



PLANNING AND
BUILDING SERVICES

LU 17-0052
Planning Commission Public Hearing
Flag Lot Amendments
October 9, 2017

Flag Lot - Evolution

Pre 1998: No Flag Lot Criteria

1998-2010: Flag Lot I

2010-Present: Flag Lot 2

Lot Line Adjustments and Flag Lots

Current Code

- New flag lot standards apply to existing flag lots that are reconfigured by a LLA
- Creates non-conformities regarding setbacks and orientation on developed flag lots

Proposed Code

- For Flag Lots approved prior to 2010, new development/remodels must comply with dimensional standards and orientation in effect at the time the flag lot was created

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Orientation/Setbacks

Current Code

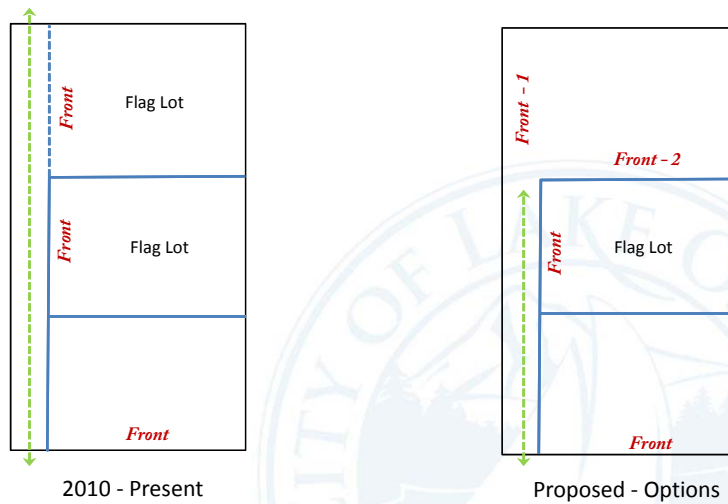
- “Front” measured from access lane projection even if access lane cannot connect to abutting lot

Proposed Code

- Zone “front” can be either parallel to public street or parallel to access lane orientation; measured from property line
- Maintain rear/side setback distribution to minimize impact to abutting properties

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Orientation/Setbacks



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Garage Appearance Standards

Proposed Code

- Garage Appearance and Location standards deleted
- Not effective: garages on flag lots are more than 60 feet from the public street, which is the limit for non-applicability on non-flag lots

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Flag Lot Front Setback

Proposed Code

- For flag lots with an access lane, increase setback from 10 ft. to 15 ft., as measured from the edge of the access lane
- No change to garage face setback from access lane (20 ft.)

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Setback Distribution/R-5, R-3, R-0

	R-5 Flag	R-5 Non-flag	R-7.5 Flag	R-7.5 Non-flag
Side Setback	10 ft. (each)	5 ft. (each)	10 ft. (each)	15 ft. (total)
Rear Setback	25 ft.	20 ft.	25 ft.	30 ft.
Total	45 ft.	30 ft.	45 ft.	45 ft.

Current Code/R-5, R-3, R-0

- Sum of side and rear setbacks at least 45 feet
- No setback less than 10 feet

Proposed Code/R-5, R-3, R-0

- Sum of side and rear setbacks at least 35 feet
- No setback less than 7.5 feet

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Lot Coverage and Floor Area

Current Code

- Lot coverage and lot area based on Net Developable Area
- Floor area based on gross area of flag lot

Proposed Code

- Lot coverage, lot area and floor area based on Net Developable Area
- Consistent with original intent of 2010 Flag Lot Amendments

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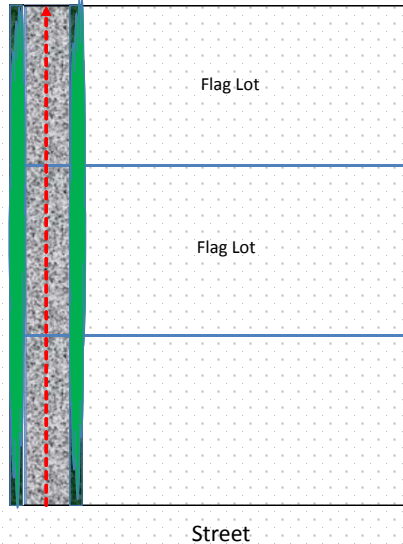
Screening/Access Lane

