

SOUTH JORDAN CITY COUNCIL
STAFF REPORT
MEETING DATE: MARCH 4, 2025

FILE OVERVIEW

Item Name	Flag Lot Development Standards Text Amendment
Address	1600 W Towne Center Dr.
File Number	PLZTA202400242
Applicant Name	South Jordan City
Staff Author	Joe Moss, Long Range Planner

ITEM SUMMARY

The proposed amendment modifies four sections of the South Jordan Municipal Code as follows:

- 1- The Flag Lot Overlay Zone, [§17.130.030](#), is eliminated.
- 2- Subdivision and Development Code, [§16.04.160](#), is modified to introduce enhanced development standards including those related to access, building setbacks and height, owner occupancy, and minimum lot sizes. It also creates a single administrative process for all flag lots that is staff approval if a proposed flag lot meets all development standards.
- 3- The Definitions in [§17.08.010](#) to update the definition of a flag lot and add definitions for access strips and parent lots.
- 4- The Accessory Dwelling Unit Floating Zone, [§17.130.030](#), is modified to prohibit guesthouses on flag lots.

Staff is recommending approval of the proposed amendments.

TIMELINE

- **December 4, 2024**, Staff submitted a text amendment application to modify flag lot regulations.
- **January 21, 2025**, at the City Council Study Session, staff brought possible changes to the council for additional direction from the Council.
- **February 11, 2025**, the Planning Commission voted 4-0-0 to recommend approval of the item with the following modifications:
 - The amendment be modified to prohibit second story windows for structures on a flag lot when they are located within 20' of a property line.
Staff did not revise the proposed amendment per this recommendation since the side setbacks have been increased to a minimum of 15' and building height has been limited to 25' for primary structures. Guesthouses are also prohibited. Staff feels these additional requirements are sufficient to minimize impacts on neighboring properties.
 - The amendment be modified to add more description of the owner occupancy requirement.
After further review of the owner occupancy requirement by the City Attorney, Staff has removed this requirement to ensure compliance with relevant legal precedents. The draft has been revised to eliminate 16.04.160 (D.)(1.)(d.) and 16.04.160 (D.)(5.)(d.) to eliminate the requirement.
 - The amendment be modified to include an informational notice to residents in the subdivision after a flag lot application has been received.
Staff has added a line in the proposed amendment, 16.04.160 (D.)(7.), to require an informational notice be sent to adjacent property owners once a flag lot has been approved. The post approval action is preferred by Staff since applications that do not meet minimum standards may not be approved.

REPORT ANALYSIS

Process:

The Current Code has two paths for a flag lot to be approved:

- 1- Administrative Approval. These can be utilized when the parent lot is at least twice the average size of the original subdivision. This process is the same as other subdivision amendments. Approval is given by the Planning Commission if the application meets the

requirements of the subdivision ordinance. Administrative processes can be evenly implemented as they are based on if an application meets City ordinances.

- 2- Flag Lot Overlay Zone. If a lot is smaller than the average size of the original subdivision the Flag Lot Overlay Zone may be utilized. This is a legislative process that follows a rezoning procedures including public hearings at both the Planning Commission and the City Council. The City Council gives final decision on any proposed Flag Lot Overlay Zones. The Flag Lot Overlay Zone does not provide approval criteria or similar guidance to aid the City Council in consistent decisions. A legislative process like the Flag Lot Overlay Zone elongates the subdivision process beyond what is typically required by State statutes, and is not utilized in surrounding municipalities.

The Proposed Amendment eliminates the Flag Lot Overlay Zone, [§17.130.030](#) and requires all flag lot applications follow an administrative approval process. Since subdivision amendments must be approved if they meet City regulations, a public hearing would not have an effect on the outcome of the decision. The proposed amendment would allow an application that meets all requirements of the Subdivision and Development Code [§16](#) to be approved by the Director of Planning. Upon approval, an informational notice would be sent to adjacent property owners informing them of the action taken.

