

October 13, 2022



Council,

Based on discussion of the Planning and Zoning Commission I have the following recommendation for front property line designation on properties with multiple roads abutting to the parcel, i.e. a corner lot.

It is recommended that a properties front yard line be dictated by the side the parcels address pertains to.

Current definition by code:

FRONTAGE: All the property abutting upon one side of a street measured along the right-of-way line.

LOT LINE, FRONT: Any lot line abutting the public right-of-way. Corner and through lots have multiple frontage and front lot lines.

Proposed change:

LOT LINE, FRONT: Any lot line abutting the public right-of-way. Lots with multiple frontages shall have their front lot line defined as the side pertaining to the lot address.

This would clear up issues with building of accessory structures, including fences, and required setbacks.

Current accessory structure setbacks:

60 feet from front lot line

5 feet from rear lot line

8 feet from side lot line

4 feet away from principal structure

See below examples of common issues by existing code



Example 1: 998 1st ave SW



Lot approx. 65' x 150'

With current setback and front line code if this resident were to build an accessory shed they would have a 60' setback from both front lot lines. The plot is only 68' wide so with a 60' setback from the 10th st SW side and a 5 foot setback from the back/side that leaves them with a 3 feet section to build a shed. Altering code to the front being the address side would give them nearly their entire backyard to build.



Example 2: 924 2nd ave SW



Lot approx. 80' x 100'

With current setback and front-line code if this resident were to build an accessory shed they would have a 60' setback from both front lot lines. Given a similar set to example 1 they would be limited to a 15' by 30' area to set an accessory building.



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Comparisons to nearby communities:

Waterloo:

Front Lot Line: The narrowest dimension of the lot lines abutting a street, or the lot line that the principal structure faces if no lot line abuts a street, public or private. For double frontage lots, the front lot line shall be the street lot line that the principal structure faces or is addressed from

Waverly:

Front Lot Line. The "front lot line" is the boundary line separating an interior lot from the street, or the boundary line separating a corner lot or double frontage lot from the street which is designated as the front street.

CORNER LOTS FRONTAGE REQUIREMENTS. On corner lots, frontage may be considered on either street; provided, that if front and rear yards are parallel to the lot line having the longer dimension, then setbacks along both streets shall conform to the front yard requirement of the district in which it is located.

Charles City:

Front lot Line: The boundary of a lot which is along an existing or dedicated street lot line as the front lot line -On corner lots the longer side becomes the side lot line and longer becomes the front lot line

Decorah:

For corner lots platted or of record after December 4, 1973, the front yard regulation shall apply to each street side of the corner lot. On corner lots platted or of record prior to December 4, 1973, the side yard regulation shall be a minimum of seventy-five percent of the front yard required and shall apply to the longer street side of the lot.

New Hampton:

Frontage: That side of a lot abutting a street; the front lot line. The 'front' of a building shall be considered that portion of the building fronting on the street from which the building's address is derived.

David Kral
-Building Official and Zoning Administrator

