

18.08.400 Lot.

“Lot” means a recorded plot, parcel or tract of land. If one or more lots are built upon as a unit of property, they shall be considered as a single lot. (Ord. 773 § 3, 1999)

18.08.410 Lot area.

“Lot area” means the horizontal surface area within the recorded boundary lines of a platted lot, excluding those areas wholly or in part covered by water. (Ord. 773 § 3, 1999)

18.08.420 Lot width.

“Lot width” means the average of the distance between the side lot lines measured at and along the front and rear setback lines. (Ord. 773 § 3, 1999)

18.08.430 Lot lines.

A. Lot Front Line. “Lot front line” means that lot line at which vehicular access is off of a public right-of-way, private street, access easement or tract;

B. Lot Rear Line. “Lot rear line” means a lot line which is opposite and most distant from the lot front line. For the purpose of establishing the lot rear line of a triangular or trapezoidal lot, or of a lot the rear line of which is formed by two or more lines, the following shall apply:

1. For a triangular- or gore-shaped lot, a line 10 feet in length within the lot and farthest removed from the lot front line and at right angles to the line comprising the depth of such lot shall be used as the lot rear line;

2. In the case of a trapezoidal lot, the rear line of which is not parallel to the front line, the lot rear line shall be deemed to be a line at right angles to the line comprising the depth of such lot and drawn through a point bisecting the recorded lot rear line;

C. Lot Side Line. “Lot side line” means any lot boundary line not a lot front line or a lot rear line. (Ord. 773 § 3, 1999)

18.08.440 Lot, panhandle.

“Panhandle lot” or “flag lot” means a lot that is to the rear of another lot or lots and that has access via a narrow portion of the lot that extends to a public right-of-way or access tract. (Ord. 773 § 3, 1999)

18.08.620 Street.

“Street” means a public or recorded private thoroughfare which affords primary means of access to abutting property. (Ord. 1310 § 1 (Exh. A), 2025; Ord. 773 § 3, 1999)

18.16.040 Street frontage.

The minimum street frontage in an R-20 zone shall be 75 feet along a public street right-of-way. (Ord. 1310 § 1 (Exh. A), 2025; Ord. 773 § 3, 1999)

18.18.040 Street frontage.

The minimum street frontage in an R-15 zone shall be 75 feet along a public street right-of-way. (Ord. 1310 § 1 (Exh. A), 2025; Ord. 773 § 3, 1999)

18.20.040 Street frontage.

The minimum street frontage in an R-10 zone shall be 75 feet along a public street right-of-way. (Ord. 1310 § 1 (Exh. A), 2025; Ord. 773 § 3, 1999)

17.08.070 Lots – Lot line adjustment fee.

A. The sizes and shapes of **lots** shall be in conformance to any districting regulations effective in the area of the proposed subdivision.

B. The side lines of all **lots**, so far as possible, shall be at right angles to the street which the **lot** faces, or radial or approximately radial if the street is curved.

C. No **lot** shall be divided by a city boundary line.

D. All **lots** must have a minimum of 75 feet **frontage** on a public right-of-way.

E. The fee for a **lot** line adjustment shall be as established periodically by city council resolution. (Ord. 787 § 1, 1999; Ord. 439 § 11, 1989; Ord. 340, 1985; Ord. 337 § 8, 1984; Ord. 326 § 19, 1984)