

Project Title: Expanding Housing Options – Amendments to the Residential General Provisions

Petition No.: PLNPCM2025-01184

Version: Public Draft

Date Prepared: 12/10/2025

<p>APPROVED AS TO FORM Salt Lake City Attorney's Office</p> <p>Date: _____</p> <p>By: _____ Katherine D. Pasker, <i>Senior City Attorney</i></p>

Recommended by Planning Commission: To Be Scheduled

This proposed ordinance makes the following amendments (for summary purposes only):

- Amends section 21A.24.010 to make flag lots a permitted use in all residential districts, including other changes intended to simplify the standards required for new flag lots.

Underlined text is new; text with ~~strikethrough~~ is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

1 **SECTION 1: Amending section 21A.24.010 to make flag lots a permitted use in all residential districts,**
2 **including other changes intended to simplify the standards required for new flag lots, as follows:**

3 21A.24.010: GENERAL PROVISIONS:

4 G. Flag Lots In Residential Districts: Flag lots are a permitted use ~~only as part of a new subdivision in~~
5 ~~the FP, FR 1, FR 2 and FR 3 Districts. Flag lots~~ in all ~~other~~ residential districts, ~~unless being approved~~
6 ~~through the planned development process, may be allowed as a conditional use pursuant to chapter~~
7 ~~21A.55 of this title, provided that the Planning Commission finds the flag lot proposal to be compatible~~
8 ~~with the existing pattern of property development of the surrounding area. The Planning Commission~~
9 ~~shall also make findings on~~ subject to the standards listed in subsections G1 through G14 G10 of this
10 section:

11 ~~1. In residential districts other than new subdivisions in the FP, FR 1, FR 2, FR 3 Districts, flag~~
12 ~~lots shall be approved only when one flag lot is proposed at the rear of an existing lot, unless being~~
13 ~~approved through the planned development process;~~

14 ~~1. 2.~~ Flag lots shall be used exclusively to provide lots for permitted or conditional uses within
15 the zoning district. single family residential dwellings;

16 ~~2. 3.~~ All lot and yard requirements applicable to flag lots shall apply to the main body of the flag
17 lot. For flag lots, the front yard shall begin at the point where the access strip joins the main body of the
18 lot;

19 ~~3. 4.~~ Except for the special provisions contained in this subsection G, the creation of a flag lot
20 shall not result in a violation of required lot area, lot width, yards or other applicable provisions of this
21 title;

22 ~~5. Flag lots shall have a minimum lot depth of one hundred feet (100') measured from the point~~
23 ~~where the access strip joins the main body of the lot;~~

24 ~~4. 6.~~ The flag lot access strip or access easement shall have a minimum of twenty four feet (24')
25 20 feet of frontage on a public street. ~~No portion of the flag lot access strip shall measure less than twenty~~
26 ~~four feet (24') in width between the street right of way line and main body of the lot. A minimum sixteen~~

27 ~~foot (16') wide hard surfaced driveway shall be provided along the entire length of the access strip. A four~~
28 ~~foot (4') minimum landscape yard shall be provided on each side of the driveway. (See illustration in~~
29 ~~chapter 21A.62 of this title.); Access to the flag lot is subject to approval by the fire official.~~

30 5. 7. Flag lots, including the access strip, shall be held in fee simple ownership; The flag lot
31 access strip shall be held either in fee title as part of the flag lot, or the access may be evidenced by a
32 recorded express, irrevocable easement for ingress and egress, benefiting the flag lot, over and across the
33 original (front) lot. The easement must grant fire access, as determined by the fire official.

34 ~~6. 8.~~ The minimum lot area of a flag lot shall ~~not be less than 1.5 times~~ be equal to the minimum
35 lot area of the applicable district. The lot area calculation excludes the lot access strip;

36 ~~9. The minimum required side yard for a single-story building on a flag lot is ten feet (10'). If any~~
37 ~~portion of the structure exceeds one story in height, all side yard setbacks shall meet the required rear~~
38 ~~yard setback of the underlying zoning district. The Planning Commission may increase the side or rear~~
39 ~~yard setback where there is a topographic change between lots;~~

40 7. 10. Unless otherwise indicated in this section, Bboth the flag lot and any remnant property
41 resulting from the creation of a flag lot (including existing buildings and structures) shall comply with all
42 applicable base zoning district and overlay zoning district standards and requirements. meet the minimum
43 lot area, width, frontage, yard setback, parking and all other applicable zoning requirements of the
44 underlying zoning district;

45 ~~11. Any garage, whether attached to or detached from the main building, shall be located in the~~
46 ~~buildable area of the lot;~~

47 ~~12. Accessory buildings other than garages may be located in the rear yard area, however,~~
48 ~~Planning Commission approval is required for any accessory building that requires a building permit;~~

49 ~~13. A four foot (4') wide landscaped strip is required along both side property lines from the front~~
50 ~~to rear lot lines;~~

51 8. 14. Reflective house numbers shall be posted at the front of the access strip;

52 9. 15. In addition to any other provisions that may apply, the creation of a flag lot is considered a
53 subdivision and shall be subject to applicable subdivision regulations and processes.