

# 17.22.010 General provisions

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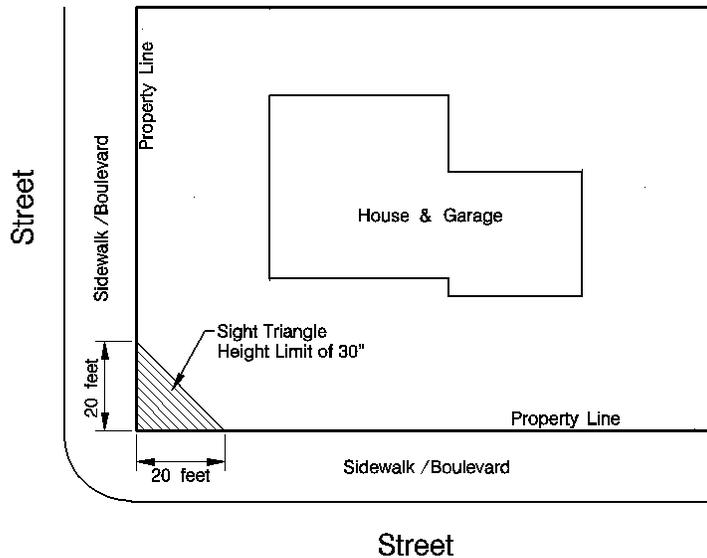
- A. Number of Buildings on a Lot
  1. In residential districts, there shall be no more than one (1) principal building per lot. One (1) auxiliary dwelling unit may be permitted per lot in the RT-1, RT-2, RT-3 and RT-4 Districts in accordance with Section 17.20.020.C.
  2. In the BL, BC, BR, CBD-1, CBD-2, M-1, M-2, O-R and PL districts, more than one (1) building may be erected on a single lot, provided that all Bulk requirements hereof shall be met for each building as though each building were a principal building on an individual lot.  
(Ord. 2004-Z-12 § 2; Ord. 1988-Z-8 § 1; Ord. 1960-16 § IV (C).)
- B. Minimum Lot Area, Two Or More Uses On A Lot  
Wherever two (2) or more permitted or special uses, each requiring a minimum lot area, are located in the same building or on the same lot, the total required minimum lot area shall be the sum of the areas required for each use individually. Where one or more of the uses does not have a required minimum lot area, the total minimum lot area shall be the sum of the lot coverage of the buildings occupied by the uses for which no minimum lot area is required, and the minimum lot area(s) required for the other uses.
- C. Frontage on a Public or Private Street  
All residential lots shall have frontage on a public or private street. Access may be provided from an alley where available, but an alley shall not serve as the frontage of a lot.
- D. Reduction Below Required Minimums  
No lot shall be reduced, divided or subdivided so that a yard or setback becomes less than required by this Title. If the yard or setback is already less than required by this Title, it shall not be reduced further. The minimum yard required for a building or structure shall not be considered a yard space for any other building or structure.
- E. Control over Bulk Except as provided in Section 17.08.050 (Nonconforming lots of record) all buildings and structures erected after the effective date of this Title shall meet the requirements for the zoning district or PUD in which they are located, and existing buildings and structures shall be enlarged, altered, reconstructed or relocated only in conformance with the requirements of the zoning district or PUD in which they are located.  
Ord. 1960-16 § IV (G.)

- F. Sight Triangle  
Notwithstanding any other provisions of this Title, a Sight Triangle shall be maintained on lots at the intersection of two (2) streets, of a street and an alley, and of a street and an active railroad right-of-way in conformance with this Section. The purpose of the Sight Triangle is to avoid the obstruction of the view of motorists in relation to oncoming traffic. Two sides of the Sight Triangle shall be measured along the right of way lines abutting the lot, from their intersection to a point 20 feet distant. The third side of the triangle shall be a line connecting the ends of the first two lines. (See Figure 17.22-1)

Within the Sight Triangle, any sign, wall, fence, landscaping, or other object exceeding thirty (30) inches in height above the adjoining street or right of way grade is prohibited, except as specifically permitted as follows:

1. Within the CBD-1 District, a Sight Triangle is not required except where required by the Director of Public Works as provided in paragraph (5) hereof.
2. Directional signs are permitted within the Sight Triangle.
3. Fences with an opacity of less than fifty percent (50%) not exceeding 3 feet (36 inches) in height are permitted within the Sight Triangle.
4. The area of the Sight Triangle may be reduced and/or the allowable height of obstructions increased by the Director of Public Works if he determines that there would not be an undue risk to public safety because of traffic control devices, street design or alignment, or the relative grade of the property and the adjoining streets, alleys, or railroad rights of way.
5. The area of the Sight Triangle may be increased and/or the allowable height of obstructions reduced by the Director of Public Works if he determines that there would be an undue risk to public safety because of traffic control devices, street design or alignment, or the relative grade of the property and the adjoining streets, alleys, or railroad rights of way.

