



Lot Splits 101

(Everything you need to know to get you started)

Know What a Lot-Split Is, and When It Is Required

The Tulsa Metropolitan Area Planning Commission (TMAPC) has jurisdiction for all of the City of Tulsa and the unincorporated parts of Tulsa County.

The Oklahoma State Statutes, Title 19, § 863.10. states that when property is being conveyed that is not an entire approved or official lot it must be approved by the local Commission if the property is platted, or if any parcel of the unplatted property is five acres or less. These types of property transfers are referred to as 'Lot Splits' and the Commission shall apply the same regulations as are applied to subdivisions for planning purposes.

Oklahoma State Statutes, Title 19, § 863.9. states that property being divided into five or more tracts/parcels or involving the right-of-way or alignment of an existing or proposed street or highway is considered to be a subdivision rather than a lot-split.

Land Divisions that are exempt from the lot split or subdivision process are required to apply for Exempt Land Division status through the TMAPC office. This application will result in stamp on the deeds of the new properties that states the following:

I, [insert name], Land Use Administrator for the Tulsa Metropolitan Area Planning Commission (TMAPC), certify that this conveyance does not constitute a land division requiring review under otherwise applicable subdivision or lot split procedures of the TMAPC. Because of its "exempt" status, the TMAPC has not reviewed this land division for compliance with applicable zoning and subdivision regulations. Prospective purchasers should be aware that plans for building and development may be denied for lots that do not meet applicable zoning, subdivision or building regulations. This approval expires if not recorded before [insert date].

Lot Splits that involves the division of land and or the combination of two or more previously separate parcels of land is called a 'Lot Line Adjustments'.

Lot-splits and Lot Line Adjustments are also governed under the *Subdivision and Development Regulations for the Tulsa Metropolitan Area (Subdivision Regulations)*.

Know If Property Can Be Split

The zoning of the subject property gives the requirements for each proposed tract. Zoning requirements are found in the City of Tulsa and Tulsa County *Zoning Codes* available at tmapc.org.

Points of Clarification in Agriculture and Residential Zoning Districts

The Agricultural and Residential zoning districts have four requirements that may seem confusing: the lot area, the land area per dwelling unit, the average lot width, and the street frontage.

Lot Area is the size of the lot of record.

Land Area is the area of a lot plus one-half or 30 feet, whichever is less, of the right-of-way of any abutting street to which the lot has access. Note that this is the land area per dwelling unit. The measurement is only applicable to Unincorporated Tulsa County Applications.

Average **Lot Width** is the averaging of the lot width, keeping the depth of the lot, if the lot is not square or rectangular. The formula used to determine the average lot width is to take the total square foot of the proposed tract and divide it by the depth, or the deepest part of the lot. The average lot width is not the required street frontage.

Street frontage required in the Agriculture and Residential zoning districts essentially is 30 feet on a public street. See Section 5 and 25 (Residential and Agricultural Zoning Districts *City Zoning Code*) and Section 207 (*County Zoning Code*) for more details.

Points of Clarification in Other Zoning Districts

The use on the subject property also plays a major role in lot-splits. Each type of use is assigned a Use Category (City) or a Use Type (County); these can be found in Chapter 35 (*City Zoning Code*) and Appendix E (*County Zoning Code*). While the street frontage and setback requirements are found under the zoning chapter, other requirements, including the number of parking spaces, are found under the Use Type or Use Unit number in Chapter 55 (*City Zoning Code*) or Chapter 12 (*County Zoning Code*).

Property located within a Planned Unit Development (PUD) or in a Corridor zoning district will require a minor amendment to reallocate floor area space, at a minimum. Detail site plans or major amendments may be required.

Requirements to Meet Under the Subdivision Regulations

According to the *Subdivision Regulations*, water service must be available to each proposed tract. Within the city, each proposed tract must abut a water main line. If water service is supplied through an entity other than the City of Tulsa, a letter from that entity advising if they can provide water to each tract is required.

Each proposed tract located within the City, must abut a sanitary sewer main line. This is also required for property located in the County using City of Tulsa sanitary sewer. Properties using septic (City and County) must meet the Department of Environmental Quality requirements. For those properties located within the City of Tulsa that do not have access to the sanitary sewer main line, a percolation test may be required.

If the current street right-of-way does not meet the standards according to the *Major Street and Highway Plan (MSHP)*, the owner will need to give additional property to the city/county to meet the requirements for that roadway. Street designations are reflected on the *MSHP* in Appendix C in both *Zoning Code* books. Traffic Right-of-Way Standards are also located in Appendix C of both *Zoning Code* books and the *Subdivision Regulations*. Standard streets/roads not included on the *MSHP* are 50 feet in the City and 60 feet in the County.

In the Residential and Agriculture zoned districts, each tract should have no more than three side lot lines. A side lot line is any boundary of a lot which is not a front or rear lot line. Properties resulting in more than three side lot lines require a modification of the *Subdivision Regulations*.

Fees and Timeframe

Most lot-split applications can be reviewed and approved by the TMAPC staff. These applications are \$150 and take approximately three to four weeks to process. Application forms and Fee Schedules are located under the Tulsa Metropolitan Area Planning Commission section of www.incog.org and at www.tmapc.org.

