

## **17.12.080: SPECIAL DESIGN STANDARDS FOR SUBDIVISIONS IN THE CE-1 ZONE:**

The following design standards shall apply to subdivisions within the CE-1 zone. Provided that where the provisions of this section conflict with other provisions of this chapter these provisions shall prevail:

### **B. Streets:**

1. Wherever possible street alignments should be parallel to contours, in valleys or along ridges and the street system should be designed to produce minimal impact with environmental constraints (i.e., large cut faces, extensive removal of natural vegetation, concentration of drainage waters).
2. Streets shall not be located on land having a slope greater than thirty percent (30%), except that the city may approve the placement of streets in such locations provided:
  - a. It has been demonstrated to the satisfaction of the city that the placement of the roadway in the proposed location is necessary for the proper development of the area and there is no feasible alternate alignment which conforms with the slope requirement,
  - b. No cut or fill slope created as part of the construction of the street shall exceed the critical angle of repose, and
  - c. It has been demonstrated that the plan provides adequate measures to ensure that all disturbed surfaces will be stabilized, erosion hazard eliminated, vegetation restored and other environmental hazards accommodated.
3. No street shall have a grade of more than eight percent (8%), unless the street design has been approved by the city engineer.
4. All minor streets shall have a minimum pavement width of thirty four feet (34') and collector streets shall have a minimum pavement width of forty four feet (44'). All streets shall be bordered by curbs and gutters or other suitable edging.
5. Sidewalks of not less than four feet (4') in width shall be constructed adjacent to all streets. Provided, that on minor streets which provide access to lots on one side only the city may waive the requirement for the construction of a sidewalk on the nonaccess side.
6. Where the road is located in a cut or fill area the graded roadbed shall extend not less than three feet (3') beyond the curb face or edge of sidewalk, as applicable, on the fill side and two feet (2') on the cut side.
7. Cul-de-sac shall have a maximum length of one thousand feet (1,000') and shall be terminated with a suitable turnaround having a diameter of not less than one hundred sixty eight feet (168') in accordance with standard drawing S-04.