

## CHAPTER 3

**DESIGN STANDARDS**

## SECTION:

- 11-3-1: Streets  
 11-3-2: Easements  
 11-3-3: Lots

11-3-1: **STREETS:**

- A. General Considerations: Streets shall be designed and located in relation to existing and planned streets, to topographical conditions and natural terrain features, to public convenience and safety, and in appropriate relation to the proposed uses of the land to be served by such streets.
- B. Width: **All** streets shall be not less than sixty six feet (66') in width; except, that cul-de-sacs or dead-end streets may be sixty feet (60').
- C. Grades: The grade of streets shall not exceed ten percent (10%) unless necessitated by topography and approved by the board.
- D. Alignment And Visibility: There shall be a minimum sight distance with clear visibility along the centerline of all major streets of not less than two hundred feet (200').
- E. Dead-End Streets: Cul-de-sacs, or streets designed to have one end permanently closed, shall not exceed eight hundred feet (800') in length and shall terminate with a turnaround of not less than one hundred feet (100') in diameter. (Ord., 1990)

- 11-3-2: **EASEMENTS**: Easements across lots or centered on rear or side lot lines shall be provided for the installation of utilities where necessary and shall be at least twelve feet (12') wide, and such easements shall be continuous from block to block. When an easement is centered on a rear side or side lot line, the width of the easement in each lot can be added together to meet the width requirements. (Ord., 1990)

11-3-3:       **LOTS:**

- A. General Requirements: The size, shape and facing of lots with a street setback line of not less than twenty five feet (25') shall be appropriate for the topography of the subdivision and for the type of development and use contemplated.
- B. Residential Lot Dimensions:
1. Residential lots shall have a minimum area of eight thousand (8,000) square feet and a minimum width of eighty feet (80') at the building line. (Minimum width is required to provide room for minimum side yard setbacks. Note: "Building line" and "street setback line" are not necessarily the same.)
  2. Residential lots to be served by private sewage disposal facilities shall comply with the rules of the State Department of Health And Social Services.
  3. Residential lots fronting on major streets should be platted with extra depth to permit generous distances between the buildings and such streets.
- C. Corner Lots: Corner lots for residential use shall have width sufficient to provide a building setback of at least twenty five feet (25') from each street.
- D. Access To Public Street: Every lot shall front or abut on a public street.
- E. Lot Lines:
1. Side lot lines shall be substantially at right angles or radial to street lines.
  2. Lots shall follow municipal boundary lines whenever practicable, rather than cross them.
- F. Large Lots: A tract subdivided into parcels containing one or more acres shall be arranged to allow the resubdivision of any such parcels into normal lots in accordance with the provisions of these subdivision standards. (Ord., 1990)