

Procedures and Standards For the Establishment and Development Of FLAG LOTS

1. Division of a property with frontage on a street so as to create one or more **flag lots** requires **subdivision approval** in accordance with Title 18 of the Code of County Ordinances for Salt Lake County.
2. Access to a **flag lot or lots** shall be provided in the following manner;
 - a. Ownership of the land area connecting the **flag lot(s)** to the street by the person(s) or entities that own the balance of the land area included in the **flag lot(s)**, or
 - b. Retention of ownership of the land area connecting the **flag lot(s)** to the street by the owner of the **base lot(s)** fronting on the street, but only if conveyance of that land area would render the **base lot(s)** substandard with regards to lot width or lot area requirements applicable to the zone in which the properties are situated. If so retained, access to the **flag lot(s)** shall be provided through conveyance and recordation of a perpetual access easement for each lot, together with cross maintenance and liability agreements addressing the rights and responsibilities of the owners of the **base lot(s)** and the **flag lot(s)**.
3. In order to **subdivide** an existing lot or parcel so as to create two or more separate lots or parcels (the **base lot(s)** adjacent to the street and a **flag lot(s)** to their rear), sufficient land area must be available to maintain;
 - a. For the **base lot(s)**, compliance with the required area and width requirements of the zone in which the properties are situated, and

- b. For **flag lot(s) less than one half acre in size;**
 - 1. One and one half times the area requirements for the zone in which the properties are situated if ownership of the land providing access to the **flag lot(s)** is retained by or conveyed to the owner of those lots, or
 - 2. One and one half times the area requirements for the zone in which the properties are situated *minus* the land area included in the access easement across the **base lot(s)**.

- c. For **flag lot(s) one half acre in size or larger;**
 - 1. Compliance with the required area and width requirements of the zone in which the properties are situated, *exclusive of* the land area encumbered for access purposes to the **flag lot(s)**, whether by ownership or perpetual easement.

- 4. In addition to maintaining compliance with the area and width requirements of the zone in which the **base lot(s)** are located, normally-applicable yard or setback requirements for the **base lot(s)** must be maintained, particularly if said lots are already developed or improved. Where access to a **flag lot** is provided via recordation of a perpetual easement across the **base lot**, the yard or setback for the base lot shall be measured from the **interior edge of the easement** closest to any existing or proposed improvements on the **base lot**.

- 5. Access to a **flag lot(s)**, whether by ownership of the land area across which such access is provided or through recordation of a perpetual access easement across the **base lot(s)**, must be of uniform width from the **flag lot** to the intersection with the street right-of-way or easement upon which the **base lot** fronts in accordance with the following;
 - c. On properties where the length of the access connection from the **flag lot(s)** to the street right-of-way or easement is *less than* one hundred and fifty feet, the width of that connection must be no less than **twenty feet** *unless* a lesser width is authorized for access purposes by the County's traffic engineer *and* fire official.

- d. On properties where the length of the access connection from the **flag lot** to the street right-of-way or easement is *more than* one hundred and fifty feet, the width of that connection must be no less than **twenty-five feet** unless a lesser width is authorized for access purposes by the County's traffic engineer and fire official.
6. **Improvements to the travel way** within the access connection from the **flag lot(s)** to the street right-of-way or easement shall be in accordance with the following standards:
- f. On properties where the length of the access connection is *less than* one hundred and fifty feet, the **improved surface** of the travel way must be;
1. At least **twelve feet** in width its entire length unless a lesser width is authorized for access purposes by the County's traffic engineer and fire official; and
 2. No closer than;
 - a. **Five feet** to a neighboring property line at the intersection with the street right of way or easement line so as to provide adequate area for satisfaction of county driveway radius requirements, and
 - b. **Four feet** to a neighboring property line for the remaining length of the improved travel way from the street right-of-way or easement line to the **flag lot(s)**.
 3. Incompliance with county standards at its intersection with the street right-of-way or easement.
- b. On properties where the length of the access connection is *more than* one hundred and fifty feet, the **improved surface** of the travel way must be;
1. At least **eighteen feet** in width its entire length so as to allow the passage of vehicles in opposite directions unless a lesser width is authorized for access purposes by the County's traffic engineer and fire official; and

2. Provided with a " vehicle turnaround" on the **flag lot(s)** to the satisfaction of County Fire officials; and
3. No closer than;
 - a. **Five feet** to a neighboring property line at the intersection with the street right of way or easement line so as to provide adequate area for satisfaction of county driveway radius requirements, and
 - b. **Four feet** to a neighboring property line for the entire length of the improved travel way on private property; and
4. In compliance with county standards at its intersection with the street right-of-way or easement; and
7. The land area that is not encumbered by required travel way surface improvements within the access connection from the **flag lot(s)** to the street right-of-way or easement shall be planted in its entirety and maintained as landscaped buffers on each side of the travel way in accordance with plans reviewed and approved as part of the flag lot approval process.
8. Site plan review for the development of a single family residence on a **flag lot** shall be on a permitted use basis and subject to the same ordinance requirements and development standards as those applicable to other single family residential properties in the same zone except with regards to yard or "setback" requirements which, for a **main dwelling**, shall be as follows;
 - a. For properties in the R-1-6, R-1-7, R-1-8, and R-1-10 zones, a uniform yard or "setback" requirement of **twenty feet** shall be maintained from all property lines of the "flag" portion of the lot.
 - b. For properties in the R-1-15 and R-1-21 Zones, a uniform yard or "setback" requirement of **twenty-five feet** shall be maintained from all property lines of the "flag" portion of the lot.

