



July 24, 2023

Applicants, Agents and Residents

**City/County
Planning Division**

**Billings
Metropolitan
Planning
Organization**

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RE: Code Interpretation – Definition of Front Lot Line

It has come to the attention of Planning Staff that there are properties within Yellowstone County that do not have a "front property line" as described in the zoning code. As such, these lots have no front lot line or street frontage other than an access point through an adjacent parcel by way of an access easement. The Building and Siting standards in each of the zone districts assume there is a public or private street frontage that is sufficient in length to accommodate the width of a new structure.

This letter is an official **Code Interpretation** issued by the Zoning Coordinator and will be the official interpretation of this part of the definitions and terms sections of the code. Section 27-1802.A.3(a)

The code has defined in;

SECTION 27-1802 MEASUREMENTS AND ASSOCIATED TERMS;

A. LOT AND STREET MEASUREMENTS AND TERMS

3. Lot line: A line of record bounding a lot which divides one lot from another lot or from a public or private street, alley or other public space.

(a) Front Lot Line: The lot line abutting a public or private front street.

It is the interpretation of the Zoning Coordinator that the description of a "front Lot line" as noted in the above definition sections for a lot line adjacent to and running the full length of a property separating the property from a "right of way" (ROW; A public way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, land, place, or however otherwise designated which has been dedicated to or acquired for public use and which extends the full width between right-of-way lines, which includes areas acquired or prescribed through an easement.) is a property line adjacent to or along a public or private ROW. A property line that does not abut a public street or right of way, can not be determined a front property line. The determination that the description of a "front Lot line" defines the lot line as abutting a public street or right of way, and shall run the full length of the property line. Planning staff would only apply a "front" setback to the property line that has frontage on a "public right of way".

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