

ORDINANCE #2018-06

AN ORDINANCE AMENDING THE CITY OF MOAB MUNICIPAL CODE, SECTIONS 17.06.020 AMENDING THE DEFINITION PERTAINING TO FLAG SHAPED OR PANHANDLE LOTS AND AMENDING 17.12.170, POLICY PERTAINING TO FLAG-SHAPED OR PANHANDLE LOTS, WITH THE ADDITION OF THE DESIGN STANDARDS

The following findings describe the intent and purpose of this ordinance:

- a. The City has enacted Title 17.00, Zoning, of the Moab Municipal Code, which governs land use and development within the City Limits.
- b. From time to time the City undertakes to revise its zoning ordinances to improve the quality of land development and align the Code with state law and contemporary planning concepts.
- c. The City has also adopted a Moderate Income Housing Plan and is in the process of reviewing barriers to the construction of housing in the community.
- c. Council is in support of eliminating barriers to housing.
- d. Repealing the current definition and the development dimensions of “Flag” or “Panhandle Lots” from Chapter 17.06.020, Definitions, and replacing the term with a true definition without dimensional requirements is a housekeeping action and removes confusion from the code.
- e. Amending the definition of “Flag” or “Panhandle Lots” in MMC Section 17.06.020 and amending Section 17.12.170, *Policy pertaining to flag-shaped or panhandle lots*, will provide a clear description of this development tool.
- f. The City finds that this ordinance will serve the public health, safety, and welfare, and that adoption is in the best interests of the Moab community.
- g. This ordinance was reviewed by the Planning Commission on April 5, 2018, and in a __ to __ vote, the Commission favorably recommended approval of the ordinance to City Council.

Therefore, the City of Moab enacts as follows:

The definition of Flag-Shaped or Panhandle Lots in 17.060.020 that reads,

“Flag-Shaped or Panhandle Lots Permitted. Flag-shaped or panhandle-shaped lots” may be created in any single-family or two-family residential zone if all of the following requirements are met:

1. The lot has at least twenty feet of frontage on a dedicated public street, which frontage serves as access only to the subject lot or parcel;
2. The handle portion of the lot is at least twenty feet in width, and not more than one hundred fifty feet in length;
3. The lot meets the lot area and lot width requirements of the applicable zone”.

IS HEREBY REPEALED AND REPLACED WITH THE FOLLOWING:

“Flag-Shaped,” “Panhandle lot,” “Flag lot,” all mean a lot or building site having its only vehicular access by way of a long narrow drive/entry/access way which serves no other property.

AND,

Section 17.12.170 is amended to read:

17.12.170 Policy pertaining to flag-shaped or panhandle lots.

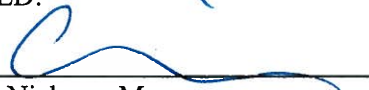
Flag-shaped or panhandle lots shall be permitted in any subdivision where required by the configuration of land boundaries or terrain dictates such lot shape, but under no circumstances shall such lot shape be utilized as a standard or repetitious pattern in a subdivision.

Flag-shaped or panhandle-shaped lots” may be created in any residential zone if all of the following requirements are met:

1. The lot has at least twenty feet of frontage on a dedicated public street, which frontage serves as access only to the subject lot or parcel;
2. The handle portion of the lot is at least twenty feet in width, and not more than one hundred fifty feet in length;
3. The lot meets the lot area and lot width requirements of the applicable zone.
4. Setbacks for structures on a flag lot shall be those as applied to any other standard lot in the underlying zone.
 - a. Setback exception: Single story dwellings constructed on flag lots may be constructed to within five (5) feet of the side lot line adjacent to the pole side of the lot.

PASSED AND APPROVED by a majority of the City of Moab City Council. This ordinance shall take effect immediately upon passage.

SIGNED:



Emily Niehaus, Mayor

4-24-18
Date

ATTEST:



Rachel Stenta, Recorder

