

Sec. 142-99. - Lots.

- (a) Lot dimensions shall be determined by the appropriate zoning classification. However, for lots within the extraterritorial jurisdiction of the city, no lot shall be less than 5,000 square feet.
- (b) For all lots, the following shall apply:
- (1) *Lots on drainage easements.* Minimum usable lot depths for lots backing on natural drainage easements shall not be less than 80 feet measured between front lot line and easement.
 - (2) *Lot shape.* Lots should be rectangular insofar as is practical. Sharp angles between lot lines should be avoided. The ratio of depth to width should not ordinarily exceed 2½ to one.
 - (3) *Lot facing.*
 - a. Each lot shall be provided with adequate access to an existing or proposed street by frontage on such street, or as provided for by an approved access management plan plat reflecting a series of mutual access easements connecting lots with no street frontage to a public street.
 - b. Wherever feasible, each lot should face the front of a similar lot across the street. In general, an arrangement placing facing lots at right angles to each other should be avoided.
 - c. For all single family and two family (duplex) residential lots, the following shall also apply:
 1. Lots that front to a street shall only back to an alley. No lot shall front and back to a street.
 - (4) *Lot lines.* Side lot lines should be perpendicular or radial to street frontage and the following note may be used in lieu of bearings: "All side lot lines are perpendicular or radial to street frontage unless otherwise noted."
 - (5) *Lot numbering.* All lots are to be numbered consecutively within each block. Lot numbering may be cumulative throughout the subdivision if the numbering continues from block to block in a uniform manner that has been approved on an overall preliminary-final plat or preliminary-final replat.