Other Requirements

Please consult the city and county *Zoning Code* and the *Subdivision Regulations* for additional requirements. All three of these items may be found under the Tulsa Metropolitan Area Planning Commission section of www.incog.org and at www.tmapc.org.

BASIC LOT-SPLIT CALCULATIONS
EXAMPLE: AGRICULTURAL ZONED DISTRICT IN THE COUNTY

LOT AREA

[EXHIBIT](#)

Tract 1

Total square foot of actual lot area	95,380	
Divided by 43,560' for number of acres		2.18

Tract 2

Total square foot of actual lot area	125,120	
Divided by 43,560' for number of acres		2.87

LAND AREA

[EXHIBIT](#)

Tract 1

Total square foot of actual lot area	95,380	
Total square foot of ½ street (up to 30')	900	
Total square foot of land area	96,280	
Divided by 43,560' for number of acres		2.21

Tract 2

Total square foot of actual lot area	125,120	
Total square foot of ½ street (up to 30')	9,600	
Total square foot of land area	134,720	
Divided by 43,560' for number of acres		3.09

AVERAGE LOT WIDTH

[EXHIBIT](#)

Tract 1

Total square foot of lot area	95,380	
Divided by depth of lot	630	
Average lot width		151.39'

Tract 2

Average lot width		320.00'
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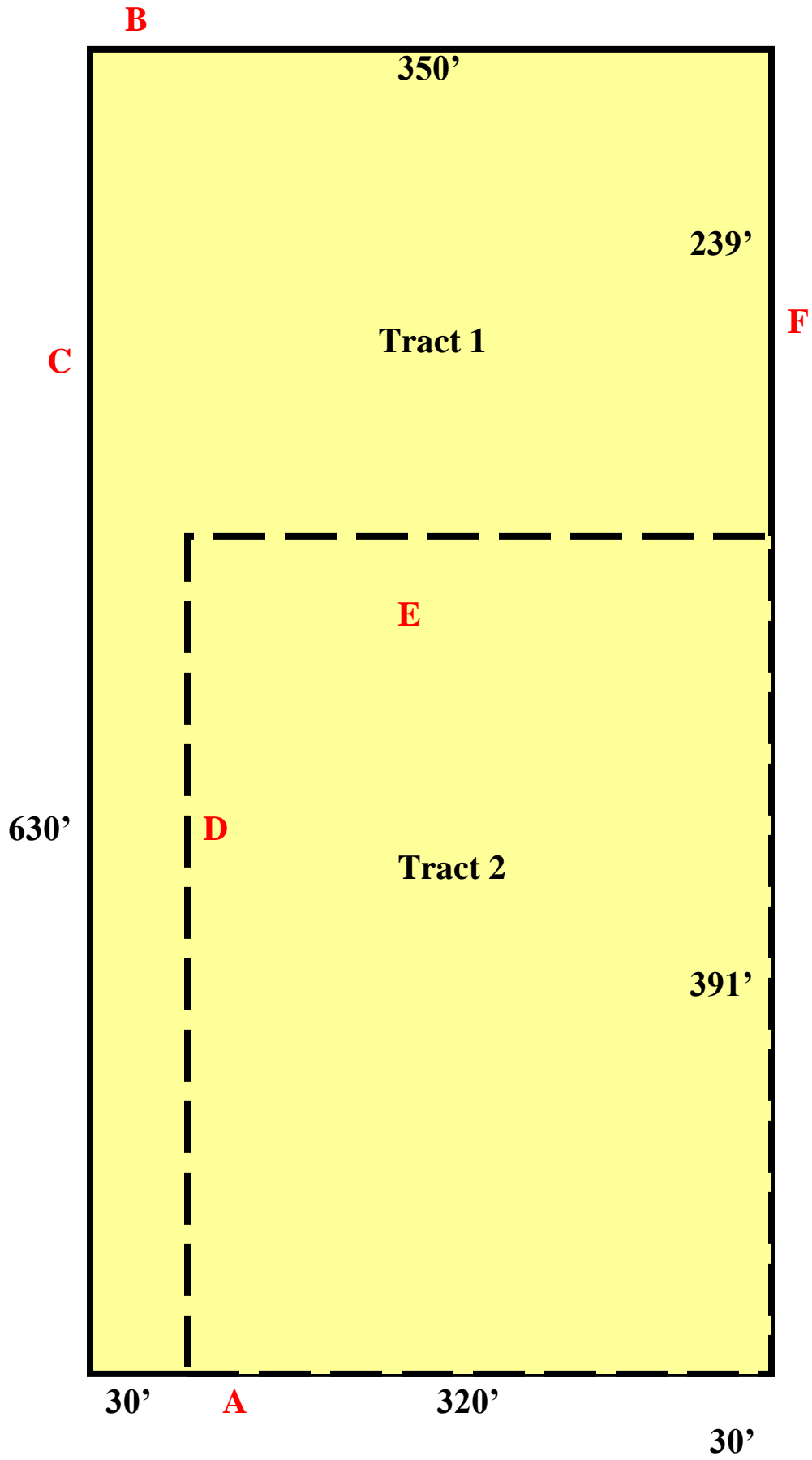
NUMBER OF SIDE LOT LINES

[EXHIBIT](#)

Tract 1

A	front lot line		
B	rear lot line	C, D, E, F	side lot lines

LOT-SPLIT EXHIBIT



Centerline