- c. For properties in the R-1-43 Zone, a uniform yard or "setback" requirement of **thirty feet** shall be maintained from all property lines of the "flag" portion of the lot.
9. The yard or "setback" requirements for a detached accessory structure on a **flag lot** shall be as follows:
- a. For properties in the R-1-6, R-1-7, R-1-8, R-1-10, and R-1-15 Zones, a detached accessory structure **must** be to the rear of and at least 6 feet from the main dwelling on the **flag lot**, and must maintain the following separation from adjacent property lines;
 1. Ten feet if adjacent to the side yard of a dwelling on an adjacent lot;
 2. One foot if not adjacent to the side yard of a dwelling on an adjacent lot, so long as the height of the accessory structure does not exceed fourteen feet. Accessory structures taller than fourteen feet (a maximum height of twenty feet is permitted) must maintain one additional foot of yard or "setback" separation for each additional foot of detached accessory structure height.
 3. Twenty feet adjacent to any street.
 - b. For properties in the R-1-21 and R-1-43 Zones, a detached accessory structure must maintain the following separation from adjacent property lines;
 1. Twenty-five feet if located to the side or front of the main dwelling on the flag lot.
 2. Twenty feet adjacent to any street;
 3. Ten feet if located to the rear of and at least six feet from the main dwelling on the flag lot but adjacent to the side yard of a dwelling on an adjacent lot;
 4. One foot if not adjacent to the side yard of a dwelling on an adjacent lot, so long as the height of the accessory structure does

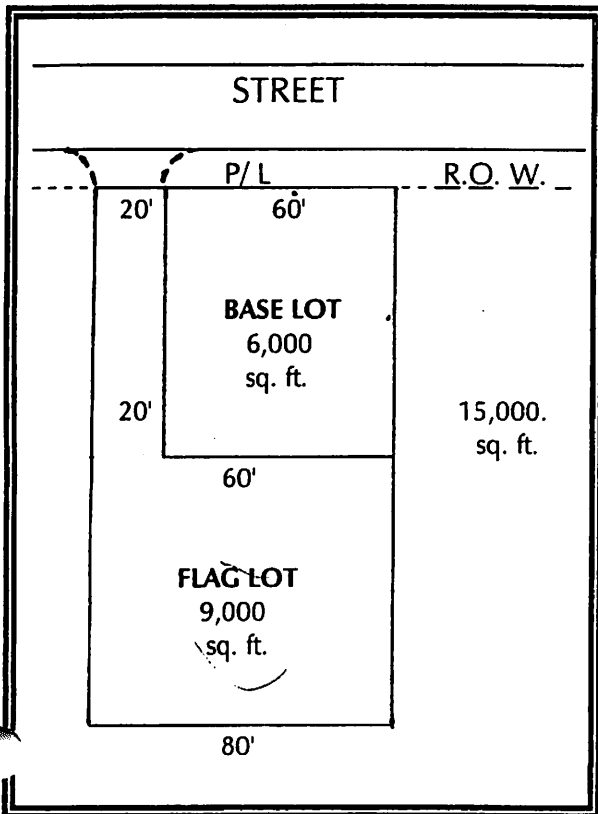
not exceed fourteen feet. Accessory structures taller than fourteen feet (a maximum height of twenty feet is permitted) must maintain one additional foot of yard or "setback" separation for each additional foot of detached accessory structure height.

10. Lots of record that were created in accordance with the procedures for the establishment of "Deep Lots" as set forth in the Salt Lake County Planning Commission's 1965 policy by that name shall continue to be subject to the site development and improvement standards associated with that policy.

FILE

FLAG LOT in the R-1-6 Zone

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Base Lot Requirements

Minimum Lot Area = 6,000 sq. ft.
 Minimum Lot Width = 60 ft.
 Minimum Lot Depth = varies (100 ft. w/ 60 ft width)

Flag Lot in R-1-6 Zone

Minimum Lot Area = 1.5 X base = 1.5 X 6,000 sq.ft. = 9,000 sq. ft.
 Minimum Access Area Width = 20 ft.
 Minimum Lot Width = base + access = 60 ft. + 20 ft. = 80 ft.
 Minimum Lot Depth = varies (87.5 ft. w/80 ft. width)

Total land area required for a Flag Lot in R-1-6 Zone

Base Lot = 6,000 sq. ft.
 Flag Lot = 9,000 sq. ft.
 = 15,000 sq. ft.
 minimum land area required

Yard Requirements

Main Dwelling

(w/garage)

Base Lot

Front = 25 ft.
 Side = 8 ft.
 Rear = 15 ft.

