

THE CITY OF CENTERVILLE
ANOKA COUNTY, MINNESOTA

ORDINANCE NO. 144,
SECOND SERIES

AN ORDINANCE TO REVISE CHAPTER 156 - ZONING CODE

The City Council of the City of Centerville hereby ordains:

Section 1. Revisions to **§ 156.006 DEFINITIONS.**

BUILDABLE AREA. The space remaining on a zoning lot after minimum setback and open space requirements have been met, unless as otherwise specified.

BUILDING LINE. A line, parallel to a lot line, that passes through the point of the principal building nearest said lot line.

LOT, CORNER. A lot abutting on and at the intersection of two or more streets. A corner lot shall have two or more front lot lines, and two or more side lot lines, and shall not have a rear lot line.

LOT, INTERIOR. A lot other than a corner lot or a lakeshore lot.

LOT, LAKESHORE. A lot bordered on one side by lakeshore, and another side by a right-of-way. Lakeshore lots may also be corner lots or interior lots.

LOT LINE, FRONT. On an interior lot, the lot line abutting a street; on a corner lot, the lot lines abutting the street; on a through lot, the lot line abutting the street providing the primary access to the lot; or, on a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained. A lot line along a curved street, or cul-de-sac, shall be considered one continuous lot line.

PUBLIC WATERS. Any water as defined in Minnesota Statutes, Section 103G.005, Subd. 15.

SETBACK. A required open space on a lot which is unoccupied and unobstructed from the ground upward, except as otherwise provided for herein. The measurement of a **SETBACK** shall be construed as the minimum horizontal distance between the lot line, or the ordinary high water level of a public water, and the building line or edge of a structure.

SETBACK, FRONT. The area extending along the full length of a front lot line between side lot lines, and to the depth required in the setback regulations for the district in which it is located.

SETBACK, REAR. The area lying along the full length of the rear lot line between side lot lines and extending inwardly to the depth required in the setback regulations for the district in which the lot is located.

SETBACK, SIDE. The area lying between the side lot line and extending inwardly to the depth required in the setback regulations for the district in which the lot is located, and which lies between the front and rear setbacks, or other applicable setbacks.