Proposed Code

- Delete landscaping on inside (dwelling side) of access lane
- Delete requirement for trees in buffer when potential conflict with utilities exists, as determined by City Engineer

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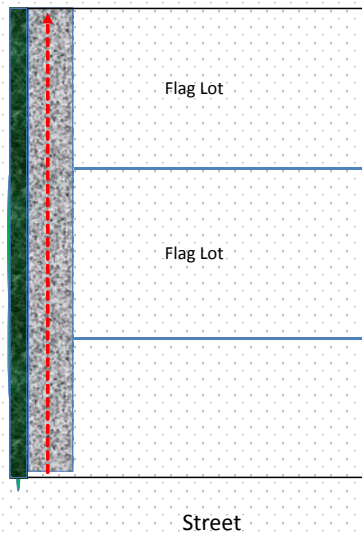
Screening/Access Lane



- 20' access lane
- 5' landscaping buffer on both sides
- Trees (2" cal.) and shrubs (5 gallon) required
- Trees: conflict with utilities
- Effectiveness of inside buffer (often removed)

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Screening/Access Lane



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Screening/Perimeter Fencing

Current Code

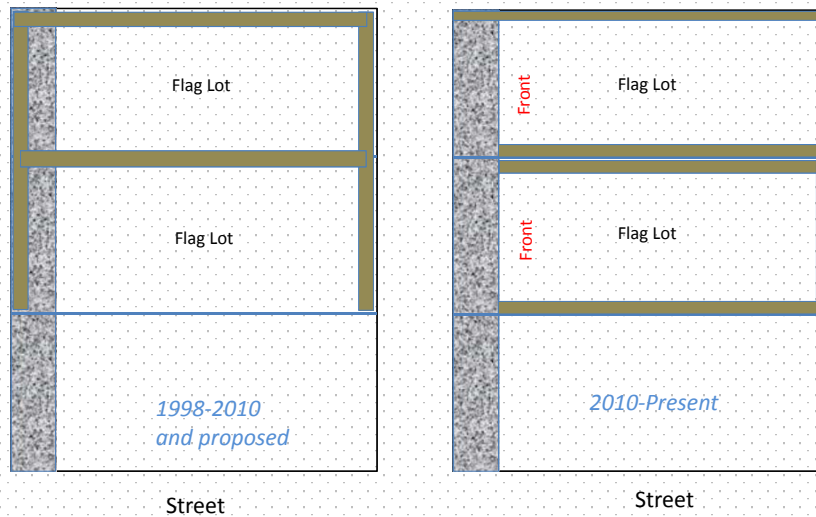
- Fencing required along side and rear property lines of flag lots
- Orientation rotated in 2010, leaving one side unfenced

Proposed Code

- Fencing required at perimeter of new flag lots

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Screening/Perimeter Fencing



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Screening/Rear Landscaping

Current Code

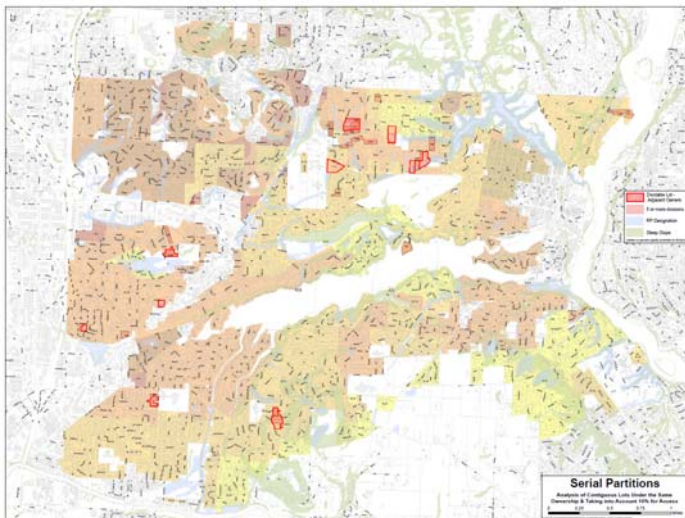
- Landscaping buffer required along rear property line of flag lots
- Buffer not always provided along largest yard