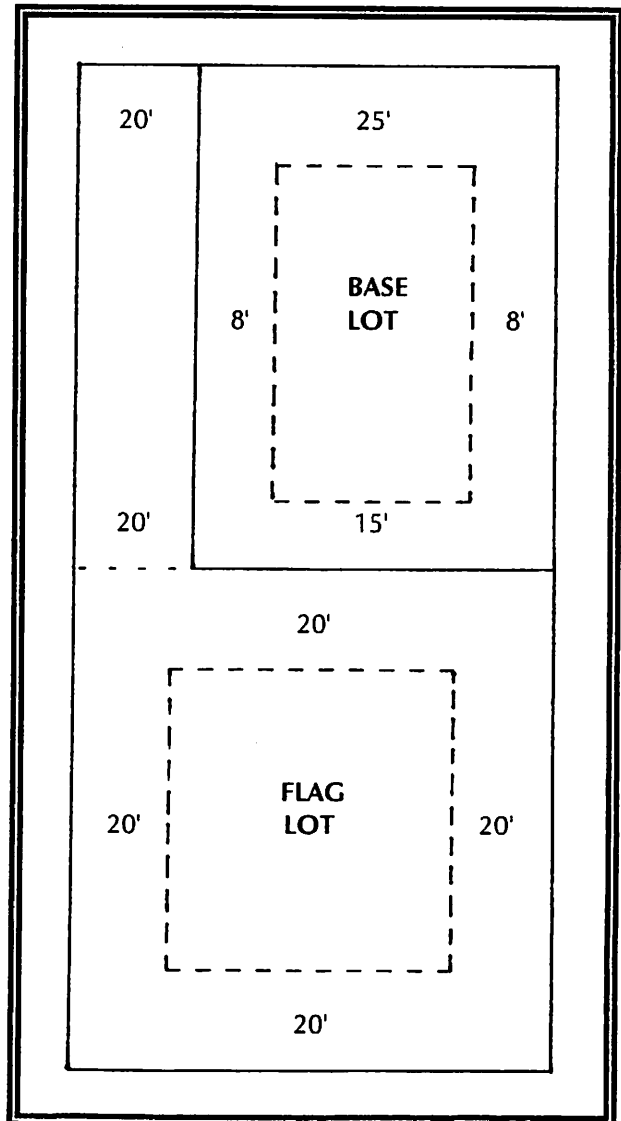
Flag Lot

20 ft. from property lines
 of "flag" portion of lot

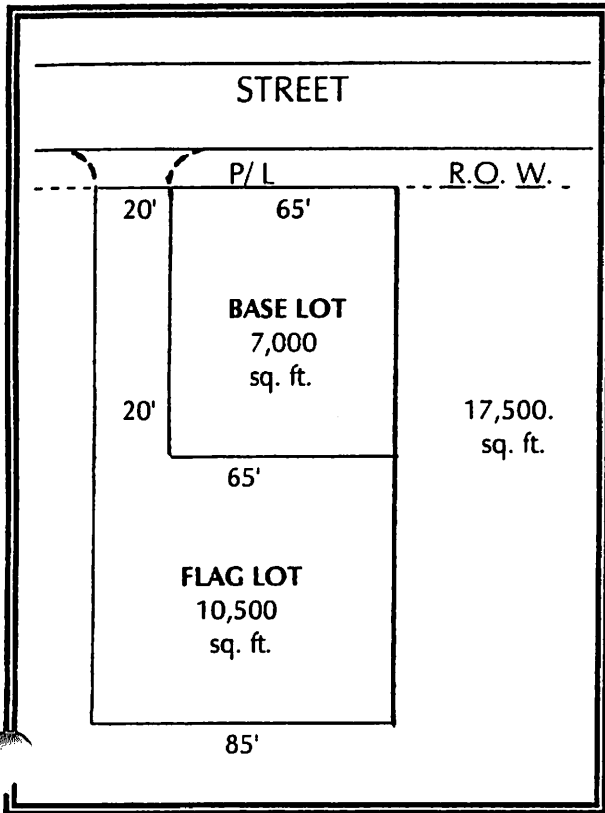
Detached Accessory Structures

Must be to the rear of and at least 6 ft. from main dwelling
 = 1 ft., unless adjacent to the side yard of a dwelling on an
 adjacent lot, in which case = 10 ft. from that property line .

Adjacent to any street
 = 20 ft.



FLAG LOT in the R-1-7 Zone



Base Lot Requirements

Minimum Lot Area = 7,000 sq. ft.
 Minimum Lot Width = 65 ft.
 Minimum Lot Depth = varies (108 ft. w/ 65 ft width)

Flag Lot in R-1-7 Zone

Minimum Lot Area = 1.5 X base = 1.5 X 7,000 sq.ft. = 10,500 sq. ft.
 Minimum Access Area Width = 20 ft.
 Minimum Lot Width = base + access = 65 ft. + 20 ft. = 85 ft.
 Minimum Lot Depth = varies (98 ft. w/85 ft. width)

Total land area required for a Flag Lot in R-1-7 Zone

Base Lot = 7,000 sq. ft.
 Flag Lot = 10,500 sq. ft.
 = 17,500 sq. ft.
 minimum land area required

Yard Requirements

Main Dwelling

(w/garage)

Base Lot

Front = 25 ft.
 Side = 8 ft.
 Rear = 15 ft.

