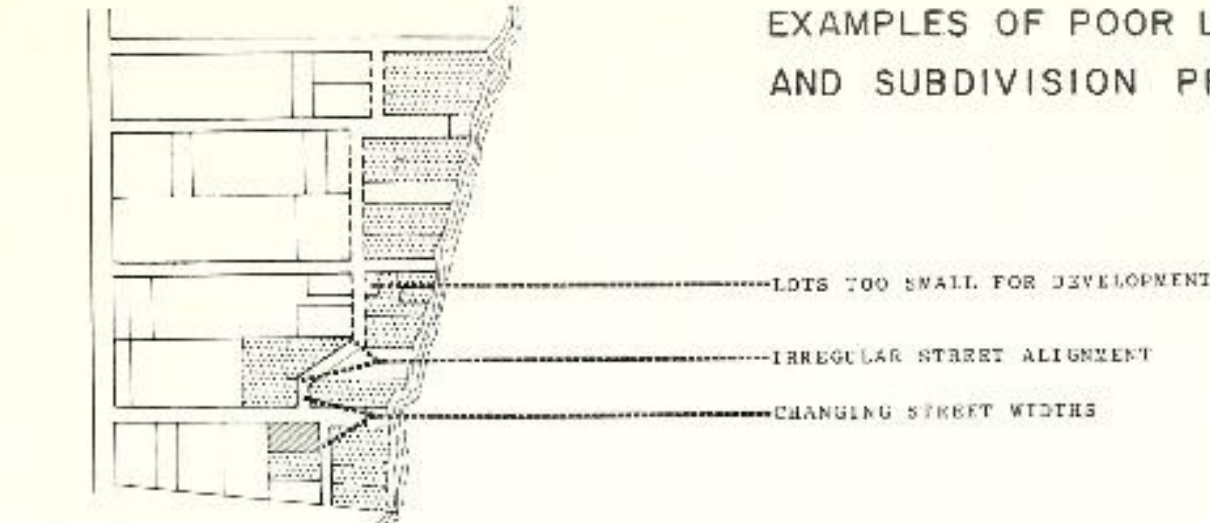
In the case of a double frontage lot, the front lot line shall be the lot line adjacent to the street that provides primary access to the lot or towards which the main building on the lot is oriented.



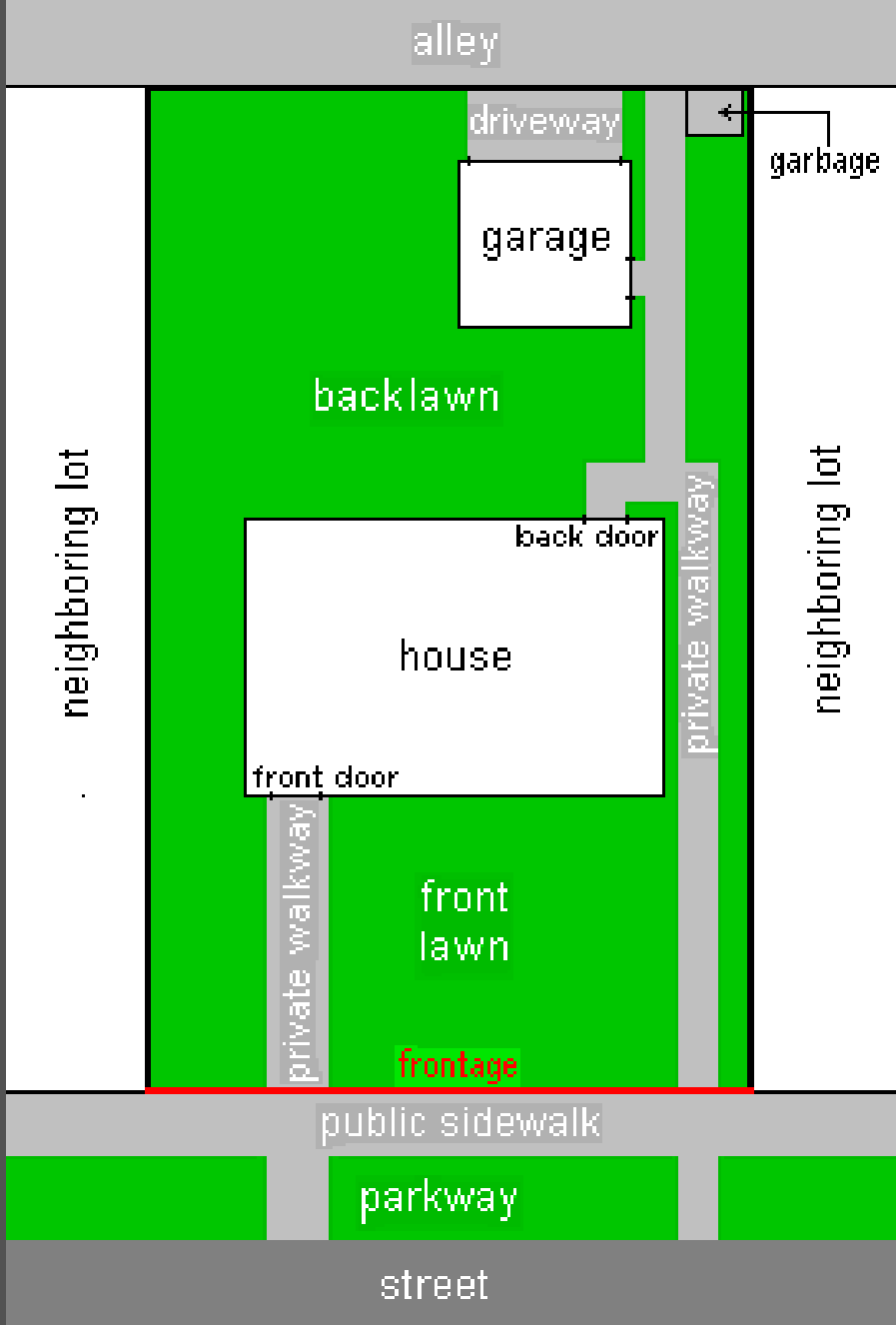


TYPES OF LOTS

EXAMPLES OF POOR LAND USE AND SUBDIVISION PRACTICES



commercial housing
 noncommercial housing
 other commercial activity





Issues Related to Double Frontage Lots

- Circulation
- Determination of setbacks
- Placement of structures; accessory
- Aesthetics