

ONE SIDE, UNLESS THAT LOT ABUTS UPON TWO PARALLEL STREETS, OR UNLESS THE LOT IS A CORNER LOT, IN EITHER OF WHICH EVENTS, THE LOT MAY BE AVERAGED AND ASSESSED UPON FRONTAGE AS THE COUNTY MAY DEEM REASONABLE AND FAIR. ALL LOTS IN THE RESIDENTIAL AND INDUSTRIAL OR BUSINESS CLASSIFICATION SHALL BE ASSESSED EVEN THOUGH A WATER MAIN MAY NOT EXTEND ALONG THE FULL LENGTH OF ANY BOUNDARY. NO LAND CLASSIFIED AS AGRICULTURAL BY THE COUNTY SHALL BE ASSESSED A FRONT FOOT BENEFIT WHEN THE AGRICULTURAL LAND HAS CONSTRUCTED THROUGH IT OR IN FRONT OF IT A SEWER OR WATER MAIN, UNTIL WHATEVER TIME AS THE WATER OR SEWER CONNECTION IS MADE AND WHEN SO MADE AND FOR EVERY CONNECTION THAT LAND SHALL BECOME LIABLE TO A FRONT FOOT ASSESSMENT FOR A REASONABLE FRONTAGE NOT EXCEEDING THREE HUNDRED (300) FEET, OR AS MAY BE DETERMINED BY THE COUNTY AND SHALL BE IMMEDIATELY ASSESSED AT THE RATE OF ASSESSMENT DETERMINED BY THE COUNTY FOR AGRICULTURAL LAND.

(D) FRONT FOOT BENEFIT ASSESSMENTS FOR WATER SUPPLY AND SEWERAGE CONSTRUCTION SHALL BE AS NEARLY UNIFORM AS IS REASONABLY PRACTICAL FOR EACH CLASS OR SUB-CLASS OF PROPERTY THROUGHOUT THE SANITARY DISTRICT FOR ANY ONE YEAR AND NO BENEFIT CHARGE, ONCE LEVIED, SHALL BE INCREASED. HOWEVER, WHENEVER THE COUNTY ACQUIRES AN EXISTING SYSTEM, OTHER THAN A MUNICIPAL SYSTEM, THE CONSTRUCTION OF WHICH HAS BEEN ADDED IN WHOLE OR IN PART TO THE PURCHASE PRICE OF LAND OR LOTS ABUTTING UPON THE SYSTEM AND WHICH CONTRIBUTION THE COUNTY HAS DETERMINED TO BE A FACTOR IN THE COST TO THE COUNTY OF SUCH SYSTEM, THE COUNTY MAY, IN ITS DISCRETION, LEVY A FRONT FOOT ASSESSMENT LESS THAN THE UNIFORM FRONT FOOT ASSESSMENT LEVIED IN THE REMAINDER OF THE SANITARY DISTRICT.

(E) THE AMOUNT OF THE ASSESSMENT PER FRONT FOOT FOR EACH CLASS OF PROPERTY FOR BOTH WATER MAINS, SEWERS AND DRAINAGE SYSTEMS MAY BE REDUCED FROM TIME TO TIME BY THE COUNTY IN ITS DISCRETION, IF COSTS AND CONDITIONS ARE DEEMED BY IT TO JUSTIFY SUCH REDUCTION, AND MAY BE SUBSEQUENTLY INCREASED IN THE AMOUNT OF THE ORIGINAL ASSESSMENT IN THE EVENT REVENUES PROVE TO BE INSUFFICIENT. THE BENEFIT CHARGE SHALL BE PAID ANNUALLY BY ALL PROPERTIES LOCATED AS ABOVE SPECIFIED, FOR A PERIOD OF YEARS CO-EXTENSIVE WITH THE PERIOD OF MATURITY OF THE BONDS OUT OF THE PROCEEDS OF WHICH SUCH CONSTRUCTION WAS DONE.

(F) THE COUNTY MAY AT ANY TIME PERMIT A CONNECTION WITH A WATER MAIN OR SEWER BY THE PROPERTY OWNER WHOSE PROPERTY DOES NOT ABUT UPON A STREET, LANE, ROAD, ALLEY OR RIGHT-OF-WAY IN WHICH A WATER MAIN OR SEWER IS PLACED AND WHO HAS NOT PREVIOUSLY PAID A BENEFIT CHARGE FOR THE CONSTRUCTION OF THE WATER MAIN OR SEWER, PROVIDED, THE COUNTY SHALL CLASSIFY THE PROPERTY AND DETERMINE A FRONT FOOT CHARGE TO BE PAID BY THE PROPERTY OWNER AS THOUGH HIS OR HER PROPERTY ABUTTED UPON A STREET, LANE, ROAD, ALLEY OR RIGHT-OF-WAY IN