

ARTICLE 5.2 – LOT SIZE AND SHAPE

SECTION 5.2.001 - LOT SIZE AND SHAPE

The lot size, shape and orientation within all subdivisions or partitions shall be appropriate for the location of the subdivision or partition and for the type of development and use contemplated.

- A. Lot Width - Each lot shall have a minimum width of thirty feet (30'), with forty feet (40') required for corner lots, unless otherwise required by this Code.
- B. Lot Depth - Each lot shall have a minimum depth of eighty-five feet (85').
- C. Lot Area - Each lot shall have a minimum area as required by zone except where public utility facilities are to be placed, then no lot size is required.
- D. Lot Depth to Width Ratio - No lot or parcel depth shall be more than two and one-half (2½) times the average width. This requirement may be waived by the reviewing authority.
- E. Orientation of Side Property Line - As far as practical, the side property line of a lot shall run at right angles to the street upon which it faces, except that on a curved street the side property lines shall be radial to the curve.
- F. Street Frontage - All lots shall have a minimum street frontage of twenty-five feet (25'), except for flag lots as provided in Section 5.2.002 and in cases where easement access is approved pursuant to Section 4.2.002(K) of this Code.
- G. Minimum Standards - These minimum standards apply except where property is zoned or deeded for business or industrial use, other widths and area may be permitted. Depth and width of properties reserved or platted for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required for the type of use and development contemplated, as prescribed in Article 5.7, Section 5.7.002.

SECTION 5.2.002 - FLAG LOTS

- A. The use of panhandle or flag lots as a means of access for a partition or subdivision shall be permitted only where:
 - 1. The flagpole shall maintain a constant minimum width of twenty feet (20') for one (1) or two (2) residential units and twenty-five feet (25') in all other cases.
 - 2. The natural grade of the flagpole shall not be so steep as to prevent the construction of a driveway with a grade not exceeding eighteen percent (18%).
 - 3. The flagpole shall be adjacent to the closest existing lot line.
 - 4. The flagpole strip shall be conveyed with the ownership of the rear lot or parcel and shall be considered a permanent part of that lot or parcel. No re-division or property line adjustment shall be allowed to alter the status of the flagpole strip unless other access, meeting all the requirements of this Code, is first provided.

5. Access to the rear lot or parcel shall be by way of the panhandle portion of that lot or parcel, as recorded.
6. The requirements of the Land Development Code relative to access and other requirements shall be observed.
7. Flag lots having frontage and abutting on an approved street are not required to meet lot frontage requirements if they were recorded in the County Clerk's office at the time of the passage of the 1979 Ordinance.
8. A maximum of four (4) residences may use a single flagpole for access through the use of access easements and maintenance agreements that are approved by the City Attorney and recorded with the County. Driveway standards are set forth in Section 5.7.005 of this Code.
9. Flag lots shall not be permitted when the result would be to increase the number of properties requiring direct and individual access connections to the State Highway System or other arterials.
10. Flag lots may be permitted for residential development when necessary to achieve planning objectives, such as reducing direct access to roadways, providing internal platted lots with access to a residential street, or preserving natural or historic resources. However, flag lots shall not constitute more than ten percent (10%) of the total number of lots in a subdivision.
11. The front wall of a dwelling unit constructed on a flag lot shall be oriented (to the street providing access) in the same manner as the front wall of a majority of the dwelling units on the same side of the street on lots within one hundred feet (100') of the flag lot. If the orientation of existing units is equally split, the property owner may choose the orientation of the new unit.