Note: The proposed amendment may be modified at time of a motion by the City Council to require Planning Commission approval or modify the overlay zone with the proposed development standards should a legislative option be retained.

Development Standards:

The proposed text amendment provides more flexibility on lot size while introducing new development standards for flag lots in the Subdivision Code, [§16.04.160](#). These standards are intended to provide clear criteria to determine what properties are eligible for a flag lot and provide compatible development patterns that minimizes impacts on surrounding properties. The proposed amendment addresses the following:

- Lot Size
 - *Current Code* requires a lot be twice the average size of the original recorded subdivision plat for a lot to be eligible for an administrative process. There is not a minimum size for lots to be eligible for the Flag Lot Overlay Zone. All proposed lots must meet the minimum lot size requirements of the governing zoning district.
 - *Proposed Amendment* requires a proposed flag lot(s) must be a minimum of 125% of the governing zoning district's minimum lot size. The access strip portion of the lot is excluded in this calculation. A diagram has been included in this section for enhanced legibility.

- Density
 - *Current Code* requires a flag lot to comply with the minimum density standards of the governing zoning district. This is applicable both to administrative approvals and the overlay zone. Density is measured by the number of lots contained in the area included in the original subdivision plat.
 - *Proposed Amendment* would not change this requirement.
- Frontage
 - *Current Code* has no minimum frontage for administrative flag lots but does require a minimum frontage of 125' for a lot to be eligible for the Flag Lot Overlay Zone.
 - *Proposed Amendment* requires a minimum of 125' of contiguous street frontage.
- Setbacks
 - *Current Code* does not specify any additional setbacks for flag lots and is regulated by the governing zoning district.
 - *Proposed Amendment* requires all setbacks to be a minimum of 15' or as determined by the governing zoning district, whichever is greater. It also clarifies that the front setback is measured from the lot line that is most parallel to the street. It also prohibits structures (including accessory buildings) from being built in the access strip of a lot. The proposed amendment also includes a minimum separation requirement for flag lot driveways to be at least 15' from an existing neighboring residential structure, excluding the parent lot.
- Building Height
 - *Current Code* does not specify any height restrictions for flag lots and is regulated by the governing zoning district.
 - *Proposed Amendment* limits structures on flag lots to 25' in height.
- Access Strip
 - *Current Code* requires access strips to comply with fire code, but does not further specify what is required.
 - *Proposed Amendment* requires access strips to be a minimum of 20' wide and references fire code.
- Owner Occupancy:
 - *Current Code* does not address owner occupancy for flag lots.
 - *Proposed Amendment* originally required owner occupancy, however the current proposal has been revised to remove this requirement to ensure compliance with legal precedents.
- Guesthouses:
 - *Current Code* does not prohibit guesthouses on flag lots.

- *Proposed Amendment* would modify the Accessory Dwelling Unit (ADU) Floating Zone, [§17.130.030](#) to prohibit flag lots from eligibility for a guesthouse. Internal ADU's would still be permitted in accordance with Utah State Code [§10-9a-529](#) and [§17.130.030](#).
- Definitions:
 - *Current Code* includes a definition for flag lots but does not define access strips or parent lots.
 - *Proposed Amendment* makes minor modifications to the flag lot definition for clarity and includes new definitions for access strips and parent lots along with a diagram to illustrate these three defined terms.

FINDINGS AND RECOMMENDATION

General Plan Conformance:

The request is in conformance with the following goals and strategies from the general plan:

- LIVE GOAL 1: Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate income households within the City
- LIVE GOAL 2: Promote the development of diverse housing types which provide life-cycle housing for a full spectrum of users
- GROW GOAL 4: Develop and maintain a pattern of residential land uses that provides for a variety of densities and types and maintains the high standards of existing development

Strategic Priorities Conformance:

The applicant request is in conformance with the following directives from the Strategic Direction:

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development
- ED-2. Promotes the community as a safe, attractive, and quality place to live, work, and play

Findings:

- The proposed text amendment introduces additional development standards for flag lots to minimize impacts on surrounding properties.
- The proposed text amendment changes eligibility requirements from two times the average lot in the original subdivision to 125% of the minimum lot size of the zoning district, excluding the access strip.
- The proposed text amendment does not change the requirement that flag lots comply with the density requirements of the zoning.