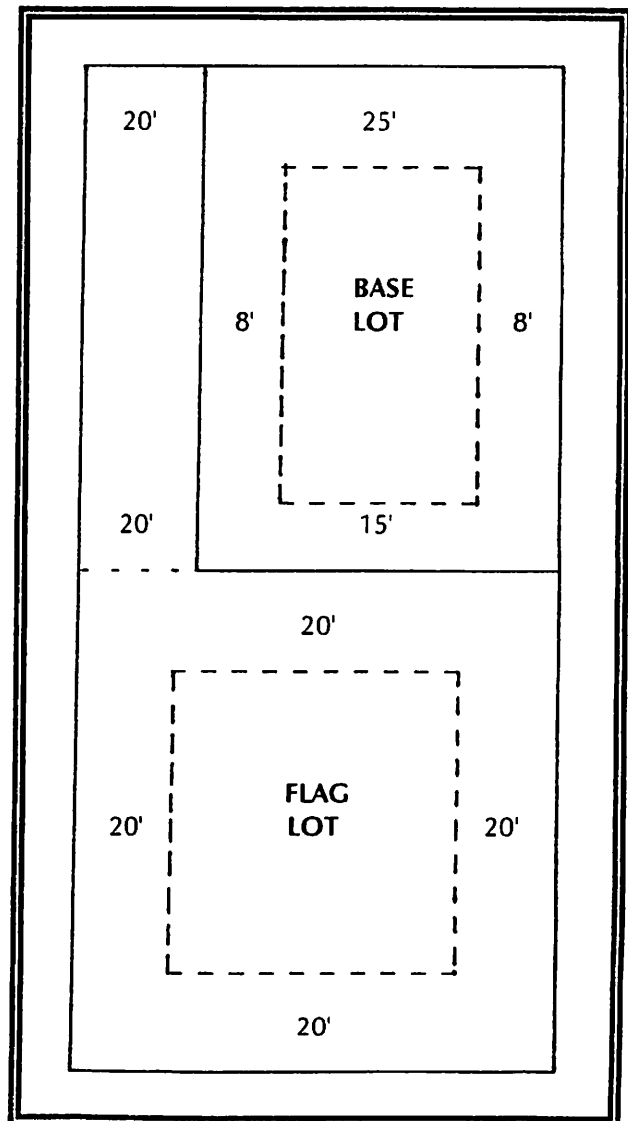
Flag Lot

20 ft. from property lines
 of "flag" portion of lot

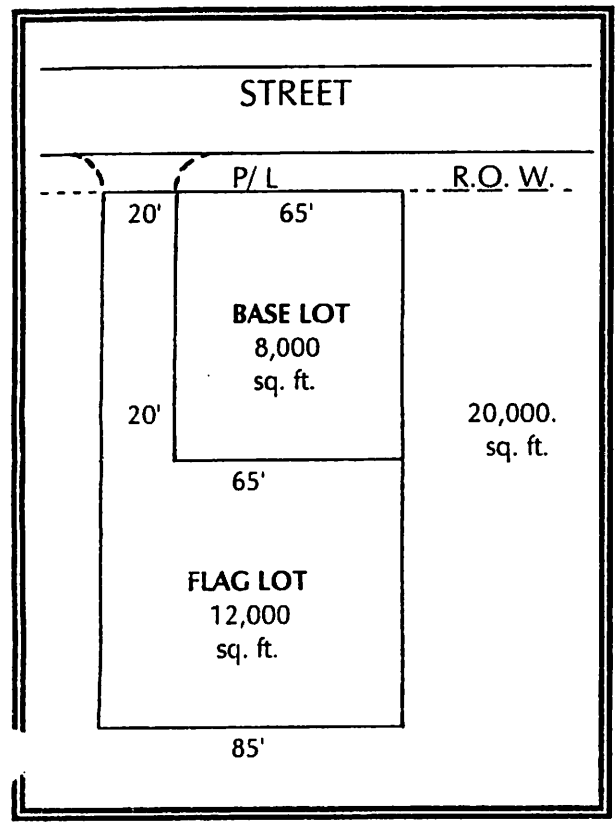
Detached Accessory Structures

Must be to the rear of and at least 6 ft. from main dwelling = 1 ft., unless adjacent to the side yard of a **dwelling** on an adjacent lot, in which case = 10 ft. from that property line.

Adjacent to any street
 = 20 ft.



FLAG LOT in the R-1-8 Zone



Base Lot Requirements

- Minimum Lot Area = 8,000 sq. ft.
- Minimum Lot Width = 65 ft.
- Minimum Lot Depth = varies (123 ft. w/ 65 ft width)

Flag Lot in R-1-8 Zone

- Minimum Lot Area = 1.5 X base = 1.5 X 8,000 sq.ft. = 12,000 sq. ft.
- Minimum Access Area Width = 20 ft.
- Minimum Lot Width = base + access = 65 ft. + 20 ft. = 85 ft.
- Minimum Lot Depth = varies (112 ft. w/85 ft. width)

Total land area required for a Flag Lot in R-1-8 Zone

- Base Lot = 8,000 sq. ft.
- Flag Lot = 12,000 sq. ft.
- = 20,000 sq. ft.
- minimum land area required

Yard Requirements

Main Dwelling

(w/garage)

Base Lot

- Front = 25 ft.
- Side = 8 ft.
- Rear = 15 ft.

