

CHAPTER 54. SUBDIVISIONS

ARTICLE III. Design Standards

Division 1. Generally

Section 54-81. General requirements.

- (a) The planning commission in its review of a preliminary plat, will take into consideration the requirements of the community and the best use of the land being subdivided. Particular attention will be given to the arrangement, location and widths of streets, the general drainage situation, lot sizes and arrangement, as well as master plan requirements such as parks, school sites, boulevards and highways, but not limited to these.
- (b) The preliminary plat must cover all of the subdivider's contiguous land, but the final plat may cover only a portion of the preliminary plat; provided, that it is in conformance with an approved preliminary plat and other requirements of this chapter.
- (c) Where the parcel is subdivided into larger tracts than for building lots, such parcels shall be divided so as to allow for the opening of major streets and the ultimate extension of adjacent minor streets.
- (d) Subdivisions showing unplatted strips or private streets controlling access to public ways shall not receive approval.
- (e) No land shall be subdivided which is held unsuitable by the planning commission for reason of flooding, inadequate drainage, water supply or sewage treatment facilities. All lots within the floodplain districts shall contain a building site at or above the regulatory flood protection elevation. All subdivisions shall have water and sewage disposal facilities that comply with the provisions of the Floodplain Ordinance of Chapter 74 of this Code, and have road access both to the subdivision and to the individual building sites no lower than two feet below the regulatory flood protection elevation. In the general floodplain district, applicants shall provide the information required in Chapter 74 of this Code. The planning commission shall evaluate the subdivision in accordance with procedures established in Chapter 74 of this Code.

Section 54-82. Streets.

- (a) The arrangement, character, extent, width and location of streets shall conform to the master plan, the approved standard street sections and all applicable ordinances and shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographical conditions, to run-off of storm water, to public convenience and safety and in their appropriate relation to the proposed uses of the area to be served.
- (b) Street right-of-way widths shall be a continuation of the existing right-of-way width or as shown in the master plan and where not shown therein, shall be not less than as follows:

Major thoroughfare	100 feet
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Collector	80 feet
Minor and marginal access	60 feet
Terminating in cul-de-sac	60 feet

- (c) Street intersections, at both centerline, and property line, insofar as practical shall be at right angles.
- (d) Street jogs with centerline offsets of less than 125 feet shall be avoided.
- (e) A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets and 50 feet on other streets.
- (f) Where street center lines within a block have a deflection angle of more than ten degrees there shall be a connecting curve with a radius adequate to insure a sight distance of not less than 200 feet for minor and collector streets, and of such greater radii as the planning commission shall determine for special cases.
- (g) Property lines at street intersections shall be rounded with a radius of at least 20 feet or with comparable cut-offs or chords in place of rounded corners, on all street rights-of-way which are less than 60 feet in width.
- (h) Street grades wherever feasible shall not exceed seven percent and in no case shall they be less than three-tenths percent.
- (i) Different connecting street gradients shall be connected with vertical parabolic curves. Minimum length, in feet, of these curves for collector streets shall be 15 times the algebraic difference in the percent of grade of the two adjacent slopes. For minor streets the minimum length shall be $7\frac{1}{2}$ times the algebraic difference in the percent of grade of the two adjacent slopes.
- (j) Minor streets shall be so aligned that their use by through traffic will be discouraged.
- (k) Cul-de-sac streets designed to be so permanently, shall not be longer than 500 feet, measured along the center line from the intersection of origin to end of right-of-way. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum right-of-way diameter of 100 feet and a minimum outside roadway diameter of 80 feet. The property line at the intersection of the turnaround and the straight portion of the street shall be rounded at a radius of not less than 20 feet. Where a street dead ends at the property line of the tract, the developer shall submit a plan for ingress and egress acceptable to the planning commission.
- (l) Half-streets shall be prohibited, except where essential to the reasonable development of the subdivision or the completion of the existing half-street in conformity with other requirements of these regulations and where the planning commission finds that it will be practicable to require the dedication of the other half when the adjoining property is subdivided.
- (m) Street names or numbers shall be used and shall not duplicate or be confused with names of existing streets and they shall be subject to approval by the planning commission.

- (n) Alleys, where permitted by the city, shall be at least 20 feet wide in residential areas and at least 24 feet wide in commercial areas. The city may require alleys in commercial areas where adequate off-street loading space is not available. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement. Dead-end alleys shall be avoided, but if unavoidable, shall be provided with adequate turn-around facilities at the dead-end.
- (o) All finished street surfaces shall be no more than one foot below the regulatory flood protection elevation.

Cross reference--Streets, sidewalks and other public places, ch. 50.

Section 54-83. Easements.

- (a) Easements at least 14 feet wide, centered on rear or side lot lines, shall be provided for utilities, where necessary. Easements shall have continuity of alignment from block to block and at deflection points, easements for pole-line anchors shall be provided.
- (b) Where a subdivision is traversed by a watercourse, drainage way, channel or stream, a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourses shall be provided, together with such further width or construction, or both, as will be adequate for the storm water drainage of the area.

Section 54-84. Blocks.

- (a) The maximum length of blocks shall be 1,800 feet. Blocks over 900 feet long may require pedestrian ways at least ten feet wide at their approximate centers. The use of additional access ways, to schools, parks and other destinations may be required.
- (b) Blocks intended for commercial and industrial use must be designed as such, and the block must be of sufficient size to provide for adequate off-street parking, loading and such other facilities as are required to satisfy the requirements of chapter 74.

Section 54-85. Lots.

- (a) The minimum lot size and dimensions in subdivisions designed for the R-1 residence zone shall be:
 - (1) Width, 75 feet at the established building setback line and 60 feet at the front lot line.
 - (2) Width of 75 feet at the established building setback line and 50 feet at the property line of cul-de-sac.
 - (3) Depth, 120 feet.
 - (4) Area, 10,000 square feet.

- (b) Lots intended for commercial, industrial or any other than R-1 single-family residential use, shall be designed as such, and the lot shall be of adequate size to allow off-street parking, loading areas and such other facilities as are required by Chapter 74.
- (c) Corner lots in residence zones shall have at least ten feet extra width and sufficient depth for established building setback on both streets.
- (d) All lots must have at least the minimum required frontage on a public dedicated street.
- (e) All lots must have a minimum of 30 feet in width at the rear lot line.
- (f) Side lot lines shall be substantially at right angles or radial to the street line.
- (g) Double-frontage or lots with frontage on two parallel streets shall not be permitted except:
 - (1) Where lots back on an arterial street in which case vehicular and pedestrian access between the lots and arterial street shall be prohibited. Such double-frontage lots shall have an additional depth of at least 20 feet in order to allow space for screen planting along the back lot line.
 - (2) Where topographic or other conditions render subdividing otherwise unreasonable, such double-frontage lots shall have an additional depth of at least 20 feet in order to allow space for screen planting along the back lot line.
- (h) Lots abutting on a watercourse, drainage way, channel or stream shall have an additional depth or width, as required, to assure house sites that are not subject to flooding.

Sections. 54-86--54-100. Reserved.