Flag Lots

A flag lot is considered a parcel of land that is entirely dependent upon an adjacent property for access to a public street and to a public water supply. A flag lot can create an area of land that is undevelopable unless a dedicated means of access and water is established at the time of the subdivision of the site. To compensate for these potential land dedication problems the Life Safety Plans Examiner will utilize the 2015 IFC, Appendix D to determine the number of emergency access points and Appendix C & D to determine the number of fire hydrants and water supply needed to support the flag lot.

- Where a fire lane easement is required, provide a 23’ Fire Lane Easement with a 29’ inside and 52’ outside turning radii in turning elements (See Fire Department Access hyperlink).
- Any gating system established over the fire lane easement will require a license agreement through our Real Property Division (See Gated Entry hyperlink).