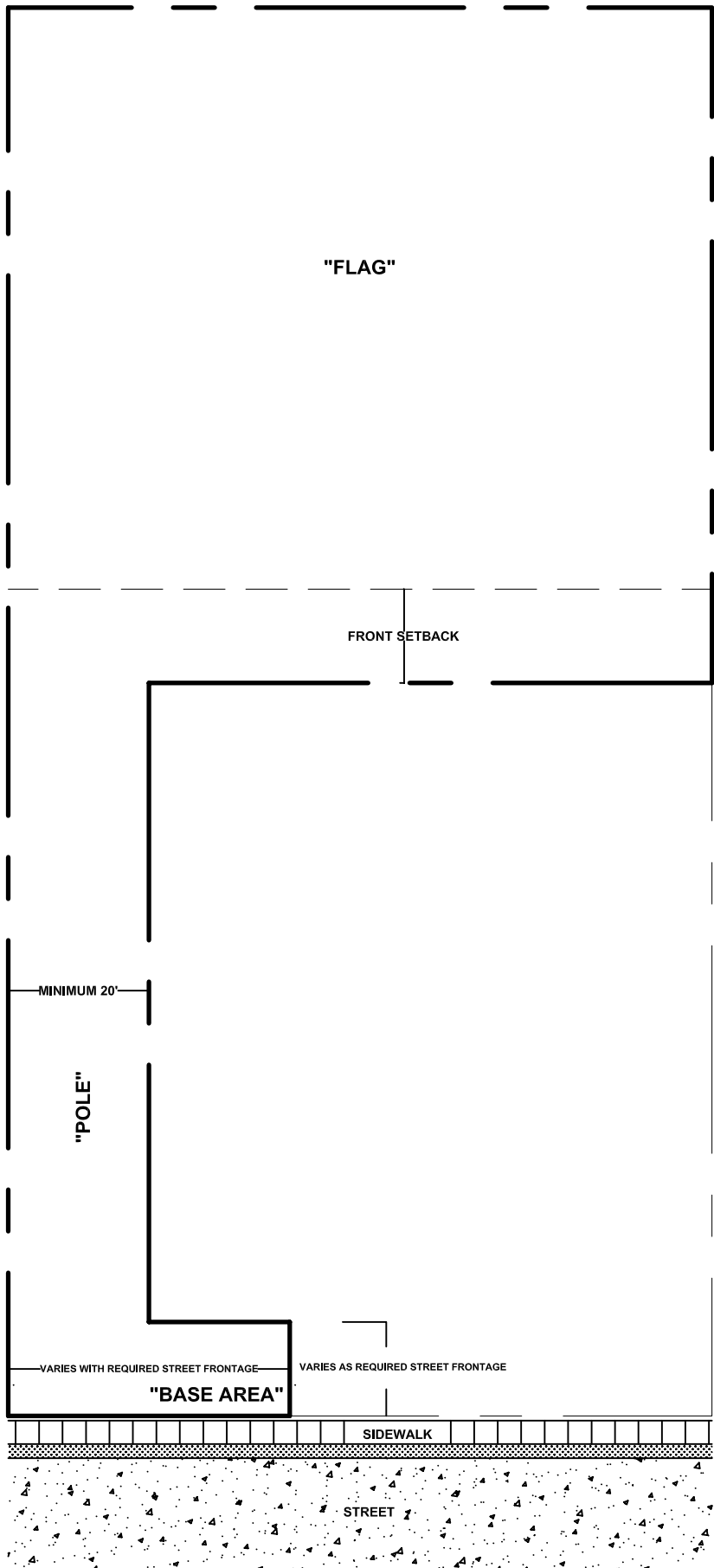


### **Add in Chapter 2 Definitions**

**Lot, flag** A lot designed so that the building site area is set back from a public or private street and access to that street is provided by means of a narrow strip of land (Pole) between abutting lots (see graphic).

### **Add new UDC Section 4.103A(4)h**

- h. Flag lots shall meet the following standards:
  1. The narrow strip of land (Pole) of the lot shall be a minimum of twenty (20) feet wide throughout its length.
  2. The lot area must meet the minimum lot area requirements of the underlying zoning, which will not include the area of the Pole.
  3. Flag Lots must provide for sewer, utility, drainage and access as per UDC and DPW specifications. Such provisions may be made either through the “Pole” portion of the lot or through private agreement between affected parties. All private agreements pertaining to sewer, utility, drainage and access shall be made a part of the Final Plat and filed in the public records.
  4. For determination of setbacks, the part of the flag area facing the street or means of access shall be the front yard.
  5. The minimum lot width as required by the underlying zoning district shall be provided at the front lot line for a depth of at least the required front setback of that underlying zoning district (Base Area).
  6. The “remainder” lot or lots shall meet all applicable lot requirements of the underlying zoning district.
  7. A sign with the address of the development shall be posted within the “Base Area”. This sign must meet the requirements of the Unified Development Code.



# FLAG LOT