

**§ 153.217 STREET FRONTAGE–ACCESS EASEMENT.**

- (A) Each lot created in the City of Tontitown shall have access to a public street. This shall include direct access or access via an access easement that connects to a public street, when certain conditions are met.
- (B) Refer to Appendix B and Appendix C for the minimum Lot Width requirement for each zoning district. This is the minimum street frontage required for each lot ~~Each lot in R-1 and R-2 zoning districts shall have a minimum street, or dedicated access easement frontage of 50 feet,~~ except for lots fronting on cul-de-sac turnarounds and on curving street frontages, which must have not less than 35 feet of street frontage with the two side lot lines intersecting the street diverging until they are separated by the minimum required lot width at the building line. ~~Each lot in the remaining zoning districts shall have a minimum of 35 feet of street, or dedicated access easement frontage.~~
- (C) Access easements shall be a minimum of fifty (50) feet in width and shall only serve three (3) lots without direct access to a public street.