

19-14 Private Streets

A. Public street systems shall be encouraged for access to all residential dwelling sites. A private street system may be approved (as provided elsewhere in this code) in conformance with construction design standards.

1. Approved private streets for access to residential dwelling structures shall conform to minimum width paved surface as adopted in the Construction Specifications for Morgan County.
2. Approved private streets greater than 150 feet in length may serve as access for up to five lots but shall be required to provide an approved turnaround of at least 3600 square feet, the configuration of which to be determined by the Fire District.
3. Approved streets greater than 150 feet in length may serve as access to more than five lots but are required to provide a cul-de-sac turnaround with a minimum asphalt width for a public street and with the engineering specifications of a public street.
4. All streets which terminate with a cul-de-sac or hammerhead turnaround shall provide for appropriate snow storage easements. No above ground utility boxes or other appurtenances shall be permitted in designated snow storage easements.
5. Private Streets shall only be allowed in developments in which a Perpetual Maintenance Plan has been established for the Home Owner's Association which is required to be professionally managed.
6. Private Streets shall only be allowed to be dedicated to the public and accepted by the Governing Body when the street meets construction standards as adopted at the time of dedication. The Governing body may also establish a special service district for the care an maintenance of the street after dedication.