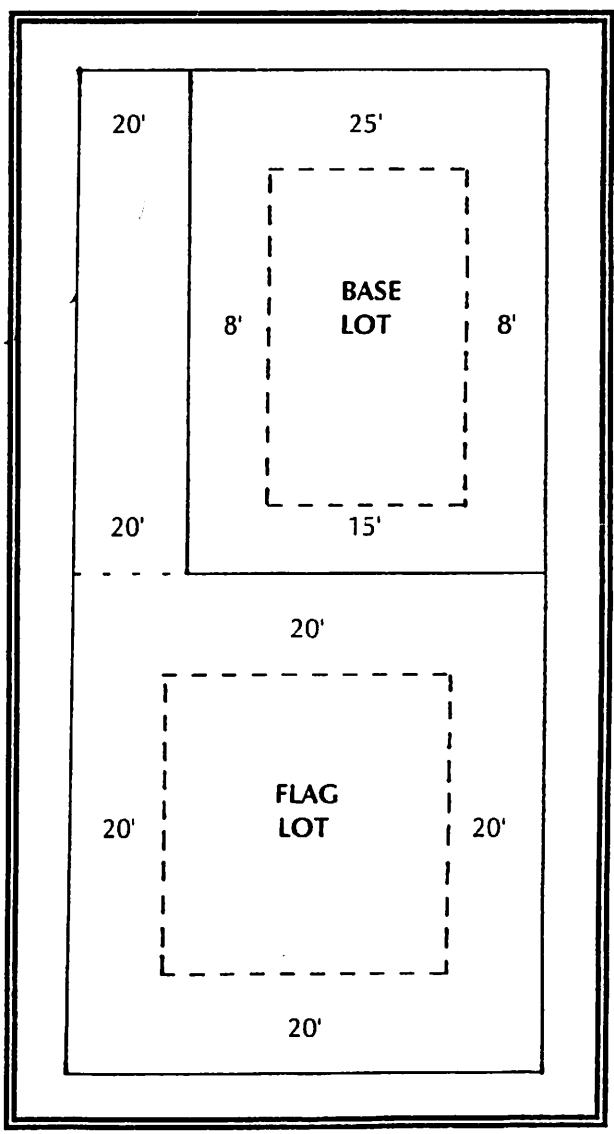
Flag Lot

20 ft. from property lines
of "flag" portion of lot

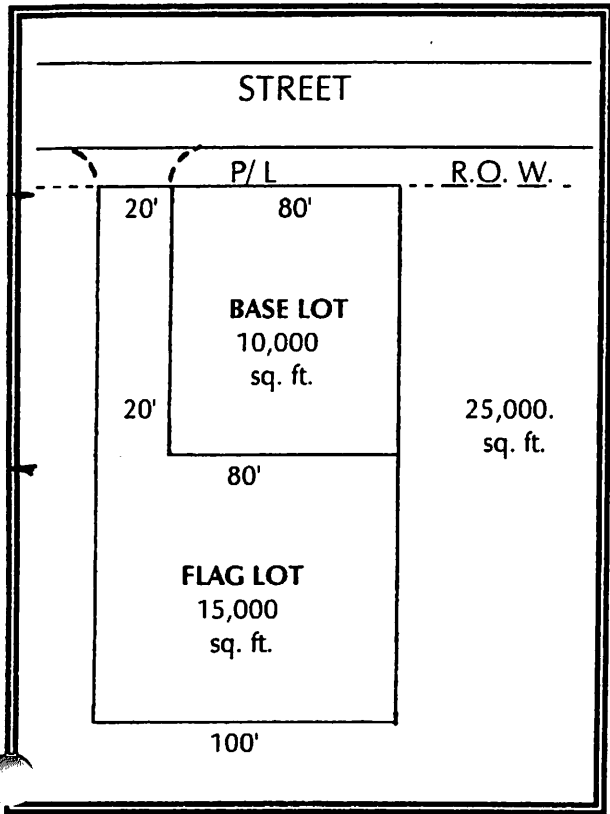
Detached Accessory Structures

Must be to the rear of and at least 6 ft. from main dwelling = 1 ft., unless adjacent to the side yard of a dwelling on an adjacent lot, in which case = 10 ft. from that property line.

Adjacent to any street = 20 ft.



FLAG LOT in the R-1-10 Zone



Base Lot Requirements

Minimum Lot Area = 10,000 sq. ft.
 Minimum Lot Width = 80 ft.
 Minimum Lot Depth = varies (125 ft. w/ 80 ft width)

Flag Lot in R-1-10 Zone

Minimum Lot Area = 1.5 X base = 1.5 X 10,000 sq.ft. = 15,000 sq. ft.
 Minimum Access Area Width = 20 ft.
 Minimum Lot Width = base + access = 80 ft. + 20 ft. = 100 ft.
 Minimum Lot Depth = varies (125 ft. w/100 ft. width)

Total land area required for Flag Lot in R-1-10 Zone

Base Lot = 10,000 sq. ft.
 Flag Lot = 15,000 sq. ft.
 = 25,000 sq. ft.
 minimum land area required

Yard Requirements

Main Dwelling

(w/garage)

Base Lot

Front = 30 ft.
 Side = 10 ft.
 Rear = 15 ft.

