15.05.204: FLAG LOTS:

(1) Flag lots may only be allowed under the following conditions:

(a) Significant natural features exist on the property that are not created by the applicant, such that a flag lot would better utilize the irregularly shaped properties;

(b) The flag lot facilitates infill development; or

(c) The flag lot eliminates access to an arterial street.

(2) Where flag lots are allowed, the following shall be required:

(a) The access strip to a flag lot shall be a minimum of twenty feet (20'), shall be part of the lot and no access shall be permitted across another property;

(b) The large portion of the flag lot shall meet all lot width and yard requirements for the zoning district in which it is located. The narrow portion of the lot, however, may be included in the calculation of the lot area;

(c) The "leftover" lot resulting from the creation of a flag lot shall also meet all the width and yard requirements for the zoning district in which it is located; and

(d) All flag lots shall have frontage upon a dedicated roadway or a publicly approved street. (Ord. 2016-02, 2016)