

ORDINANCE NO. 565-A

Introduced by Commissioner



ORDINANCE PROVIDING FOR THE ESTABLISHMENT OF BUILDING SETBACK LINES, CLEAR-VISION AREAS, MINIMUM LOT SIZES, ~~PROVIDING PENALTIES FOR THE VIOLATION THEREOF, AND DECLARING AN EMERGENCY~~

THE CITY OF WARRENTON DOES ORDAIN AS FOLLOWS:

Section 1. Definitions. The following words and phrases when used in this ordinance shall for the purpose of this ordinance have the meanings respectively ascribed to them in this section, excepting in those instances where the context indicates a different meaning. The word "building" includes the word "structure", and the word "lot" includes the word "plot".

"Lot" means a parcel or tract of land.

"Lot size" means the total area of a lot measured in a horizontal plane within the lot boundary lines exclusive of public or private roads, and easements of access to other property.

"Lot, corner" means a lot abutting on two or more streets, other than an alley, at their intersection.

"Lot, depth" means the average horizontal distance between the front lot line and the rear lot line.

"Lot, interior" means a lot other than a corner lot.

"Lot line" means the property line bounding a lot.

"Lot line, front" means the property line separating the lot from the street, other than an alley. In the case of a corner lot, the shortest property line along a street, other than an alley.

"Lot line, rear" means a property line which is opposite and most distant from the front lot line. In the case of an irregular, triangular, or other-shaped lot, a line 10 feet in length within the lot parallel to and at a maximum distance from the front lot line.

"Lot line, side" means any property line not a front or rear lot line.

"Yard" means an open space on a lot which is unobstructed from the ground upward except as otherwise provided in this ordinance.

"Yard, front" means a yard between side lot lines and measured horizontally at right angles to the front lot line from the front lot line to the nearest point of the building.

"Yard, rear" means a yard between side lot lines or between a street side yard and opposite side lot line and measured horizontally at right angles to the rear lot line from the rear lot line to the nearest point of a main building.

"Yard, side" means a yard between the front and rear yard measured horizontally and at right angles from the side lot line to the nearest point of the building.

"Yard, street side" means a yard adjacent to a street between the front yard and the rear lot line measured horizontally and at right angles from the side lot line to the nearest point of the building.

Section 2. Standards. From and after the passage of this ordinance, no building used for residential or dwelling purposes shall be erected or placed or constructed within the City of Warrenton unless the following standards are met:

- (a) Minimum lot size:
 - (1) 10,000 square feet
 - (2) Where public sewers are not available, the proper sanitation officials may establish a minimum lot size greater than 10,000 square feet
 - (3) Where sanitary sewers are available, the minimum lot size may be reduced to 5,000 square feet
- (b) Minimum lot width:
 - (1) 75 feet
 - (2) Where lot sizes are less than 10,000 square feet, the minimum lot width may be reduced to 50 feet
- (c) Minimum lot depth: 100 feet
- (d) Minimum front yard: 20 feet
- (e) Minimum side yard: 5 feet, except on the street side yard of a corner lot it shall be 15 feet
- (f) Minimum rear yard: 20 feet, except on a corner lot it may be 5 feet

Section 3. Clear-Vision Areas. A clear-vision area shall be maintained on the corners of all property at the intersection of two streets or a street and a railroad.

(a) A clear-vision area shall consist of a triangular area, two sides of which are lot lines measured from the corner intersection of the street lot lines for a distance specified in this regulation, or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection and so measured, and the third side of which is a line across the corner of the lot joining the non-intersecting ends of the other two sides.

(b) A clear-vision area shall contain no planting, fence, wall, structure, or temporary or permanent obstruction exceeding 2.5 feet in height, measured from the top of the curb or, where

no curb exists, from the established street center line grade, except that trees exceeding this height may be located in this area, provided all branches and foliage are removed to a height of eight feet above the grade.

(c) The following measurements shall establish clear-vision areas:

(1) In a residential (R-1) zone the minimum distance shall be 30 feet, or, at intersections including an alley, 10 feet.

(2) In all other areas where yards are required, the minimum distance shall be 15 feet or, at intersections including an alley, 10 feet, except that when the angle of intersection between streets, other than alley, is less than 30 degrees, the distance shall be 25 feet.

Section 4. Maintenance of Minimum Ordinance Requirements. No lot area, yard or other open space existing on or after the effective date of this ordinance shall be reduced below the minimum required for it by this ordinance.

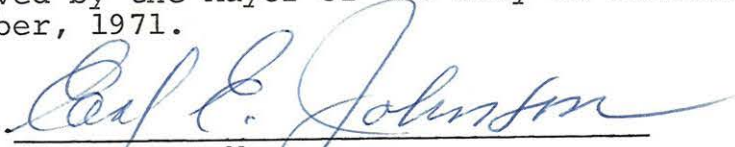
Section 5. Building and Occupancy Permits. No building or occupancy permits shall be issued unless all applicable standards as set forth in this ordinance are met.

Section 6. Interpretation. Where the conditions imposed by any provision of this ordinance are less restrictive than comparable conditions imposed by any other provisions of this ordinance or of any other ordinance, resolution or regulation, the provisions which are more restrictive shall govern.

Section 7. Severability. The provisions of this ordinance are severable. If any section, sentence, clause or phrase of this ordinance is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this ordinance.

Passed by the City Commission of the City of Warrenton this 15 day of November, 1971.

Signed and approved by the Mayor of the City of Warrenton this 15 day of November, 1971.



Mayor

ATTEST:



Auditor and Police Judge