Conclusions:

- The proposed amendment is in conformance with the General Plan and the City's Strategic Priorities.
- The proposed text amendment consolidates all flag lots into a uniform administrative process, allowing for even implementation of the ordinance.

Staff Recommendation:

Staff recommends approval of the text amendment based on the report analysis, findings, and conclusions listed above.

CITY COUNCIL ACTION

Required Action:

Final Decision

Scope of Decision:

This is a legislative item. The decision should consider prior adopted policies, especially the General Plan.

Standard of Approval:

Utah Code [§ 10-9a-102](#) grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City. (See Utah Code [§ 10-9a-501](#) et seq.)

Motion Ready:

I move that the City Council approves:

1. Ordinance 2025-07, Flag Lot Development Standards

Alternatives:

1. Recommend approval of the application with changes.

2. Recommend denial of the application.
3. Schedule the application for a recommendation at some future date.

SUPPORTING MATERIALS

1. Ordinance 2025-07, Flag Lot Development Standards
 - a. Exhibit A, Text Amendment

ORDINANCE NO. 2025 - 07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 17.130.060 (FLAG LOT OVERLAY ZONE), SECTION 16.04.160 (LOTS AND PARCELS), SECTION 17.08.010 (DEFINITIONS GENERALLY), AND SECTION 17.130.130 (ACCESSORY DWELLING UNIT FLOATING ZONE) OF THE CITY MUNICIPAL CODE TO MODIFY THE DEVELOPMENT STANDARDS AND PROCEDURES FOR FLAG LOTS.

WHEREAS, Utah Code § 10-9a-102 grants the City of South Jordan (the “City”) authority to enact ordinances that the South Jordan City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, updated development standards for flag lots will enable the City to consistently and evenly administer future flag lot applications; and

WHEREAS, strengthening development and design standards for flag lots will enable the City to simplify procedures and eliminate the need for the Flag Lot Overlay Zone; and

WHEREAS, the South Jordan Planning Commission held a public hearing and reviewed the proposed text amendment and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing and reviewed the proposed text amendment; and

WHEREAS, the City Council finds that the proposed text amendment will enhance the public health, safety, and welfare, and will promote the water conservation goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. Sections 17.130.060, 16.04.160, 17.08.010, and 17.130.130 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, are hereby amended.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2025 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie L. Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____

Dawn R. Ramsey

Attest: _____

City Recorder

Approved as to form:

Gregory Simonsen
Gregory Simonsen (Feb 28, 2025 11:33 MST)

Office of the City Attorney

16.04.160: LOTS AND PARCELS

D. Flag ~~Or Panhandle~~ Lots: Flag ~~or~~ panhandle lots may be approved by the Planning Commission in residential and agricultural zones after receiving a positive recommendation from the City Engineer and Fire Code official in compliance with the requirements listed below. utilized to facilitate development of otherwise inaccessible lots as set forth in this section.

