

## FLAG LOTS

- A. Flag lots are prohibited, except that the Technical Review Committee (Town Administrator, Town Planning & Zoning Officer/or designee, Public Works Director, Code Enforcement Officer), and the Town Council may approve the creation of flag lots when they determine that a flag lot is necessary to allow reasonable use and benefit of the subject parcel or to alleviate situations that would otherwise cause undue hardship. The request must include the proposed building footprint so that the Technical Review Committee can establish the required building orientation, setback and planting yards based on the lot configuration. Flag lots may be allowed only in the following instances:
1. when reasonably necessary to eliminate access onto thoroughfares;
  2. when necessary to make reasonable use of parcels with severe topography or other physical constraints;
  3. when a flag lot would provide greater protection of natural resources areas (e.g., streams);  
or
  4. when necessary to accommodate the function of hiding or concealing utility buildings/substation, or radio, television or communication towers.
- B. Approved flag lots are subject to the following requirements:
1. A flag lot may contain only one single-family dwelling, including any uninhabited accessory structures; a utility substation; or radio, television, or communication towers (when permitted by zoning).
  2. The flagpole section of the lot may not exceed 300 feet in length and may not be used for off-street parking.
  3. The flagpole section of the lot must have a width of at least 20 feet.
  4. The minimum lot area must be at least 8,000 square feet not including the flagpole area. For lots located in the Watershed Critical Area Tier 2 without public sewer, the minimum lot area must be at least 5 acres and the maximum area may not exceed 10 acres.
  5. Only the flag portion of the lot can be used to calculate lot area, lot width, lot depth, lot coverage or building setbacks.
  6. Where public water is available any building on the flag lot must be within 500 feet of a hydrant. This distance must be measured along the street, then along the flagpole, then in a straight line to the building location.
  7. Where public sewer is available occupied buildings on the flag lot must have a gravity service line, or the sewer pump requirement must be noted on the plat.
  8. Use of a single driveway to serve adjoining flag lots or to serve a flag lot and an adjoining conventional lot is permitted and encouraged. In the latter case, the preferred location for the driveway is on the flagpole portion of the flag lot, with the conventional lot granted an access easement over the flagpole.
- C. Flag lot illustration attached.

# FLAG LOT