Proposed Code

- Landscaping buffer required along largest side or rear yard of flag lot – corresponds to activity area

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Serial Partition - Examples



Parking

Current Code

- Four standard parking spaces required for access lanes serving 7-8 dwelling units
- Standard spaces: 170-192 sq. ft.

Three Proposed Options

- Will affect density because area devoted to parking is not counted in Net Developable Area

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Parking

Option 1

- Two “on-lane” standard parking spaces required for access lanes serving 4-6 dwelling units
- Four “on-lane” standard parking spaces required for access lanes serving 7-8 dwelling units
- Will affect density because area devoted to parking is not counted in Net Developable Area

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Parking

Option 2

- One “on-lane” standard parking space required per flag lot if access lane serves 4-8 dwelling units
- No additional “on-lane” standard parking spaces required if access lane serves 2-3 dwelling units

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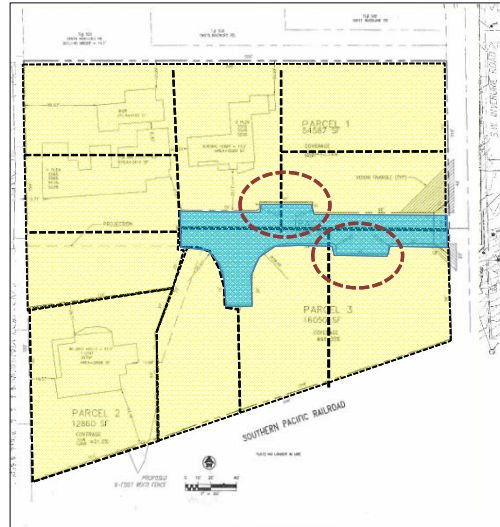
Parking

Option 3

- Reduces flag lot developments to six lots served by an access lane
- Four additional “on-lane” standard parking spaces required if access lane serves 4-6 dwelling units

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Parking



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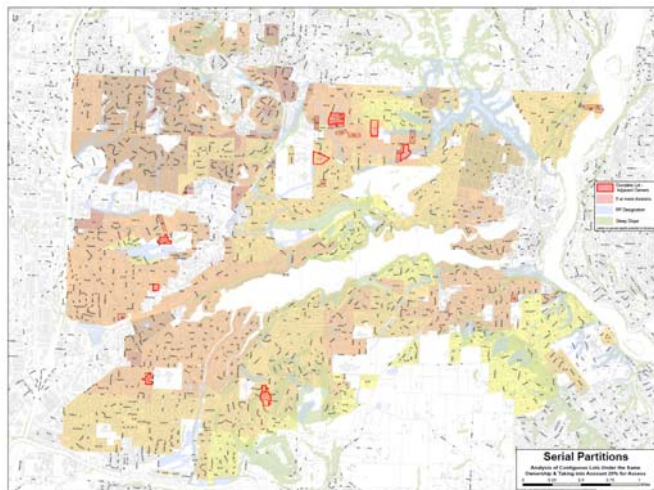
01/23/2017

Flag Lot Definition

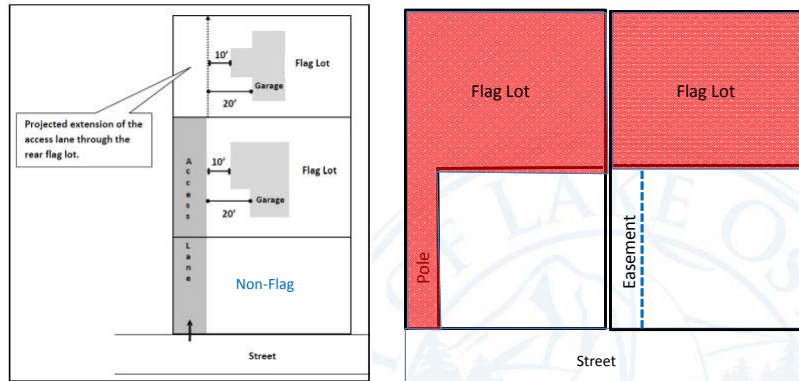
A lot that:

- a. Has the actual building site located behind another lot; and
- b. Takes access from the street via:
 - i. A driveway or access lane that is part of the lot and the width narrows to less than the minimum lot width for the zone; or
 - ii. An access easement.

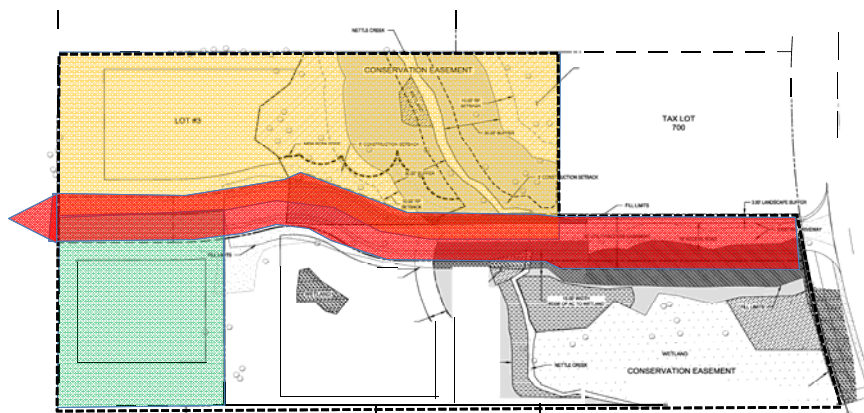
Serial Partition - Examples



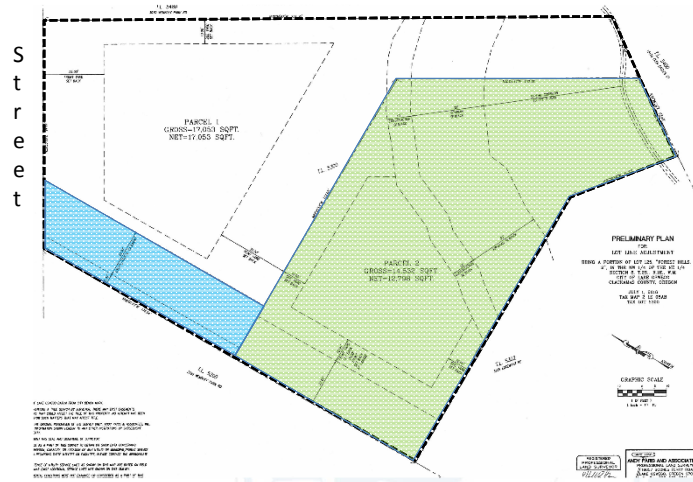
Flag Lot Graphic



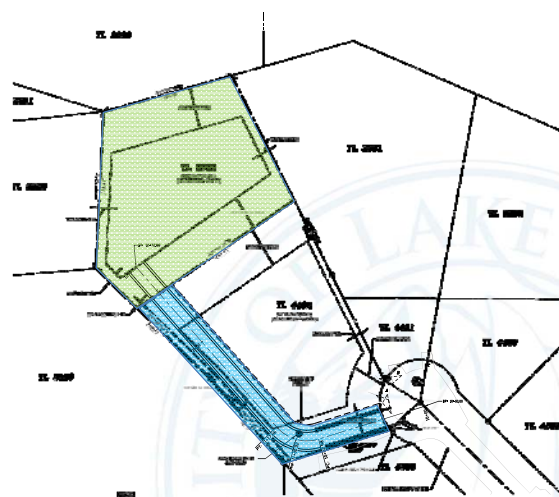
Flag Lot – Examples (Access Lane)



