

REDLINE VERSION

Section 37. Lots. The following minimum requirements shall apply unless a conflict exists between this Section and City's Zoning Ordinance, in which case the more restrictive requirements of the two will control.

A. One Acre and Larger Lots.

~~1. Minimum setback requirements shall be based on the City's Zoning Ordinance for the designated District. Minimum front residential building setback lines shall be at least fifty (50) feet.~~

~~1. Each corner lot shall have at least the minimum front residential building setback line on both streets. Lots abutting across walkways shall be treated as corner lots. Minimum commercial, business and industrial building setback lines shall be at least twenty five (25) feet, unless otherwise approved. Side lot building lines on interior lots shall be ten (10) feet. Minimum side lot building lines on commercial, business or industrial buildings shall be five (5) feet.~~

2. Lot dimensions. Lot dimensions shall be a minimum of one hundred twenty (120) feet in width at the building setback line and of a depth so as to provide an area not less than one (1) acre or forty three thousand five hundred sixty (43,560) square feet.

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3. Residential lots that are not served by public sewer shall be not less than one hundred twenty (120) feet in width at the building setback line and shall not have an area less than one (1) acre or forty three thousand five hundred sixty (43,560) square feet. Such lots shall be laid out with provision for the possibility of resubdivision at such time as sanitary sewers and/or water service becomes available.
4. Depth and width of properties reserved or laid out for business and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
5. In an approved subdivision, lot sizes may be permitted to be increased in order to secure privacy within such lots or to allow improvement on such lots to conform to the building requirements. However, in no case shall lot size changes be permitted if they result in creating one or more lots of size less than the minimum area requirements of this Ordinance.
6. Access to public streets. The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street.
7. Double and reverse frontage lots. Double frontage and reverse frontage lots should be avoided unless backing up to a major thoroughfare.
8. Side lot lines. Side lot lines shall be substantially at right angles or radial to street lines.

9. Flag and key shaped lots. No flag or key-shaped lots are allowed.

10. The length to width ratio of each lot shall not be greater than 7:1, meaning that the length of the longest side of the overall property cannot be more than seven times the width of the property measured at the building setback line. Each lot shall be a minimum of 120 feet wide at the building setback line. The requirements in this paragraph are in addition to all other requirements of this Subdivision Ordinance.

B. Lots Smaller Than One Acre.

1. Minimum front setback lines shall be in accordance with the City's Zoning Ordinance for the designated District, at least twenty-five (25) feet. ~~Each corner lot shall have at least the minimum front residential building setback line on both streets.~~ Lots abutting across walkways shall be treated as corner lots. ~~Minimum commercial, business and industrial building setback lines shall be at least twenty five (25) feet, unless otherwise approved. An exception to this requirement is minimum setback lines shall be increased to a total of thirty five (35) feet from a sixty (60) foot right of way where a minor or major thoroughfare is planned in the Thoroughfare Plan of the City of Iowa Colony. Side lot building lines on interior lots shall be five (5) feet~~

2. Lot dimensions. Regardless of any other provisions of this Ordinance, lot dimensions shall be a minimum of sixty (60) feet in width at the building setback line and of a depth so as to provide an area not less than six thousand three hundred (6,300) square feet.

3. Depth and width of properties reserved or laid out for business and industrial purposes shall be adequate to provide for the off-street service and parking

facilities required by the type of use and development contemplated.

4. In an approved subdivision, lot sizes may be permitted to be increased in order to secure privacy within such lots or to allow improvement on such lots to conform to the building requirements. However, in no case shall lot size changes be permitted if they result in creating one or more lots of size less than the minimum area requirements of this ordinance.
5. Access to public streets. The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street.
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8. Flag and key shaped lots. No flag or key-shaped lots are allowed.

FINAL VERSION

Section 37. Lots. The following minimum requirements shall apply unless a conflict exists between this Section and City's Zoning Ordinance, in which case the more restrictive requirements of the two will control.

A. One Acre and Larger Lots.

1. Minimum setback requirements shall be based on the City's Zoning Ordinance for the designated District. Lots abutting across walkways shall be treated as corner lots.
2. Lot dimensions. Lot dimensions shall be a minimum of one hundred twenty (120) feet in width at the building setback line and of a depth so as to provide an area not less than one (1) acre or forty three thousand five hundred sixty (43,560) square feet.

3. Residential lots that are not served by public sewer shall be not less than one hundred twenty (120) feet in width at the building setback line and shall not have an area less than one (1) acre or forty three thousand five hundred sixty (43,560) square feet. Such lots shall be laid out with provision for the possibility of resubdivision at such time as sanitary sewers and/or water service becomes available.
4. Depth and width of properties reserved or laid out for business and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
5. In an approved subdivision, lot sizes may be permitted to be increased in order to secure privacy within such lots or to allow improvement on such lots to conform to the building requirements. However, in no case shall lot size changes be permitted if they result in creating one or more lots of size less than the minimum area requirements of this Ordinance.
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7. Double and reverse frontage lots. Double frontage and reverse frontage lots should be avoided unless backing up to a major thoroughfare.
8. Side lot lines. Side lot lines shall be substantially at right angles or radial to street lines.

9. Flag and key shaped lots. No flag or key-shaped lots are allowed.

10. The length to width ratio of each lot shall not be greater than 7:1, meaning that the length of the longest side of the overall property cannot be more than seven times the width of the property measured at the building setback line. Each lot shall be a minimum of 120 feet wide at the building setback line. The requirements in this paragraph are in addition to all other requirements of this Subdivision Ordinance.

B. Lots Smaller Than One Acre.

1. Minimum front setback lines shall be in accordance with the City's Zoning Ordinance for the designated District. Lots abutting across walkways shall be treated as corner lots.

2. Lot dimensions. Regardless of any other provisions of this Ordinance, lot dimensions shall be a minimum of sixty (60) feet in width at the building setback line and of a depth so as to provide an area not less than six thousand three hundred (6,300) square feet.

3. Depth and width of properties reserved or laid out for business and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

4. In an approved subdivision, lot sizes may be permitted to be increased in order to secure privacy within such lots or to allow improvement on such lots to conform to the building requirements. However, in no case shall lot size changes be permitted if they result in creating one or more lots of size less than the minimum area requirements of this ordinance.

5. Access to public streets. The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street.
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