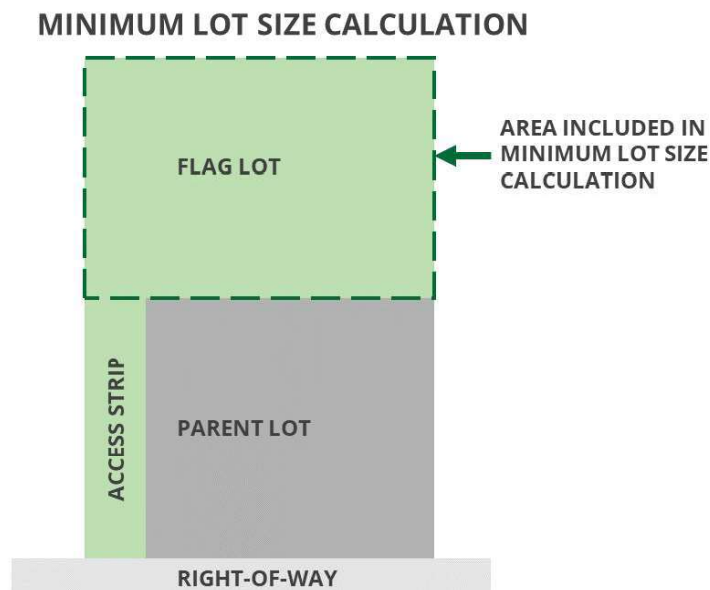
1. Qualifying Criteria. Flag lots may only be considered for lots or parcels that meet all of the following qualifying criteria:

- a. There is no other feasible or practical way to subdivide the **lot or** parcel or gain direct access to a public street or future street system as determined by the City Engineer.
- b. The proposed subdivision will create A flag lot access may only be approved for: a maximum of two (2) new residential building lots from the original lot or parcel; or the proposed subdivision will create a maximum of two (2) additional building lots, one created from the original parcel and another created from an adjacent parcel that also meets all requirements for flag ~~or~~ panhandle lots.
- c. The original lot or parcel has a cumulative minimum of 125 feet of contiguous street frontage.
- d. The intended use of the flag lot is for owner occupied single-family residential uses.

2. Design Standards. A flag lot shall comply with the following design standards:

a. Lots:

- (1) All proposed lots meet the minimum required setbacks of the underlying zone including density. Density is calculated on the area included in the original subdivision plat.
- (2) Flag lots shall have a lot size that is 125% the minimum size permitted in the underlying zoning district. Square footage within access strips shall not be included in the minimum lot size calculations.



- (3) Setbacks are as set forth in the governing zoning district, but in no circumstance may be less than fifteen feet (15').
- (4) The front setback for the flag lot shall be determined by which portion of the lot is most parallel to the street where the flag lot is accessed and shall exclude the access strip in location of the minimum setbacks.
- b. Structures:
 - (1) Structures on flag lots shall be a maximum of 25' in height.
 - (2) Structures, including accessory buildings, are prohibited within the access strip of a flag lot.
- c. Access Strip:
 - (1) Access strips shall be a minimum of twenty feet (20') of paved access width. Greater access width may be required by the fire marshal based on the access with requirements of the International Fire Code.
 - (2) The access strip portion of a flag lot shall be platted as a contiguous portion of the flag lot.
 - (3) All proposed driveways and access points shall comply with applicable International Fire Code standards.
 - (4) The driveway access strip shall be paved with asphalt or concrete to a minimum width of twenty feet (20'). Design of the driveway shall provide a manner for controlling drainage water acceptable to the city engineer. The load bearing capacity of the driveway may be required to be designed to support the weight of fire and emergency vehicles as required by the Fire Marshal and City Engineer.
 - (5) The maximum grade of the access strip shall not exceed ten percent (10%).
 - (6) For lots where the access strip is over one hundred fifty feet (150') in length, sufficient turnaround space for emergency vehicles shall be provided and an easement for access by emergency vehicles will be required. The fire marshal shall review and approve the design and location. The access strip or driveway shall be maintained by the property owner or possessor of the premise. It must be in good condition, with adequate snow removal, free of obstructions, and must provide free and uninhibited access by emergency vehicles at all times.
 - (7) Driveways shall be located a minimum of fifteen feet (15') from existing residential structures on neighboring lots, excluding those located on parent lots.
 - (8) Flag lots must post address numbers at the entrance to the flag lot driveway that are clearly visible from the right-of-way and meet the requirements of the International Fire Code.
 - (9) To reduce the number of driveways, a single access strip may be used when shared by two adjacent flag lots or by a flag lot and the lot between the flag lot and the street. In such circumstances shared access easements shall be included on the plat.
 - (10) Fire hydrants shall be provided to serve the flag lot as required by the International Fire Code. Any fire hydrants located in the public right of way shall be dedicated to the water provider for access to and maintenance of the hydrant.

