

# Urban Lot Splits in El Segundo



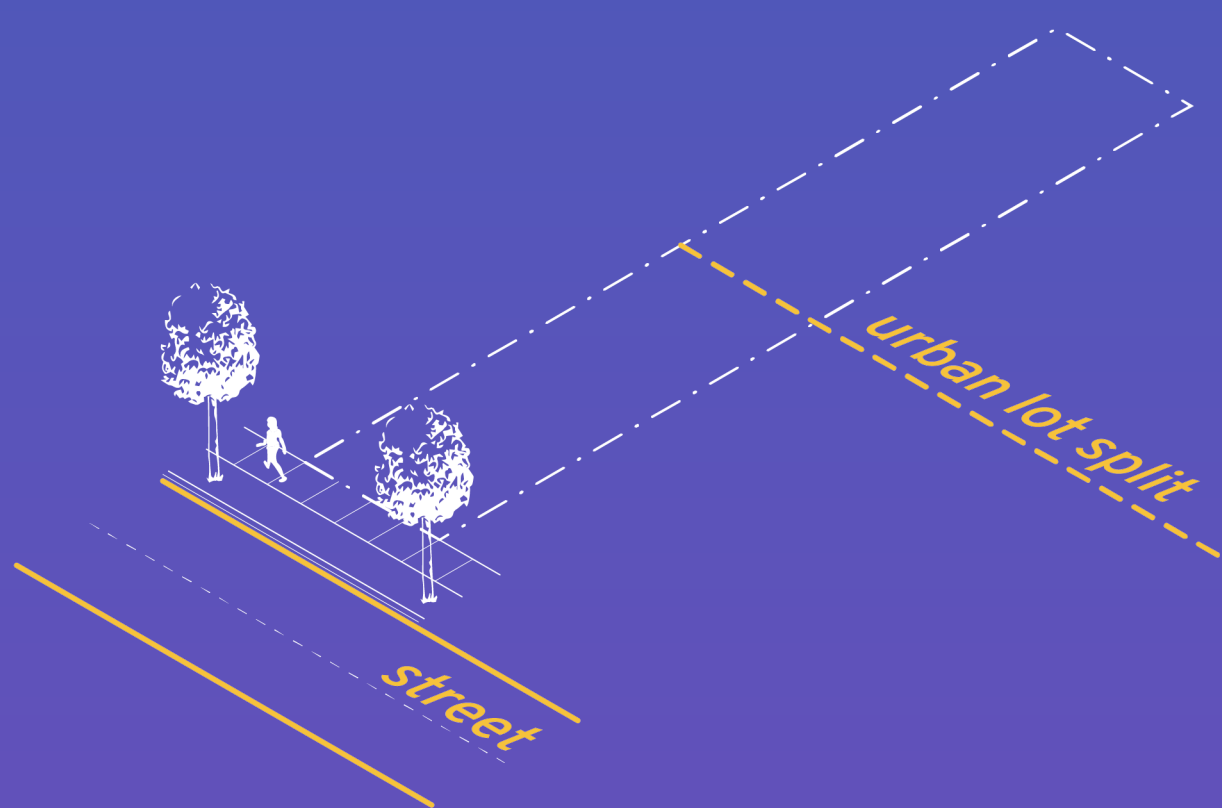
## General Development Standards

For more information, see Section 15-4G-3 of the El Segundo Municipal Code.

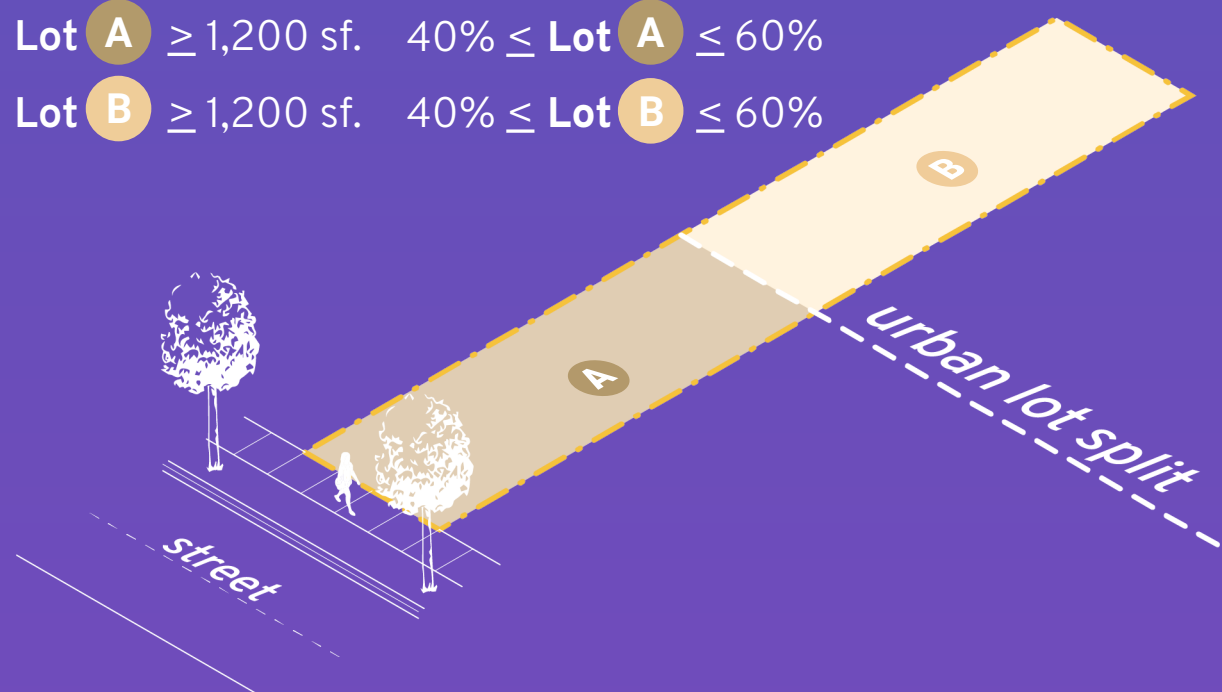
How wide is your lot?