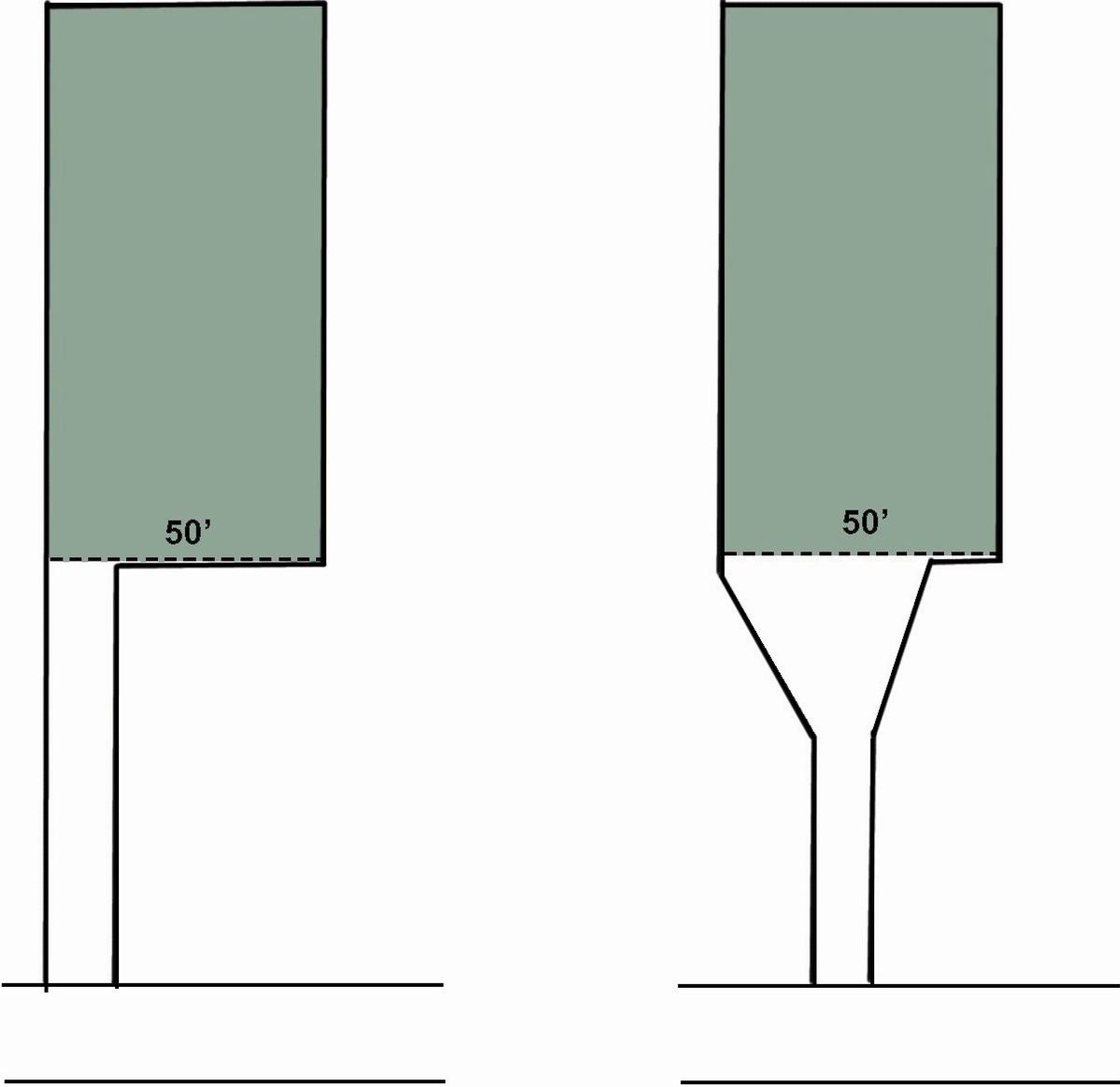
Figure 17.22-1: Sight Triangle



- G. Flag Lots
  1. Flag lots consist of a "buildable portion", which is set back from the street access and located behind one (1) or more other lots, and a narrow access corridor (the "flagpole"), which extends from the buildable portion toward the street. Only the buildable portion of the lot shall be used in calculating the lot area. The buildable portion of the lot shall begin where the lot meets or exceeds the minimum lot width required in the underlying zoning district, as measured parallel to the street. See Figure 17.22-2
  2. A flag lot shall have a lot frontage of not less than fifteen (15) feet, and that part of the lot connecting its buildable portion with its lot frontage (the "flagpole") shall be not less than fifteen (15) feet in width at any point. However, if two (2) flag lots share a common access onto a public right-of-way, the minimum lot frontage and the minimum width of the flagpole of the two (2) lots combined may be reduced to not less than eighteen (18) feet at any point.
  3. No more than two (2) flag lots may have a shared access to a public right-of-way, and no more than two (2) "flagpoles" of flag lots may abut each other. In the case of a shared access, a maintenance agreement shall be required between the parties to ensure proper maintenance of the access drive.
  4. The length of the flagpole of a flag lot, as measured from the lot frontage to the beginning of the buildable area, as defined herein, shall not exceed 200 feet.
  5. Flag lots shall comply with all regulations of Chapter 15.28 (Fire Prevention Code) regarding driveway width, hydrant locations and turnarounds.

Figure 17.22-2: Flag Lots

**LOT AREA MEASUREMENT - FLAG LOTS**  
**Shaded Area = "Buildable Area"**  
**Example Lot Width = 50 feet**



(1994-Z-4 : § 1)