

Assessment Relief Criteria

Adopted 1979

Revised 01/31/84, 07/30/91

Condition and Basis for Relief Request

Type of Improvement Being Assessed - Amount of Relief Given:

	Street and sidewalk	Water & Sewer Main	Water & Sewer Lateral
Improved or vacant corner lot in single family residential zone (R or RG) _____	Automatic (60' max)	Automatic (200' max)	None
Improved or vacant corner lot in any zone other than R or RG _____	None (1)	Automatic (100' max)	None
Improved or vacant interior lot in R or RG zone with more than 200' of frontage and which cannot be further subdivided	Modified (2)	Modified (2)	None
Large tract, vacant, R or RG Zone, and is subdividable into 3 or more lots _____	None	Full Relief - Future Charge	Full Relief - Future Charge
Large tract, improved, R or RG Zone, and is subdividable into 3 or more lots, and not connected _____ (If connected, partial relief may be granted per July 3, 1979 memo).	None	Full Relief - Future Charge	Full Relief - Future Charge
Vacant lot which is unbuildable due to size and is not owned by the adjacent property owner _____	Full	Full Relief - Future Charge	Full Relief - Future Charge
Vacant lot which is unbuildable due to size and is owned by the adjacent property owner and is used for lawn or other purposes as part of the adjacent lot	None	None	Full Relief - Future Charge
Vacant lot which is unbuildable due to size and is owned by the adjacent property owner but is not used for any purpose as part of the adjacent lot. Generally, a lot in this condition will appear to be in its natural state and will not have received any landscaping or seeding, etc.	1/2	Full Relief - Future Charge	Full Relief - Future Charge
Vacant lot which is unbuildable due to required drainage improvements to make it a desirable lot. _____	1/3	Full Relief - Future Charge	Full Relief - Future Charge
Vacant lot which is unbuildable due to extreme topography and would require _____ extensive cutting or filling to make it a desirable lot.	1/3	Full Relief - Future Charge	Full Relief - Future Charge
Vacant single lot which is buildable with minor preparation _____	None	None	Full Relief - Future Charge
Improved lot inside City Limits, and served by a well and/or septic tank. _____	None	None	Full Relief - Future Charge
Improved lot, outside City Limits and served by a well and/or septic tank. _____	N/A	None	N/A
Vacant or improved lot which has double frontage (front and rear but not side such as a corner lot), is not subdividable, R or RG Zone.	Full - for rear frontage only	Full - for rear frontage only	N/A
Vacant lot outside City Limits, no sewer available, no septic tank permit (See January 31, 1984 memo) _____	None	Sewer - none Water - Full relief Future charge	None

- 1.) Relief for this condition will not normally be granted due to the zoning of the property. Where, however, there are circumstances in the judgement of the Council that warrant some relief, the amount of relief will be no greater than granted in a R or RG Zone.
- 2.) Relief will be granted by a modified calculation of frontage by multiplying the lot width at a point 50' back from the property line, times the assessment rate. However, the revised frontage, as determined by the modified calculation, shall in no event be less than 200'. The technique used for the modified calculation shall be the same technique used by the Inspections Division to determine lot width at the front building setback line (normally used for "pie shaped" lots).