

Chapter 16.27 DEVELOPMENT STANDARDS

Section 16.27.28 Roads and Intersections

- (1) New Streets To Be Dedicated.** All new streets which are to be dedicated and accepted by the County or which are required as a condition of approval for any development must be built to current County Road Standards. Streets shall be planned as public streets unless approval is given for a private street as part of the approval for the development. Private streets will rarely be approved for purposes of gating a community for exclusivity. Private streets may only be approved when the findings show a valid purpose that serves the general public as a whole. Private streets shall be dedicated to the homeowners association.
- (2) Block Length/Through Street Requirements.** Maximum block lengths shall be one thousand, three hundred (1,300) feet and minimum block lengths shall be four hundred (400) feet. Block lengths shall be measured from existing streets. Developments that are required to provide a through street shall build the street to the required public standard and as a through street even if the development is proposed to be private or gated. Through streets shall connect higher classification streets and provide a traffic network. Through streets will not be required if due to topography a through street is not feasible.
- (3) Private, Gated Communities.** Private gated communities shall only be considered when the following apply to the development:
- The project does not have a required through street within the project as noted in the previous section.
 - Due to topography, streets stubbed out to adjoining properties are not possible.
 - Every gated entrance shall be required to provide a Knox box lock, or an electronic system that can be activated by emergency sirens.
- (4) Clear Visibility at Intersecting Streets.** In all zones, no obstruction to view in excess of three (3) feet in height above road grade shall be placed on any corner lot within a triangular area formed by the streets at the property line and a line connecting them at points twenty five (25') feet from the intersection of the street lines (See Figure 5 of Appendix 2), except a reasonable number of trees pruned enough to permit automobile drivers an unobstructed view. This shall not require changes in the natural grade on the site. If a sign is proposed to be placed near an intersection, different standards may apply. See Chapter 16.26 regarding signs.
- (5) Street Lengths.** Cul-de-sacs shall not exceed one thousand, three hundred (1300) feet in length and shall have a turn-around with a diameter of eighty (80) feet. Dead ends or cul-de-sacs are not intended to be longer than one thousand, three hundred (1300) feet without joining with another street to create a block that allows a separate ingress and egress.

(2004-26, Renumbered, 11/17/2004; 2003-22, Amended, 11/24/2003, Effective date 12/19/2003., [Prior Text](#))