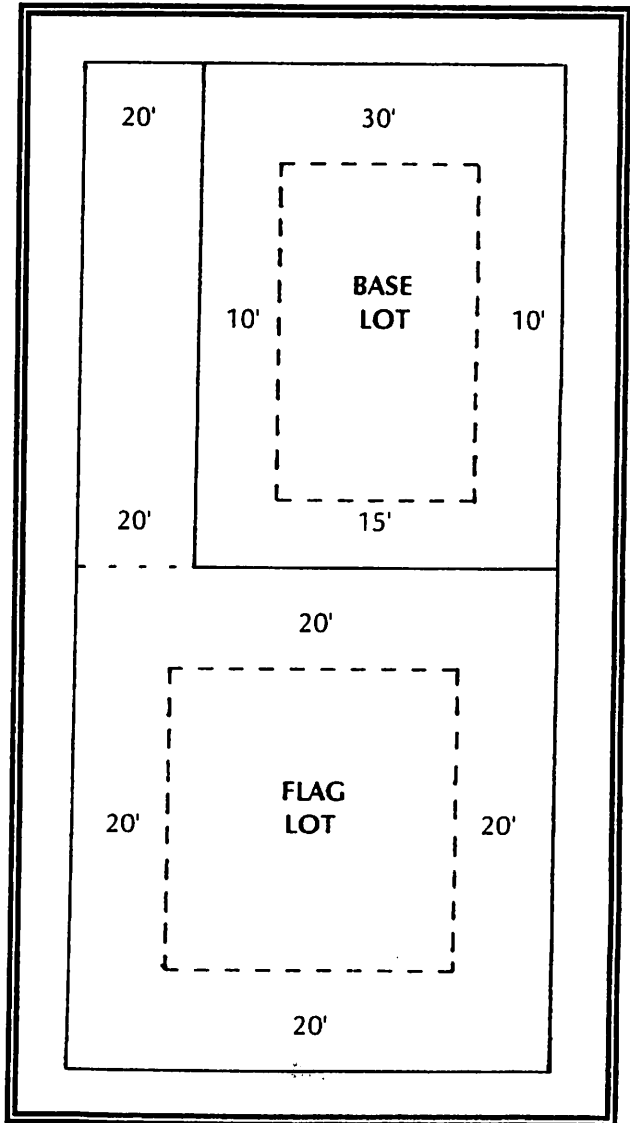
Flag Lot

20 ft. from property lines
 of "flag" portion of lot

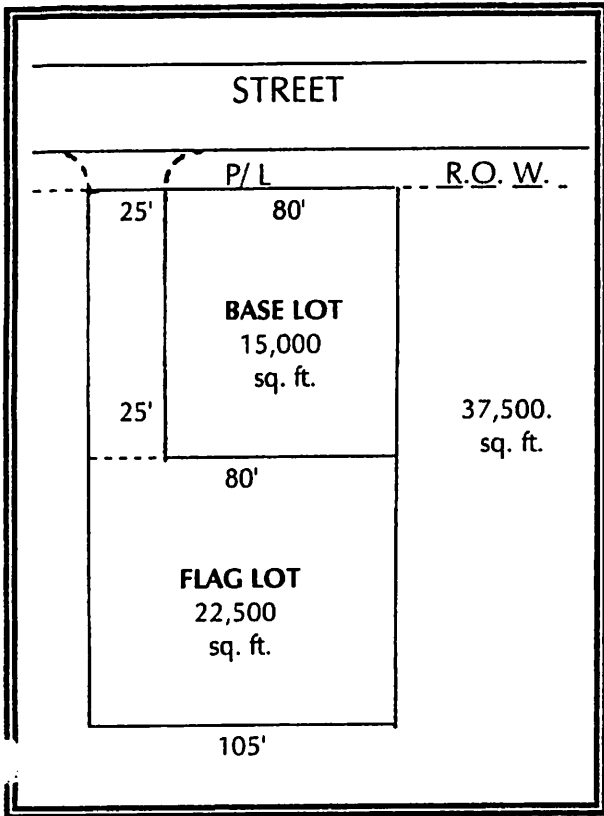
Detached Accessory Structures

Must be to the rear of and at least 6 ft. from main dwelling
 = 1 ft., unless adjacent to the side yard of a dwelling on an adjacent lot, in which case = 10 ft. from that property line.

Adjacent to any street
 = 20 ft.



FLAG LOT in the R-1-15 Zone



Base Lot Requirements

- Minimum Lot Area = 15,000 sq. ft.
- Minimum Lot Width = 80 ft.
- Minimum Lot Depth = varies (187.5 ft. w/ 80 ft width)

Flag Lot in R-1-15 Zone

- Minimum Lot Area = 1.5 X base = 1.5 X 15,000 sq.ft. = 22,500 sq. ft.
- Minimum Access Area Width = 25 ft.
- Minimum Lot Width = base + access = 80 ft. + 25 ft. = 105 ft.
- Minimum Lot Depth = varies (169.6 ft. w/105 ft. width)

Total land area required for Flag Lot in R-1-15 Zone

- Base Lot = 15,000 sq. ft.
- Flag Lot = 22,500 sq. ft.
- = 37,500 sq. ft.
- minimum land area required

Yard Requirements

Main Dwelling

(w/garage)

Base Lot

- Front = 30 ft.
- Side = 10 ft.
- Rear = 15 ft.