≤25'

>25'



Lot A ≥ 1,200 sf. 40% ≤ Lot A ≤ 60%  
 Lot B ≥ 1,200 sf. 40% ≤ Lot B ≤ 60%



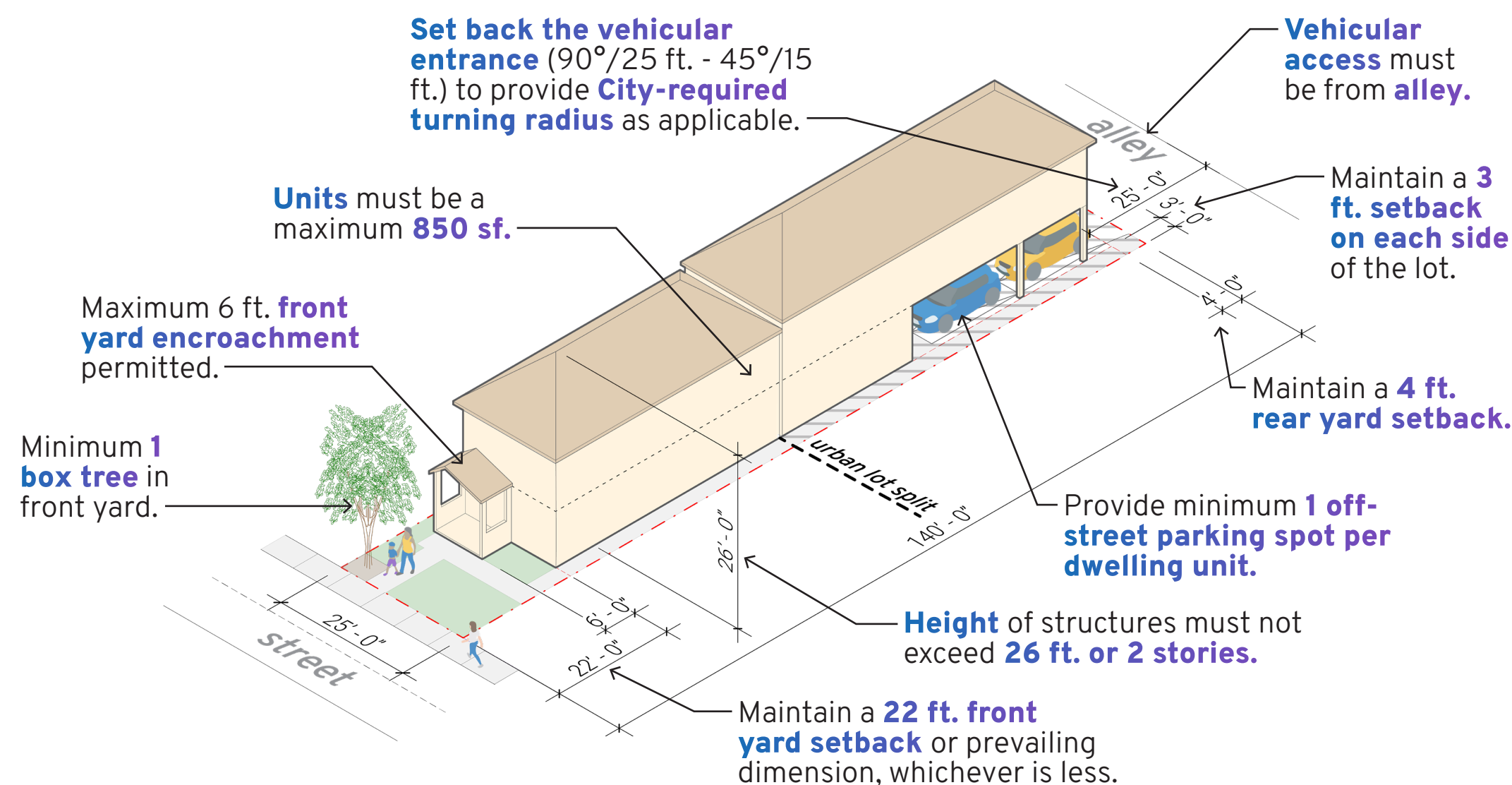
Urban lot split lines must be **parallel to public street frontages** and create **no more than two parcels**.

One of the two newly created parcels must be **no smaller than 40% of the lot area** of the original parcel proposed for subdivision.

Each new **parcel** must be **greater than 1,200 square feet** in gross area.

No more than **2 dwelling units per lot** can be constructed on an urban lot split.

Each dwelling **unit** must be at **minimum 800 square feet**.

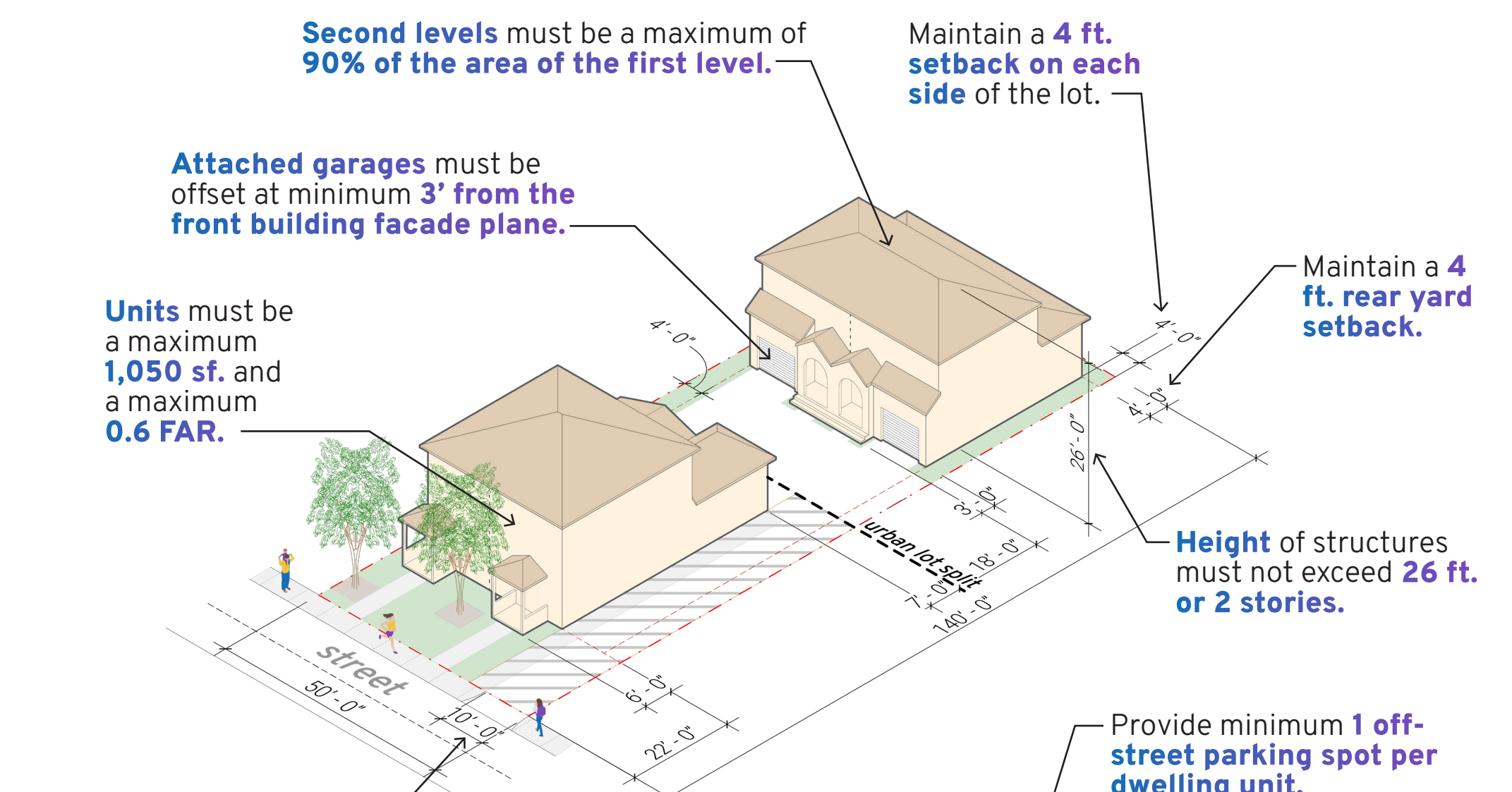


## Development Standards for Lots 25 Feet Wide or Less

For more information, see Section 15-4G-5 of the El Segundo Municipal Code.

## Development Standards for Lots Wider than 25 Feet

For more information, see Section 15-4G-4 of the El Segundo Municipal Code.



When no alley, **one 10 ft. wide access drive** permitted in front yard.

At least **one entry door** must **face the street** and sidewalk.

Minimum **2 box trees** in front yard.

