
DEVELOPMENT APPLICATION REVIEW CRITERIA

7.7.605: LOT STANDARDS:

A. General: The size, shape and orientation of lots shall be appropriate to the proposed subdivision location and to the type of development contemplated and shall conform to requirements of this Code.

B. City Limits Line: No lot shall be divided by a City limit line.

C. Access: Each lot in a new or replatted subdivision shall be provided with satisfactory access to a dedicated public street.

D. Double Frontage: Double frontage lots, other than corner lots, will not be permitted unless approved by the Manager, Planning Commission and/or City Council.

E. Flag Lots: May be allowed where warranted by physical conditions of landform, existing lot pattern or unusual size or shape of parcel(s). The narrow strip of land connecting the main portion of a flag lot to the street shall be not less than twenty feet (20') wide at any point so long as five foot (5') side lot utility easements are provided adjacent to the flag lot lines. If public utility easements are not provided the stem portion of the flag lot shall be not less than twenty five feet (25') in width. The narrow strip of land shall also provide for practical vehicular and utility access. It shall not be used to help satisfy the minimum lot area requirement of the zoning district.

F. Large Lots: If a tract is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged to allow the opening of future streets and logical further subdivision. (Ord. 96-44; Ord. 01-42)