4. Procedure. Flag lots will be processed as a subdivision amendment as set forth in [Section 16.14](#) of this Code.

5. Submittal Requirements. In addition to the submittal requirements set forth in [Section 16.14](#) of this Code, applications with flag lots shall submit the following:

- a. ~~The applicant understands and acknowledges in writing that~~ **Written acknowledgement from the applicant indicating that** irrespective of any City approval, there may be covenants, conditions, and restrictions on the parcel that the City does not review and cannot enforce that may preclude flag lot development;
- b. **A written statement from the applicant stating the reason the flag lot is needed, why the flag lot may not be developed along a street or future street.**
- c. **A concept plan showing the required setbacks and the building envelope.**
- d. **The plat shall notate that the flag lot is restricted to owner occupied single family uses.**

6. Approval. Flag lots that meet all applicable criteria shall be administratively approved by the Planning Director if in compliance with all applicable regulations.

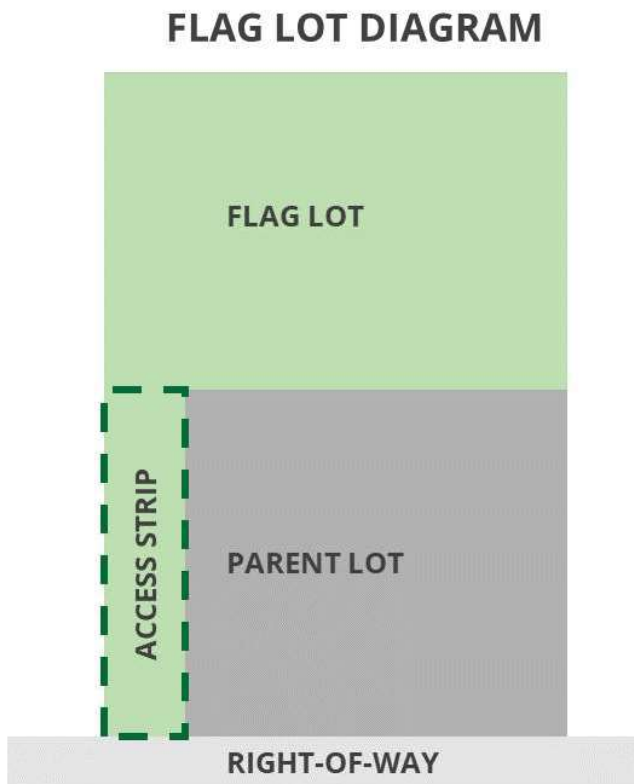
Section 17.08 Definitions Generally

Definitions:

LOT, FLAG LOT ACCESS STRIP: A narrow portion of land (resembling a flagpole) that connects a large area behind another lot or parcel (resembling a flag) to the right-of-way.

~~LOT, FLAG OR PANHANDLE: A lot having a larger area or "body" at the rear~~ **behind another lot or parcel** (resembling a flag ~~or pan~~) which is connected to the street by a ~~narrower portion~~ **narrow access strip** (resembling a flagpole ~~or handle~~) which does not meet the lot width or frontage requirements of the zone.

LOT, PARENT: A lot remaining along the majority of the street frontage after a flag lot is created.



17.130.030: ACCESSORY DWELLING UNIT FLOATING ZONE

17.130.030.010: PURPOSE

17.130.030.020: REVIEW PROCESS

17.130.030.030: PROHIBITIONS

17.130.030.040: INSPECTIONS

17.130.030.050: PRIOR USE

17.130.030.060: APPEALS

17.130.030.010: PURPOSE

Accessory dwelling units or ADUs, as defined in section 17.08.010 of this Title, are intended to provide affordable housing units, economic relief to homeowners, and create desirable housing forms that appeal to households and individuals at a variety of stages in the life cycle. The Accessory Dwelling Unit Floating Zone provides regulations and design standards for ADUs. Acceptable ADUs shall be one of the following two (2) types (see section 17.08.010 of this Title for definitions):

Internal Accessory Dwelling Unit or IADU: An ADU, that qualifies as an internal ADU under Utah State Law, and is contained within the primary dwelling so that the ADU and the primary dwelling appear to be one unit, that includes a kitchen and bathroom.

