



Department of Planning + Urban Design

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Narrow Lot Design Guidelines Explainer

The Narrow Lot Design Guideline Review is performed to accommodate a variety of development types on existing, non-conforming lots and ensure that development in older neighborhoods, traditionally east of Interstate 635, developed before World War II, maintain the character and vision of these existing communities, through application of traditional architectural and modern landscaping standards.

The Narrow Lot Design Guidelines is an administrative review performed by Planning and Urban Design Staff on proposed developments on residential lots that meet ANY the following criteria:

1. A lot with less than 50 feet of frontage;
2. A lot that is less than the required area for it's zoning designation;
3. A lot within the Northeast Area Master Plan designated Lower-Medium Density Residential; and,
4. A lot anywhere east of I-635.

Please view the following resources below:

Narrow Lot Design Guidelines: <https://www.wycokck.org/files/assets/public/planning-amp-urban-design/documents/narrowlotguidelines.pdf>

Narrow Lot Design Guidelines Director's Interpretation:
<https://www.wycokck.org/files/assets/public/planning-amp-urban-design/documents/directors-interpretations/narrow-lot-design-guidelines.pdf>

Narrow Lot Design Guidelines Applications:

English: <https://www.wycokck.org/files/assets/public/planning-amp-urban-design/documents/applications/2023-applications/2023-narrow-lot-application.pdf>

Español: <https://www.wycokck.org/files/assets/public/planning-amp-urban-design/documents/applications/2023-applications/2023-narrow-lot-application-spanish.pdf>