

SUBDIVISION DEVELOPMENT STANDARDS

Section 901 — Relation to Adjoining Street System:

1. Arrangement of Streets: The arrangement of streets in new subdivisions shall make provisions for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) as required for public utilities and improvements. The street arrangement shall not cause unnecessary hardships to owners of adjoining property when such property is subdivided and access is required.
2. Angle of Minor Streets: Minor streets shall approach the major or collector streets at an angle of not less than eighty degrees (80°).

Section 902 — Street and Alley Widths, Cul-de-sacs, and Easements:

1. Street Dedication: All streets in subdivisions in the City shall be dedicated to the City, except that private streets may be approved under special circumstances as determined by the City Council. Construction of all streets shall comply with City Standards and approved by the City Engineer.
2. Major and Collector Streets: Major and collector streets shall conform to the width designated on the major street plan wherever a subdivision falls in an area for which a major street plan has been adopted. For territory where such street plan has not been completed at the time the preliminary plat is submitted to the Planning Commission, major or collector streets shall be provided as required by the Planning Commission, with minimum widths of one hundred feet (100') for major streets and sixty six feet (66') for collector streets.
3. Minor Streets: Minor streets shall have a minimum width of sixty feet (60').
4. Minor Terminal Streets:
 - a. Minor terminal streets shall not exceed five hundred feet (500') measured from the center of the intersecting street to the center of the cul-de-sac. Streets shall be terminated with a cul-de-sac of not less than one hundred feet (100') in diameter. If surface water drains into the cul-de-sac, due to the slope of the proposed roadway, necessary catch basins, swales, easements, and/or other appropriate drainage improvements shall be provided.
 - b. As part of a continuing, phased development, a street in excess of one hundred seventy-five feet (175'), measured from the center of the nearest intersecting street to the termination point, designed to remain only temporarily as a dead end street, shall be terminated with an adequate temporary turning area of one hundred feet (100') in diameter at the dead end thereof to remain and be available for public use so long as the dead end condition exists. In no instance shall a temporary dead end street exceed one thousand feet (1000') without secondary access as measured from the center of the nearest intersecting street to the center of the temporary turnaround.
5. Marginal Access Streets: Marginal access streets of not less than forty feet (40') in width may parallel all limited access major streets, as required by the City Engineer and approved by the City Council.
6. Half Streets: Half streets proposed along a subdivision boundary or within any part of a subdivision are prohibited.
7. Standard Street Sections: All proposed streets, whether public or private, shall conform to the street cross section standards as recommended by the city engineer and adopted by the City Council.
8. Street Grades: Minimum grades for all streets shall not be less than 0.5%. Except where due to special circumstances, street grades for any length of road at any point shall not exceed the following percentages:
 - a. Major public streets eight percent (8%);

- b. Collector streets ten percent (10%);
 - c. Minor public streets twelve percent (12%);
 - d. Private streets twelve percent (12%).
9. Alleys: Alleys may be required in the rear of business lots, but will not be accepted in residential blocks.

Section 903 — Lots:

1. Arrangement and Design: The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography and to existing and future requirements.
2. Complies with Zoning Ordinance: All lots shown on the subdivision plat must comply with requirements of the Zoning Ordinance.
3. Abut on Public or Private Street: Each lot shall abut on a public street or private street dedicated by the subdivision plat or an existing publicly dedicated street. Interior lots having frontage on two (2) streets shall be prohibited.
4. Side Lines: Side lines of lots shall be approximately at right angles, or radial to the street line.
5. Remnants: All remnants of the Subject Property below the minimum required size left over after subdividing must be added to adjacent lots, rather than allowed to remain as unusable parcels.
6. Natural Drainage And Other Easements: The City Engineer and City Council may require easements for drainage through adjoining property be provided by the subdivide, and easements of not less than ten feet (10') in width for water, sewers, drainage, power lines and other utilities shall be provided in the subdivision where required by the City Council.

Section 904 — Reserved for Shared Driveway or Private Lane:

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Section 905 — Restrictions for Solar and other Energy Devices:

As provided by the Act; the Commission may refuse to recommend, and the Council may refuse to approve or amend any plat, subdivision plan, or dedication of any street or other ground, if deed restrictions, covenants, or similar binding agreements running with the land for the lots or parcels covered by the plat or subdivision prohibit or have the effect of prohibiting reasonably sited and designed solar collectors, clotheslines, or other energy devices based on renewable resources from being installed on buildings erected on lots or parcels covered by the plat or subdivision.