

Lot Consolidation Incentive

The County of Orange is committed to supporting the development of affordable housing and creating well-designed housing opportunities for the community. To help achieve this, the County offers a Lot Consolidation Incentive for qualifying multifamily residential projects that consolidate eligible parcels into a single development site. Lot consolidation is the process of combining up to four (4) adjacent parcels (properties that share a boundary) into a single, larger parcel.

By encouraging lot consolidation, the County aims to:

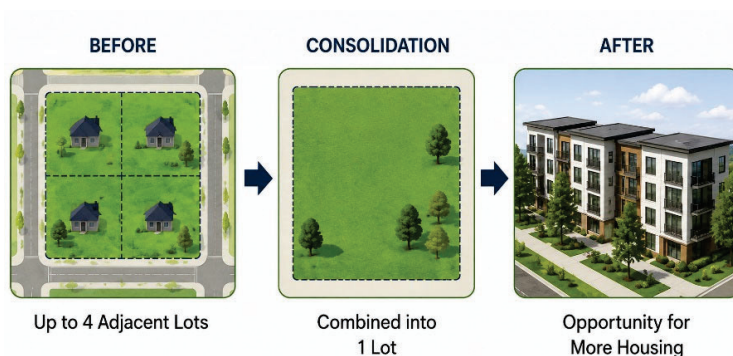
- Promote efficient land use
- Support the development of quality multifamily housing
- Enhance neighborhood design and functionality
- Provide incentives for innovative and well-planned projects



Incentive

Projects that consolidate smaller parcels—especially those less than one-half (0.5) acre—may qualify for a density bonus. This means developers may be allowed to build more residential units than typically permitted under standard zoning regulations.

Project Size (after lot consolidation)	Base Density (per net development area)
Less than 0.50 acre	70 units/acre
0.50 to 0.99 acre	77 units/acre (10% increase)
1.00 acre or more	84 units/acre (20% increase)



Eligibility

Proposed Projects shall:

- Be located within a Housing Opportunities Overlay District.
- Combine two to four parcels into a single building site.
- Propose a 100% affordable housing development under the Orange County Housing Opportunities Manual.

How to Apply

Apply at <https://myOCeServices.ocgov.com>

Affording Housing Permit

Step 1. Click Apply for “Planning Application”

Step 2. Choose “Miscellaneous Planning Application” then select “Pre-Planning Application” and “Affordable Housing Permit”

Step 3. Complete the application and upload all required documents before submitting.

Lot Line Adjustment Application

Step 1. Click Apply for a Survey Application

Step 2. Choose Process Map Application

Step 3. Select Lot Line Adjustment

Step 4. Complete the application and upload all required documents before submitting.

Note: Both applications will need to be submitted concurrently.