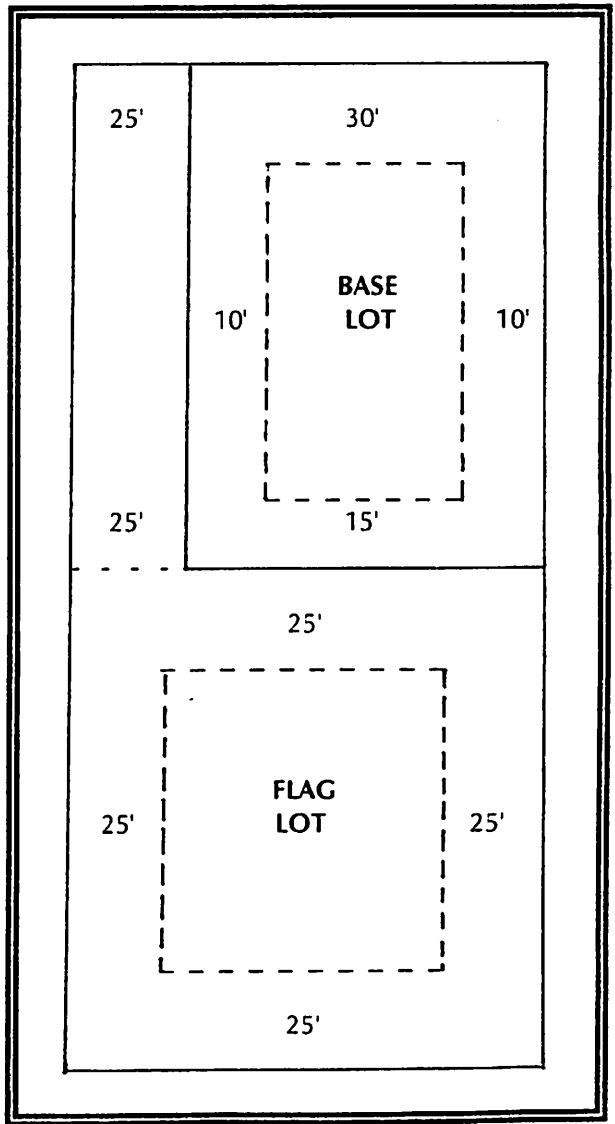
Flag Lot

- 25 ft. from property lines of "flag" portion of lot

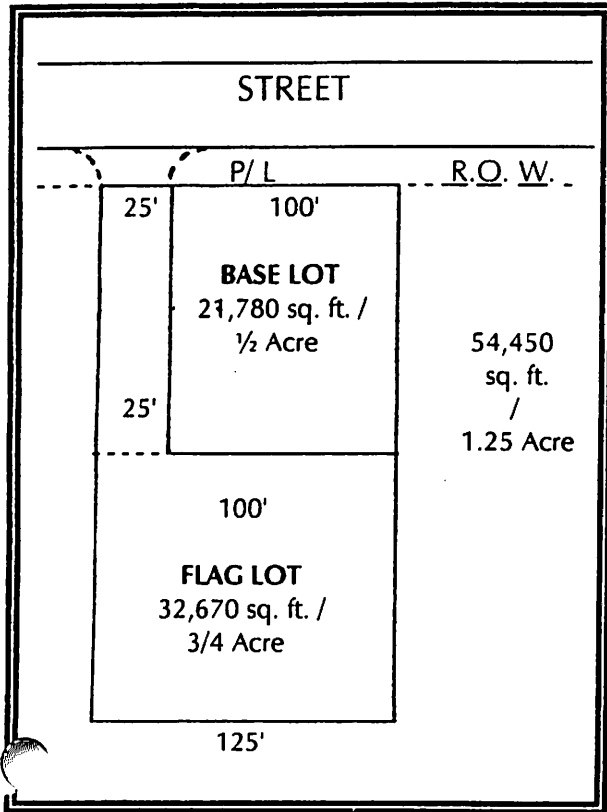
Detached Accessory Structures

Must be to the rear of and at least 6 ft. from main dwelling = 1 ft., unless adjacent to the side yard of a dwelling on an adjacent lot, in which case = 10 ft. from that property line.

Adjacent to any street = 20 ft.



FLAG LOT in the R-1-21 Zone



Base Lot Requirements

Minimum Lot Area = 21,780 sq. ft. / 1/2 Acre
 Minimum Lot Width = 100 ft.
 Minimum Lot Depth = varies (217.8 ft. w/ 100 ft width)

Flag Lot in R-1-21 Zone

Minimum Lot Area = 1.5 X base = 1.5 X 21,780 sq.ft. = 32,670 sq. ft.
 Minimum Access Area Width = 25 ft.
 Minimum Lot Width = base + access = 100 ft. + 25 ft. = 125 ft.
 Minimum Lot Depth = varies (217.8 ft. w/ 125 ft width)

Total land area required for Flag Lot in R-1-21 Zone

Base Lot = 21,780 sq. ft. / 1/2 Acre
 Flag Lot = 32,670 sq. ft. / 3/4 Acre
 = 54,450 sq. ft. / 1.25 Acre
 minimum land area required

Yard Requirements

Main Dwelling

(w/garage)

