



# City of Flagstaff

## Flagstaff Zoning Code and Subdivision Regulations Interpretation/Determination

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**Issued By:** Dan Symer, AICP  
Zoning Code Manager

**Subject:** Lot Widths of Irregularly Shaped Lots, including Flag Lots

**Property Zoning:** All Zones

**Date Issued:** January 2, 2020

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**Summary of Zoning Code Interpretation/Determination:**

Irregularly shaped lots, including flag lots, may be approved as part land split or land combination application only if the lot or parcel conforms with the minimum width requirements at the front setback of the property's designated zone. No modifications to the front setback location that the minimum lot width is measured may be approved as part of a land split or land combination application.

Irregularly shaped lots, including flag lots, with alternative front setbacks may be approved by the City Council as part of a final subdivision plat, provided that the width of the lot conforms to minimum lot width requirements of the property's zone at the modified front setback location that is indicated on the approved final subdivision plat.

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**A. Reason for the Request for Interpretation/Determination:**

Request for determination to allow Irregularly shaped lots, including flag lots, to be approved as part land split or land combination application.

**B. Authority to the Administrator Zoning Code and Subdivision and Land Split Regulations.**

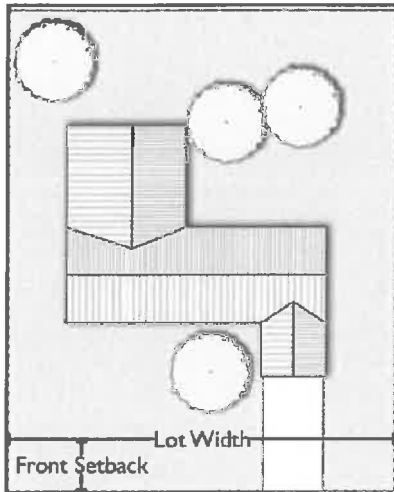
The Zoning Code Manager is the Zoning Code Administrator/Zoning Administrator for the City of Flagstaff in accordance with the authority granted by Section 10-20.20.090. of the Flagstaff Zoning Code (the "Zoning Code"), and Arizona Revised Statutes §9-462, et al, is authorized to interpret, administer, and enforce Title 10, Flagstaff Zoning Code, and Title 11, Division 11-20 Subdivision and Land Split Regulations, of the Flagstaff City Code.

**C. Context for the Request for Interpretation/Determination:**

To provide context to this determination, several requests have been submitted to create irregularly shaped lots, including flag lots, as part of land split, combinations, and subdivision applications. The Subdivision Regulations (Chapter 11-20 Subdivision and Land Split Regulations of the City Code) requires all lots to comply with the requirements of the applicable zone of the property's designation. The Zoning Code establishes minimum lot widths in particular zones and building types.

**D. Relevant Definitions, and Reference Material:**

**10-80.20.120 Definitions, "L", Lot Width:** The width of lot measured at the front setback. If the front setback is different than the front setback for the zone, the lot width shall be measured at the front setback line as specified on a subdivision final plat.



**E. Interpretation/Determination**

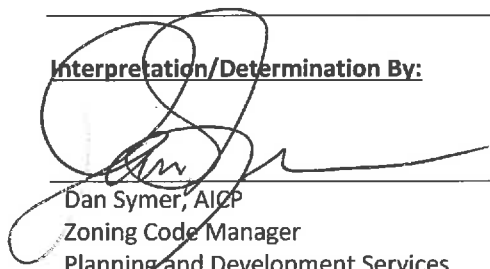
In accordance with the definition of lot width, the minimum lot width of a lot or parcel shall be measured at the front setback specified in the property's designated zone, unless a different front setback is approved by the City Council as part of the approval of a subdivision final plat.

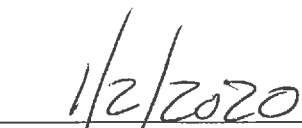
Irregularly shaped lots, including flag lots, may be approved as part land split or land combination application only if the lot or parcel conforms with the minimum width requirements at the front setback of the property's designated zone. No modifications to the front setback location that the minimum lot width is measured may be approved as part of a land split or land combination application.

Irregularly shaped lots, including flag lots, with alternative front setbacks that are different from the property's designated zone may be approved by the City Council as part of a final subdivision plat, provided that the width of the lot conforms to minimum lot width requirements of the property's zone at the modified front setback location that is indicated on the approved final subdivision plat.

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**Interpretation/Determination By:**

  
 Dan Symer, AICP  
 Zoning Code Manager  
 Planning and Development Services  
 928-213-2613

  
 Date: January 2, 2020

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**Appeal of Interpretation Determination**

Pursuant to Section 10-20.80.020 of the Zoning Code, an appeal of a decision, determination or interpretation of the Zoning Code Manager (Zoning Code Administrator/Zoning Administrator) shall be filed within 10 calendar days of the date of the decision, determination or interpretation. Appeals shall be filed in accordance with Section 10-20.80.020 of the Zoning Code.

**The deadline to File Appeal of this interpretation determination is:  
 5:00 p.m. on January 12, 2020**