



DEVELOPMENT SERVICES

TO: Development Services Customers

SUBJECT: **INFORMATION BULLETIN 506**
Building Over Lot Lines

DATE: December 15, 2006 /Revised on June 13, 2007/August 1, 2014

CREATED BY: Land Development Division/Land Entitlements Section

Purpose:

As a customer service initiative, the Development Services Department (DSD) created this **revised** bulletin to update Information Bulletin (IB) 506 for building over lot lines. This bulletin has been updated to incorporate the department's new format for Information Bulletins.

Scope:

Effective December 15, 2006, building over lot lines may be permitted if certain requirements are met. These requirements include the following:

1. All lots must be under ownership of a single person, partnership, corporation, or other recognized legal entity.
2. Multiple lots requesting treatment as a single lot must meet the setbacks, yard requirements, density limitations, landscaping, buffer requirements, and other UDC requirements of the more restrictive of the multiple lots.
3. The lots must be platted unless the property is located in the original 36-square mile area of San Antonio, and the boundaries of the lots were recorded in the Deed and Property Records of Bexar County prior to June 14, 1927. It shall be the obligation of the applicant to provide documentation of the lots' platting or recording prior to June 14, 1927.
4. The multiple lots shall all be in the same zoning district.
5. Lots within any city historic zoning district must receive Historic and Design Commission approval prior to issuance of a permit allowing for building across common lot lines.
6. Any building, except where permitted below for single family dwellings, spanning a lot line shall meet all International Residential and Building Code requirements including the construction of fire rated walls without penetrations over the lot lines.

If the applicant cannot meet all of these requirements, the applicant may submit an amending plat to remove the interior lot lines, as per Section 35-441 of the UDC. The fee for an amending plat

is \$100.00, plus any applicable recording fees, as per UDC 35-C103. Please note that a new legal description shall be provided as part of the Amending Plat process.

In the case where an applicant wishes to restore the status of the combined multiple lots to that of the original configuration of the platted lots, all physical improvements that span the common lot line must be removed and all remaining improvements must meet the setbacks required of each of the individual lots.

In addition, Single Family homes, additions, or accessory structures ancillary to and in support of the single family use may be built over a common lot line provided the following conditions are met:

1. Property is already platted or it is located in the original 36 square mile and in either case in its original configuration.
2. The proposed use is restricted to single-family use
3. Single family zoning is already in place (R-3, R-4, R-5, R-6, NP-8, NP-10, NP-15, R-20, RE)

If the applicant meets all of these requirements, the applicant may submit a request for a Certificate of Determination, as per Section 35-430(c), of the UDC. The current fee for the certificate is \$200.00.

If you have any questions regarding the requirements for building over lot lines, please contact the Land Entitlements Section at (210) 207-1111.

Summary:

This Information Bulletin is for informational purposes only.

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