Guesthouse: An ADU that is detached from the primary dwelling that includes a kitchen and bathroom.

17.130.030.020: REVIEW PROCESS

The use of the Accessory Dwelling Unit Floating Zone may only be established in conformance with the review procedures of this section. Applicants shall follow the procedures, requirements, and standards of this Code. The use of the Accessory Dwelling Unit Floating Zone shall be conducted in accordance with approved plans.

- A. Planning Department Approval: All Internal Accessory Dwelling Units and Guesthouses shall require the approval of the Planning Department before they are occupied. Applicants shall electronically submit to the Planning Department an accessory dwelling unit application that includes (1) a site plan that is drawn to scale that clearly shows the location of all existing and new structures, parking, driveways, and walkways; and (2) a floor plan that is drawn to scale with room labels and indicating designated use.
 1. Resident Occupancy: For all accessory dwelling units, the owner of the property, as reflected in title records, shall make his or her legal residence on the property as evidenced by voter registration, vehicle registration, driver's license, county assessor records or similar means.
 2. Standards: The Planning Department shall approve accessory dwelling unit applications upon the following standards being met:
 - a. Zoning: The Accessory Dwelling Unit Floating Zone shall be applied to conforming single-family dwellings in the following zones: A-5, A-1, R-1.8, R-2.5, R-3, R-4 and R-5. Approved accessory dwelling units shall meet the requirements of the underlying zone. Only one (1) ADU is allowed per lot. ADUs are not allowed in conjunction with mobile homes or any form of attached housing units.
 - b. Lot Size: An internal ADU shall only be approved on a lot that is greater than six thousand (6,000) square feet in area. A Guesthouse shall only be approved on a lot that is equal to or greater than fourteen thousand five hundred twenty (14,520) square feet in area. The addition of an accessory dwelling unit shall not violate the maximum building coverage requirements outlined in Sections 17.40.020 and 17.30.020 of this Title. **Guesthouses on flag lots are prohibited.**
 - c. Parking: A minimum of one (1) off-street parking spaces, in addition to those already required for the single-family home, shall be provided for an accessory dwelling unit and shall not render the required parking spaces for the single-family home inaccessible. All parking spots shall meet the requirements of Chapter 16.26 of this Code.
 - d. Setbacks: All ADUs that propose modifications visible from the exterior of the home (i.e., additions and remodels to the primary dwelling or construction of a Guesthouse) shall comply with the following requirements:

- (1) Setbacks, ADUs shall comply with the setbacks of the underlying zone or as approved with the subdivision. Guesthouses shall comply with the required setbacks of the underlying zone for an accessory building, however, in no case shall a Guesthouse be located closer than ten feet (10') from a side or rear property line.
 - (2) Exterior Appearance: ADUs shall be designed so that the appearance of the lot, building structure, and landscaping retain the character of a single-family neighborhood.
 - (3) Architectural Compatibility: ADUs shall be designed and constructed to be compatible with the exterior of the primary dwelling (e.g., exterior materials, colors, and roof pitch) in order to maintain the appearance of the primary dwelling as a single-family dwelling.
- e. Guesthouse Maximum Size: In all cases a Guesthouse shall remain subordinate and incidental to the primary dwelling. No Guesthouse shall have more than three (3) bedrooms. The floor space of a Guesthouse shall comprise no more than thirty-five percent (35%) of the living area of the primary dwelling or be greater than one thousand five hundred (1,500) square feet, whichever is less, unless, in the opinion of the Planning Commission, a greater amount of floor area is warranted.
3. Affidavit: Applicants for ADUs shall sign and record an affidavit stating that the owner will comply with all regulations of the Accessory Dwelling Unit Floating Zone and will live in either the primary or accessory dwelling unit as their permanent residence. The affidavit shall also include authorization of annual inspections of the ADU by City Staff to ensure compliance with all regulations of the Accessory Dwelling Unit Floating Zone.
- B. Building Permit Requirements: In addition to the approval required from the Planning Department, all accessory dwelling units that propose construction or remodeling shall require a building permit from the Building Division and shall conform to all applicable standards in the City's adopted Building Codes. The applicant shall obtain all necessary building permits and pay applicable fees prior to any construction, remodeling, or use of any ADU. ADUs shall not be approved on properties that have outstanding ordinance or building violations or are nonconforming uses or structures. Floor plans, architectural elevations, and structural calculations, as may be required, shall be submitted to the Building Division.
- C. Guesthouse Planning Commission Approval: In addition to the requirements of subsections A and B of this section, Guesthouses that propose a floor area greater than thirty-five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet shall require review and approval by the Planning Commission.

