

CHAPTER VI PROCEDURE

Section 605 Design Standards.

1. Streets.

A. The arrangement, character, extent, width, grade, and location of all streets shall conform to the master Plan and shall be considered in their relation to the proposed uses of the land to be served by such streets.

B. Where the master Plan does not show proposed streets, the arrangement of streets in a subdivision shall either:

(1) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas, or

(2) Conform to a plan for the neighborhood approved or adopted by the Planning commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.

C. Minor streets shall be so laid out that their use by through traffic will be discouraged.

D. Where a subdivision abuts or contains an existing or proposed arterial street, the Planning commission may require marginal access streets, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

E. Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the Planning commission may require a marginal access street approximately parallel with and on each side of such right-of-way.

F. Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed in the County under conditions approved by the Planning Commission.

G. Street jogs with centerline offsets of less than one hundred and twenty-five (125) feet shall be avoided.

H. A tangent at least one hundred (100) feet long shall be introduced between reverse curves on arterial and collector streets.

I. When connecting street lines deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with a radius sufficient to insure adequate sight distance.

J. Streets shall be laid out so as to intersect as near as possible at right angles.

K. Property lines at street intersections shall be rounded with a radius of ten (10) feet or of a greater radius where the Planning Commission may deem it necessary. The Planning Commission may permit comparable cut-offs or chords in place of rounded corners.

L. Street right-of-way widths shall be as shown in the Master Plan, and where not shown therein, shall be not less than as follows:

Street Type	Right of Way Feet
Arterial	82.5
Minor	50
Marginal access	at least 26
Through or collector	60

M. Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations; and where the Planning Commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided.

N. Dead-end streets, designed to be so permanently, shall not be longer than four hundred (400) feet and shall be provided at the closed end with a cul-de-sac having a curb-to-curb diameter of at least seventy-five (75) feet, and a street property line diameter of at least one hundred (100) feet.

O. No street names shall be used which will duplicate or be confused with the names of existing streets. Street names shall be subject to approval of the Planning Commission.

P. Street grades, wherever feasible, shall not exceed the following with due allowance for reasonable vertical curves:

Street Type	Percent Grade
Arterial	6%
Through or collector	8%
Minor	10%
Marginal access	10%

Q. Road Specification. Construction of all roads shall meet all state specifications. See Appendix A.

2. Alleys.

A. Alleys shall be provided in commercial and industrial districts, except that the Planning Commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading and parking consistent with and adequate for the uses proposed.

B. The width of an alley shall be sixteen (16) feet.

C. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.

D. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn-around facilities at the dead-end as determined by the Planning Commission.

3. Easements and Water Courses.

A. Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least fifteen (15) feet wide.

B. Where a subdivision is traversed by a water course, drainage way, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width or construction or both, as will be adequate for the purpose. Parallel

streets or parkways may be required in connection therewith.

4. Blocks.

A. The lengths, width and shapes of blocks shall be determined with due regard to:

- (1) Provision of adequate building sites suitable to the special needs of the type of use contemplated.
- (2) Zoning requirements as to lot size and dimension.
- (3) Needs for convenient access, circulation, control and safety of street traffic.
- (4) Limitations and opportunities of topography.

B. Block lengths shall not exceed twelve hundred (1200) feet.

C. Pedestrian crosswalks, not less than ten (10) feet wide, shall be required where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities.

5. Lots.

A. The lot size, width, depth, shape, and orientation and the minimum building setback lines shall be appropriate for the location of the subdivision and for the development and use contemplated.

B. Lot dimensions shall conform to the requirements of the zoning ordinance and,

(1) Residential lots where not served by public sewer shall not be less than one-half acre in area.

(2) Depth and width of properties reserved or laid out for commercial purposes shall conform to the requirements of the zoning ordinance and be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

C. Corner lots for residential use shall have extra width to permit appropriate building setback from and orientation to both streets.

D. The subdividing of the land shall be such as to provide, by means of a public street, each lot with satisfactory access to an existing public street.

E. Double frontage, and reverse frontage lots, should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantage use.

F. Side lot lines shall be substantially at right angles or radial to street lines.

6 Public Sites and Open Spaces.

A. Where a proposed park, playground, school or other public use shown in the Master Plan is located in whole or in part of a subdivision, the Planning Commission may require the dedication or reservation of such area within the subdivision in those cases in which the Planning Commission deems such requirements to be reasonable.

B. Where deemed essential by the Planning Commission, upon consideration of the particular type of development proposed in the subdivision, and especially in large-scale neighborhood unit developments not anticipated in the Master Plan, the Planning Commission may require the dedication or reservation of such other

areas created by such development for schools, parks, and other neighborhood purposes.