Base Lot

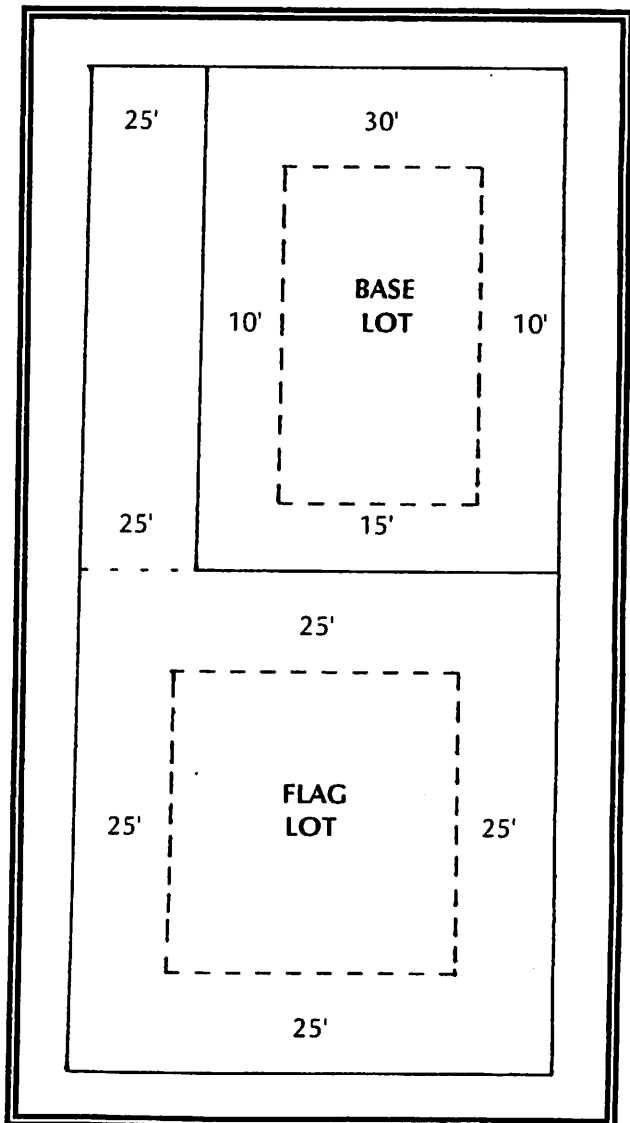
Front = 30 ft.
 Side = 10 ft.
 Rear = 15 ft.

Flag Lot

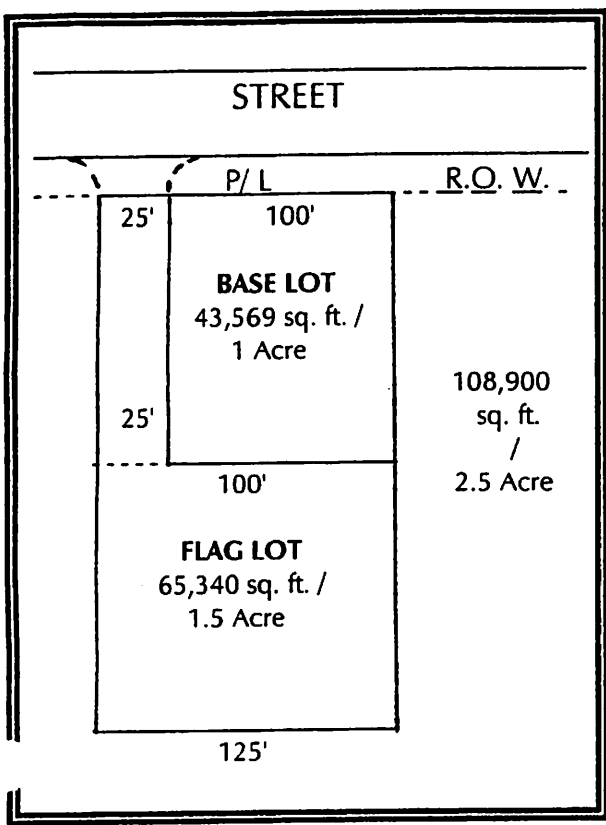
25 ft. from property lines
 of "flag" portion of lot

Detached Accessory Structures

- to the rear of and at least 6 ft. from the main dwelling = 1 ft., unless adjacent to the side yard of a dwelling on an adjacent lot, in which case = 10 ft. from that property line.
- to the side or front of the main dwelling,
 = 10 ft. for Base Lot
 = 25 ft. for Flag Lot.
- adjacent to any street
 = 20 ft.



FLAG LOT in the R-1-43 Zone



Base Lot Requirements

Minimum Lot Area = 43,560 sq. ft. / 1 Acre
 Minimum Lot Width = 100 ft.
 Minimum Lot Depth = varies (435.6 ft. w/ 100 ft width)

Flag Lot in R-1-43 Zone

Minimum Lot Area = 1.5 X base = 1.5 X 43,560 sq.ft. = 65,340 sq. ft.
 Minimum Access Area Width = 25 ft.
 Minimum Lot Width = base + access = 100 ft. + 25 ft. = 125 ft.
 Minimum Lot Depth = varies (435.6 ft. w/ 125 ft width)

Total land area required for Flag Lot in R-1-21 Zone

Base Lot = 43,560 sq. ft. / 1 Acre
 Flag Lot = 65,340 sq. ft. / 1.5 Acre
 = 108,900 sq. ft. / 2.5 Acre
 minimum land area required

Yard Requirements

Main Dwelling

(w/garage)

Base Lot

Front = 30 ft.
 Side = 15 ft.
 Rear = 15 ft.

Flag Lot

30 ft. from property lines
 of "flag" portion of lot

Detached Accessory Structures

- to the rear of and at least 6 ft. from the main dwelling = 1 ft., unless adjacent to the side yard of a dwelling on an adjacent lot, in which case = 10 ft. from that property line.
- to the side or front of the main dwelling,
 = 10 ft. for Base Lot
 = 25 ft. for Flag Lot.
- adjacent to any street
 = 20 ft.

