

in which there is or is being constructed a water main or sewer shall be assessed for the frontage determined by the commission to be reasonable and fair. Wherever there are a number of lots in the same block in one ownership appurtenant to a residence, the commission may give a continuous frontage to all of the lots regardless of the streets upon which they face. A corner lot in the subdivision residential class of less than two acres in size shall not be assessed on more than one side, unless it also abuts on two parallel streets, but the frontage assessed may be that determined to be reasonable and fair by the commission, giving consideration to the frontage towards which the building on the lot would naturally face. Lots running through with front and rear on separate streets may be assessed on both front and rear. Any of the lots in the foregoing categories may be assessed for their full frontage even through a water main or sewer may not extend along the full length of any boundary.]

(A) (1) IN CLASSIFYING PROPERTY AND LEVYING THE FRONT FOOT BENEFIT CHARGE, THE WSSC:

(I) SHALL ASSESS ANY IRREGULARLY SHAPED LOT THAT ABUTS ON A ROAD, STREET, LANE, ALLEY, RIGHT OF WAY, OR EASEMENT IN WHICH THERE IS OR IS BEING CONSTRUCTED A WATER MAIN OR SEWER FOR THE FRONTAGE THAT THE WSSC DETERMINES TO BE REASONABLE AND FAIR;

(II) MAY GIVE A CONTINUOUS FRONTAGE TO ALL THE LOTS REGARDLESS OF THE STREETS ON WHICH THEY FACE IF A NUMBER OF LOTS IN THE SAME BLOCK IN ONE OWNERSHIP ARE APPURTENANT TO A RESIDENCE;

(III) MAY NOT ASSESS A CORNER LOT IN THE SUBDIVISION RESIDENTIAL CLASS THAT IS LESS THAN 2 ACRES IN SIZE ON MORE THAN ONE SIDE UNLESS A CORNER LOT ABUTS ON 2 PARALLEL STREETS. HOWEVER, IF THE CORNER LOT DOES ABUT ON 2 PARALLEL STREETS, THE WSSC SHALL ASSESS THE FRONTAGE IN A REASONABLE AND FAIR MANNER, AND SHALL TAKE INTO CONSIDERATION THE FRONTAGE TOWARDS WHICH THE BUILDING ON THE LOT WOULD NATURALLY FACE; AND

(IV) MAY ASSESS THE LOT ON BOTH FRONT AND REAR IF A LOT RUNS THROUGH WITH FRONT AND REAR ON SEPARATE STREETS.

(2) THE WSSC MAY ASSESS ANY LOT IN PARAGRAPH (1) OF THIS SUBSECTION FOR ITS FULL FRONTAGE EVEN IF A WATER MAIN OR SEWER DOES NOT EXTEND ALONG THE FULL LENGTH OF ANY BOUNDARY.

[No land so classed as agricultural by this commission, when in actual use for farming or trucking purposes, shall be assessed a front foot benefit when such agricultural land has constructed through it or in front of it a sewer or