

## **Chapter 6**

# **DESIGN STANDARDS AND REQUIREMENTS**

### **11-6-1: MINIMUM AREA OF SUBDIVISION:**

There shall be no minimum area for a subdivision, except as required to meet the minimum lot size and requirements as provided in the zoning ordinance for the area in which the subdivision is located. (Ord. 6-18-81C, 6-18-1981)

### **11-6-2: STREETS, ALLEY WIDTHS, CUL-DE-SACS AND EASEMENTS:**

A. Street Widths: Major and collector streets shall conform to the width assigned on the master street plan wherever a subdivision falls in an area for which a master street plan has been adopted. Where a master street plan has not been completed at the time a preliminary plan is submitted to the planning commission, streets shall be provided as follows:

1. Residential streets shall have a minimum width of sixty feet (60').
2. Collector streets shall have a minimum width of seventy feet (70'), or conform to the master street plan, whichever is greater.
3. Minimum width of roadway wherever curb and gutters are installed (face to face of curb) shall be as follows:
  - a. For residential streets, forty eight feet (48').
  - b. For collector streets, fifty four feet (54').

B. Alleys: Alleys shall have a minimum width of twenty feet (20'). Alleys may be required in the rear of business lots, but will not be accepted in residential blocks, except under unusual conditions where such alleys are considered necessary by the planning commission.

C. Reverse Curves: Reverse curves shall have a tangent of at least one hundred feet (100'), unless in the opinion of the planning commission such is not necessary.

- D. **Street Intersection:** Streets shall intersect each other as nearly as possible at right angles. Minor streets shall approach the major or collector streets at an angle of not less than eighty degrees (80°). Offsets in street alignment of more than ten feet (10') or less than one hundred twenty feet (120') shall be prohibited.
- E. **Street Grades:** Minimum street grades of six-tenths percent (0.6%) will be required with the maximum grade being seven percent (7%) for collector streets and ten percent (10%) for minor streets. Where the observance of this standard is unfeasible, the planning commission shall have the power to grant an exception when special pavement surfaces and adequate leveling areas are installed or, in the opinion of the planning commission, the best subdivision of the land has thereby occurred.
- F. **Street Curves:** Where the street lines within a block deflect from each other at any one point more than ten degrees (10°), there should be a connecting curve. The radius of the curve for the inner street line should not be less than three hundred fifty feet (350') for major streets, two hundred fifty feet (250') for an important neighborhood street, and one hundred feet (100') for minor streets.
- G. **Curbs:** Curbs at all intersections shall be rounded with curves having a minimum radius of fifteen feet (15') for minor streets and twenty five feet (25') for collector and major streets. Property lines at street intersections should be rounded with a curve where necessary to fit the curb radius, except where a curb will connect to existing city street.
- H. **Street Names:** New street names should not duplicate those already existing. A street obviously a continuation of another already in existence should bear the same name. Before the street is named, the proposed name must be submitted to and approved by the planning commission.
- I. **Street Dedications:** All streets shall be dedicated for public use. The dedication of half streets in any subdivision is prohibited, except on the borders.
- J. **Relations To Adjoining Street System:** The arrangement of the streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width), unless variations are deemed necessary by the planning commission, insofar as such may be deemed necessary for public requirements. The street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to

provide for convenient access to it. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property.

- K. Cul-De-Sacs: Cul-de-sacs (dead end streets) shall be used only where unusual conditions exist which make other designs undesirable. Each cul-de-sac shall have a minimum right of way width of sixty feet (60') and must be terminated by a turnaround, except that where surface water cannot be drained away from the turnaround along the street due to grade, necessary catch basins and drainage shall be provided.
- L. Easements: Where alleys are not provided, easements of not less than eight feet (8') on each side of all rear lot lines and side lines will be required where necessary for poles, wire, conduits, storm or sanitary sewers, gas and water mains, and other public utilities. Easements of greater width may be required along property lines where necessary for surface overflow or for the extension of sewer mains or similar utilities. (Ord. 6-18-81C, 6-18-1981)

### **11-6-3: BLOCKS:**

- A. Length; When Walkway Provided: The maximum length of blocks, generally, shall be eight hundred ten feet (810'). The minimum length of blocks shall be four hundred feet (400'). In blocks over eight hundred feet (800') in length, the subdivider may be required to dedicate a walkway through the block at approximately the center of the block. Such walkways shall not be less than ten feet (10') in width.
- B. Width: The width of blocks, generally, shall be sufficient to allow two (2) tiers of lots.
- C. Use: Blocks intended for business or industrial use shall be designed especially for such purposes with adequate space set aside for off street parking and delivery facilities. (Ord. 6-18-81C, 6-18-1981)

### **11-6-4: LOTS:**

- A. Building Sites: The lot arrangement, design and shape shall be such that lots will provide satisfactory and desirable sites for buildings and be properly related to topography and

conform to requirements set forth herein. Lots shall not contain peculiarly shaped elongations solely to provide necessary square footage which would be unusable for normal purposes.

- B. Lot Size: All lots shown on the subdivision plat must conform to the minimum requirements for the zoning ordinance for the zone in which the subdivision is located.
- C. Lot Must Abut On Public Streets: Each lot shall abut on a street dedicated by the subdivision plat or on an existing publicly dedicated street, or on a street which has become public by right of use and is more than sixty feet (60') wide, except when approved by the planning commission as a planned unit development. Interior lots having frontage on two (2) streets shall be prohibited, except where topographic conditions make such design desirable.
- D. Corner Lots: Corner lots shall have extra width sufficient for maintenance of required building lines on both streets.
- E. Angle Of Lots: Side lines of lots shall be approximately at right angles, or radial to the street line, except where topographic conditions make it advisable to have side lot lines deflect at sharper angles.
- F. Parts Of Lots: All remnants of lots below minimum size left over after subdividing of a larger tract must be attached to adjacent lots rather than allowed to remain as an unusable parcel.
- G. Divided Lots: Where the land covered by the subdivision includes two (2) or more parcels in separate ownership, and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be transferred by deed to single ownership before approval of the final plat, and such transfer recorded in the county recorder's office before being certified to the planning commission by the subdivider. (Ord. 6-18-81C, 6-18-1981)

