



Permit Center

210 Lottie Street, Bellingham, WA 98225

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MINIMUM SITE AREA EXCEPTION

(PLEASE PRINT CLEARLY OR TYPE IN BLUE OR BLACK INK)

Application Requirements:

- A completed Land Use Application form
- All of the materials and information required by this form
- Application fee payment

Project Data:

Square footage of the subject property _____

List any structures on site _____

Submittal Requirements

- Map showing the subject property and all properties located within or partially within 300 feet of the site.
- List of current property owners and legal descriptions of all properties within or partially within 300 feet of the site. *Deed histories for properties which do not currently meet the minimum lot size may be required upon request.*
- Site plan illustrating the location of existing structures. *A survey of the property will be required prior to receiving final approval for exemptions if any structures exist on-site.*

(B) Minimum Site Area

- (1) Development of any use shall take place upon a site area not less than what is specified within the relevant neighborhood plan land use classification system under “density,” except in the following instances:

(d) Exception: (9223)

Exceptions from the minimum site area requirements shall be summarily approved by the Planning Director provided all of the criteria listed below are satisfied.

1. All adjacent property held by the subject owner is not capable of meeting the density provisions required for short subdivision.
2. The property proposed for development is a legally recorded lot(s) or parcel(s).
3. The proposed use is for a single-family residence.
4. Fifty percent or more (50%+) of the total number of parcels within or partially within 300 feet of the exterior boundary of the subject property shall have a site area which is less than or equal to that of the subject property. To be included in consideration, a surrounding parcel shall be a buildable lot and within the same land use area as the subject property.

The parcel is not located in the Lake Whatcom Watershed as defined in the City’s Subdivision Code, BMC Title 18, except for those parcels, which have received a written exception from the Planning Director, which has not been rescinded, on or before June 1st, 1997.

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ADDRESS	LEGAL DESCRIPTION	NEIGHBORHOOD	PROPERTY OWNER	STATUS