

## Section 6-1-360 Flag Lot

In A, A1, A2 and R1 zoning districts, if a division of property creates a situation where the minimum lot width cannot be obtained, a lot of five (5) acres or more will be required. ~~The front setback will be established by the approved recorded plat and the side and rear setbacks will be per the underlying zoning.~~

The minimum required front yard setback shall be provided along each street frontage. The front "building" setback on a flag lot shall be measured from the front property line of the buildable area that is parallel to the road frontage. For example, a flag lot may have a narrower street frontage than is required for a regular lot (setbacks are measured at flag and not pole); however, the buildable area must meet lot width requirements for the regular lot where the flag lot widens. This will also apply to lots that meet the required minimum front setback and then narrow down creating a "flag" effect.

This allowance is not intended for "flag lots" to be incorporated into subdivision design but rather the exception; it is to be utilized in situations where it is not feasible to develop internally when the minimum required road frontage is not available. Lot splits shall be reviewed and approved at the discretion of the development director.