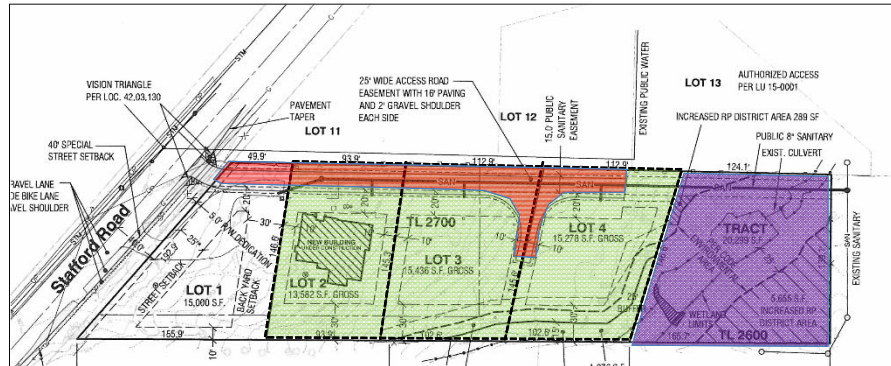
Flag Lot – Examples (Access Lane)



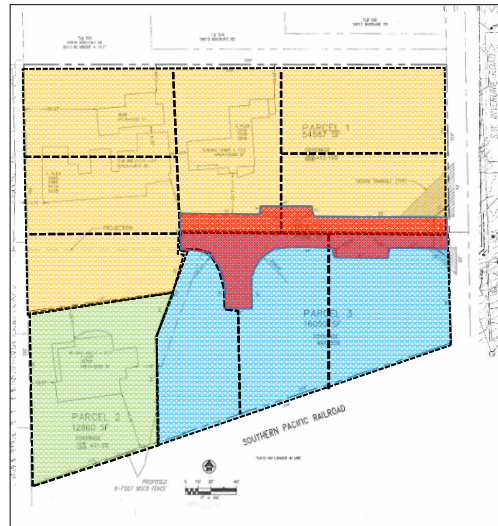
Flag Lot – Examples (Driveway)



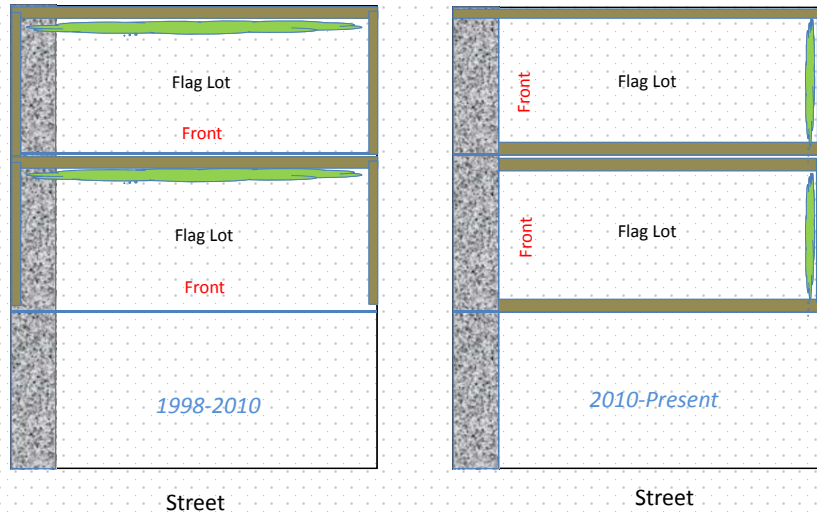
Flag Lot – Examples (Subdivision)



Flag Lot – Examples (Serial Partition)



Screening/Rear Landscaping



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Schedule

PCWS #1	PCWS #2	PCWS #3	Public Review Draft	PCWS #4	Public Review Draft	PC Hearing	CC Hearing
Jan. 23	Feb. 27	April 10	April - May	June 12	Aug. 15-31	Oct. 9	Dec. 5
<i>Concepts</i>	<i>Concepts</i>	<i>Draft Code</i>	<i>Draft Code</i>	<i>Draft Code</i>	<i>Hearings >>>></i>		

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