

Exhibit A

Code Amendment 1/13/26

CHAPTER 15.02. - DEFINITIONS

Sec. 15.02.010. - Definitions.

Flag/panhandle lot. A lot of record ~~created prior to December 2004 with street access, but without street frontage.~~ with a long narrow strip (the handle) connecting and providing access to a larger buildable lot (the pan) to a public street.

Sec. 15.27.060. - ~~Existing panhandle~~ Panhandle lots.

~~The creation of new flag/panhandle lots is not permitted. Existing flag~~ Flag/panhandle lots that ~~were~~ are lawfully created and platted ~~after the adoption of this ordinance in the R-1 zone of the Kamas Municipal Code~~ shall comply with the following requirements:

1. The lot has at least 20 feet of frontage on a dedicated public street, which frontage serves as access only to the subject parcel;
2. The 'handle' portion of the lot is a minimum width of 20 feet, and not more than 150 feet in length; landscaping shall be permitted in 'handles' wider than 20 feet, provided the minimum ~~pavement~~ all ~~weather surface~~ width of ~~20~~ 12 feet is met;
3. ~~That the~~ The body of the lot meets the lot requirements of the applicable zone. The area of the 'handle' shall not be included within the minimum lot area requirement. The home and all accessory building shall meet existing setbacks for the zone;
4. The 'handle' shall be free from any obstructions such as, but not limited to fences, ditches, trees, poles, signs, parking, etc. ~~that restrict access~~;
5. The depth of the front yard shall be the distance of the front ~~line~~ ~~line~~ of the building and the property line or nearest line of the right-of-way or 'handle' which the building faces;
6. Each panhandle lot shall access a street by means of its own right-of-way (handle). Successive stacking of lots on the same right-of-way is not permitted;
7. The handle of each lot shall ~~be paved with asphaltic or concrete~~ ~~have an all-weather surface~~;
8. A fire hydrant must be located within 250 feet of a residence located on a panhandle lot;
9. The home and all accessory building shall be a maximum of one-story ~~above-ground~~ in height, with a maximum height no greater than 27 feet above ~~finished natural~~ grade, ~~with basement allowed~~;
- 10. ~~For any lot with substandard access less than 20 feet in width, the owner shall be required to provide additional approval by the fire department for the access;~~**
- 11.10. The owner of the panhandle lot shall be responsible for the construction, maintenance, and repair of the private access ~~road~~;**
- 12.11. Utility facilities and lines shall be contained within the handle of the lot or within a resolute and recorded easement through the lot adjacent to the handle of the panhandle lot. The owner of the panhandle lot shall be responsible for the construction, maintenance, and repair of all utility facilities and lines.**