~~17.130.060.010: PURPOSE~~

~~17.130.060.020: ESTABLISHMENT~~

~~17.130.060.030: AMENDMENTS~~

~~17.130.060.010: PURPOSE~~

~~The purpose of the Flag Lot Overlay Zone (FL) is to allow for the creation of a flag lot in an existing subdivision that does not meet the minimum area requirement in subsection 16.04.160D of Title 16. The FL may be applied to an existing lot under unique circumstances as determined by the City Council and its consideration of following provisions.~~

~~17.130.060.020: ESTABLISHMENT~~

~~1. Procedure:~~

- ~~(1) Concept: Applicants are encouraged to submit a concept plan and work with staff prior to application to understand the surrounding area, the goals and policies of the City's General Plan, and to ensure the minimum requirements of the FL can be met.~~
- ~~(2) Rezone: An FL shall only be established upon approval by the City Council as a rezone according to the provisions of Chapter 17.22, "Zoning Amendments", of this Title and as may be required elsewhere in this Title. City Council rezone approval of the FL shall be by development agreement.~~
- ~~(3) Concurrent Preliminary Subdivision (Optional): At the applicant's option and with the approval of the Planning Director, the applicant may submit a preliminary subdivision application to be processed concurrently with an FL rezone. In the case of concurrent applications, Planning Commission approval of a concurrent preliminary subdivision shall be contingent on the City Council's approval of the FL rezone.~~

~~2. Application Requirements:~~

- ~~(1) The subject lot shall have a minimum lot width not less than one hundred twenty five feet (125') as measured along the property line adjacent to the public right of way.~~
- ~~(2) The applicant shall provide a letter that justifies the establishment of the FL and addresses any efforts to limit the impact of development on neighboring properties.~~
- ~~(3) The applicant shall provide a concept plan that shall include a preliminary subdivision layout showing the location, footprint and building elevations of the proposed house.~~
- ~~(4) Notices of the public hearing shall be sent in accordance with the requirements in Subsection 16.04.060 of Title 16 and the Utah Code Annotated, except that:~~
 - ~~1. The area requirement for notices shall include all property owners within the subdivision and adjacent to the subject property.~~

~~3. Effect Of Approval:~~

- ~~(1) All of the provisions of this Code, including those of the base zone, shall be in full force and effect (with the exception of the flag lot requirement contained in subsection 16.04.160D1a in Title 16), unless such provisions are expressly waived or modified by the approved development agreement.~~
- ~~(2) An approved FL shall be shown on the zoning map by a "FL" designation after the designation of the base zone district.~~
- ~~(3) The city shall not issue permits for development within an approved FL unless the development complies with the approved development agreement.~~

~~17.130.060.030: AMENDMENTS~~

~~Any application to amend an approved FL shall be processed as a zone text amendment. Any amendment to an approved FL requires that the corresponding development agreement also be amended.~~