

How Is Lot Size Measured?

Lot size and net buildable area for a flag lot do not include any area required for emergency vehicle access.

Emergency Access

When the furthest point of a proposed structure is located greater than 150 feet in distance from the public way, as measured along an accessible route, a portion of the private access may be required for emergency vehicle access. If that required access is greater than 150 feet itself, then a fire vehicle turn around may be required. (2007 Oregon Fire Code)

Parking

No parking is permitted along the access strip (driveway) portion of a flag lot.

Driveway Standards

All driveways for access to flag lots must be improved with durable dust-free surfacing of asphaltic concrete, Portland cement concrete, or other approved material that is capable of withstanding use by emergency vehicles (50,000 GVW or 75,000 GVW where access by aerial apparatus is required).

Minimum improvement widths:

- 10 feet for one lot (or as approved by the Fire Marshal).
- 15 feet wide single shared access, for 2 lots with adjacent flag poles.
20 feet wide single shared access, for three to six lots with adjacent flag poles. (*Shared access with appropriate access easement*)

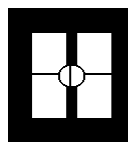
Utilities

Fire hydrants shall be located so that no part of any commercial building is located more than 250 feet from a fire hydrant and no single family residential building is located more than 300 feet, as measured along an accessible route. Any additional hydrants would be installed at the expense of the property owner. (2007 Oregon Fire Code, as amended by the City of Hillsboro)

If there is a need for the extension of sanitary sewer, storm sewer, water or other utility lines that result from the creation of a flag lot, the extension will be at the expense of the property owner of the lot(s).

CITY OF HILLSBORO

STANDARDS FOR FLAG LOTS



City of Hillsboro Planning Department
150 East Main Street, 4th Floor
Hillsboro OR, 97123
Phone (503) 681-6153
Fax (503) 681-6245
Website: www.ci.hillsboro.or.us
E-Mail: planning_dept@ci.hillsboro.or.us



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What is a Flag Lot?

A flag lot is a lot so shaped that the building area (the “flag”) is not adjacent to the street or alley on which the lot fronts, and which includes an access strip (the “pole”) connecting the building area to the street or alley.

Lot Frontage Requirements

The minimum width of the access strip portion of a flag lot may not be reduced below the minimum frontage requirement as listed below:

- 1 lot Single Family Residential = 12 ft. per lot
- 2-6 lots Single Family Residential = 8 ft. per lot
- 2-4 lots A-1 Duplex Residential = 10 ft. per lot
- Each lot Commercial, Multi-family Residential, or Industrial = 25 ft.

Where are Setbacks Measured From?

- *If the lot is the farthest flag lot from the street, with no possibility of future extension of the access, or it is not in a series of multiple flag lots, and if the garage or parking area is or will be oriented toward the street, the front yard setback may be measured from the front lot line, which is the property line separating the lot from the street other than an alley. (See Example Lot A and Example Lot 3)*
- *If the garage or parking area is or will be oriented toward the access strip (flag “pole”), the front yard setback shall be measured from the front lot line, which is the extension of the access property line closest to the building area. (See Example Lot 2)*

- *If the lot is the farthest flag lot from the street, with no possibility of future extension of the access, at the option of the applicant, the front setback may be measured from the front lot line, which may be the property line closest to the street and perpendicular to the access strip, or, from the lot line directly opposite the front wall of the structure as it faces the access strip. (See Example Lot 3)*
- *If the lot is the farthest flag lot from the street, with no possibility of future extension of the access, or is not in a series of multiple flag lots, and if the lot is an irregular, triangular, or other shaped lot, Example Lot B or Example Lot 2 may be used. In Example Lot B, showing an irregular lot, the rear yard setback shall be measured from the rear lot line which is opposite and most distant from the front lot line; an imaginary line, 10 feet in length, drawn within the lot parallel to and at maximum distance from the front lot line shall be considered the rear lot line.*
- The side yard setbacks shall apply to all other lot lines.

