

## ORDINANCE 252

### AN ORDINANCE AMENDING ORDINANCE 214, SECTION 7(A), ADDRESSING THE METHODS OF ASSESSMENTS

THE CITY COUNCIL OF THE CITY OF ARLINGTON, MINNESOTA TO PROMOTE THE PUBLIC SAFETY, HEALTH AND WELFARE, HEREBY ORDAIN AS FOLLOWS:

**Section 1.** Ordinance 214, Section 7 (A) is hereby amended to read as follows:

(A) “Adjusted Front Footage” Method of Assessment. The “cost per adjusted front foot” method of assessment shall be based on the quotient of the “assessable cost” divided by the total assessable frontage benefiting from the improvement. For the purpose of determining the “assessable frontage,” all properties, including governmental agencies, shall have their frontages included in such calculation.

The actual physical dimensions of a parcel abutting an improvement (i.e., street, sewer, water, etc.) shall not be construed as the frontage utilized to calculate the assessment for a particular parcel. Rather, and “adjusted front footage” will be determined. The purpose of this method is to equalize assessment calculations for lots of similar size. Individual parcels by their very nature differ considerably in shape and area. The following procedures will apply when calculating adjusted front footage. The selection of the appropriate procedure will be determined by the specified configuration of the parcel. All measurements will be scaled from available plat and section maps and will be rounded down to the nearest foot dimension with any excess fraction deleted.

1. Rectangular Interior Lots. A rectangular lot is defined as having no more than five (5) feet difference between the front and rear lot lines. The adjusted front footage is the actual front footage of the lot. For rectangular lots whose frontage is greater than its depth or when the divergence between front and rear lot lines is greater than five (5) feet, the “odd shaped lot” method shall be used.
2. Odd Shaped Lots. For odd shaped lots, such as triangle shaped lots; lots with more than four sides; and those existing on cul-de-sacs and curvilinear streets where there is more than five (5) feet of difference between the front and rear lot lines, and where the lot’s frontage is greater than its depth, the “odd shaped lot” method of determining the adjusted front footage shall be used.

The adjusted front footage of an Odd Shaped Lot shall be computed by dividing the area of the lot by the minimum lot area of the zoning district or PUD that the lot is located in to determine the equivalent number of front footage units in the parcel. The number of units multiplied by the average lot width of the zoning district or PUD that the lot is located in will give the adjusted front footage. For lots that do not have average lot areas or average lot width requirements, the average size of a lot area and width within the assessed area or the average size of a lot area and width within the subdivision will be used.

3. Corner Lot Adjustment. Street surface, sidewalks and curb and gutter costs for the front lot is assessed 100% and the side footage is assessed 50% with the remaining 50% being paid for by the City.

**Section 2.** All other portions of Ordinance 214 not amended by this ordinance shall remain in full force and effect.

This ordinance shall become effective immediately upon publication.

For City of Arlington

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By James R. Kreft  
It's Mayor

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By Matthew Jaunich  
It's City Administrator

First Reading: September 20, 2010  
Second Reading: October 4, 2010  
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