

2015-S-08 Amendment to the Land Development Regulations to Prohibit Flag Lots and Provide a Definition of Flag Lot

**AN AMENDMENT TO THE CITY OF CLEMSON LAND DEVELOPMENT REGULATIONS, ARTICLE II: DEFINITIONS TO DEFINE FLAG LOT AND ARTICLE V: GENERAL REQUIREMENTS AND DESIGN STANDARDS § 501. GENERAL, C. LOT CONFIGURATION TO PROHIBIT FLAG LOTS.**

To Amend ARTICLE II: DEFINITIONS by adding the following definition for flag lot.

**Flag Lot** - A lot so shaped and designed that the main building site area is set back from the street on which it fronts **behind another lot** includes an access strip connecting the main building site with the frontage street.

**ARTICLE V: GENERAL REQUIREMENTS AND DESIGN STANDARDS § 501. GENERAL**

**C. Lot Configuration**

Lot arrangement, design, and shape shall be such that lots will provide appropriate building sites which are properly related to topography. Double frontage lots should be avoided except where they are needed to provide for the separation of development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least twenty (20) feet shall be provided along the portion of the lots abutting such a traffic artery or other use where screening is required. There shall be no right of access across a planting screen easement. **Flag lots are prohibited for R-20 zoned properties having less than one acre or for R-12 zoned properties having less than thirty-thousand (30,000) square feet.**

File # - 2015-S-08

Planning Commission: March 9, 2015

Public Hearing:

First Reading:

Second Reading:

Ordinance #: