

CHAPTER 5  
**SUBDIVISION STANDARDS**

**SECTION:**

- 11-5-1: Relation To Adjoining Street System
- 11-5-2: Street And Alley Widths, Cul-De-Sacs, Easements
- 11-5-3: Blocks
- 11-5-4: Lots
- 11-5-5: Parks, School Sites And Other Public Places

**11-5-1: RELATION TO ADJOINING STREET SYSTEM:**

- A. Arrangement: 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) insofar as such may be deemed necessary by the planning commission for public requirements. The street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it.
- B. Approach To Arterial Or Collector Streets: Standard residential streets shall approach the arterial or collector streets at an angle of not less than eighty degrees (80°). (Ord., 5-5-1998)

**11-5-2: STREET AND ALLEY WIDTHS, CUL-DE-SACS, EASEMENTS:**

- A. Street Dedication: All streets in subdivisions in the city shall be dedicated to the city, except private streets as outlined in the PRUD overlay zone.
- B. Width Of Street Right Of Way: Arterial, collector and/or residential streets shall conform to the width designated in the general plan whenever a subdivision falls in an area which has been addressed in

the general plan. For territory where such street plan has not been completed at the time the preliminary plat is submitted to the planning commission, arterial or collector streets shall be provided as required by the planning commission, with minimum rights of way of one hundred feet (100') for major arterial streets, eighty four feet (84') for minor arterial streets and sixty six feet (66') for collector streets. (Ord., 5-5-1998)

- C. **Standard Residential Street Right Of Way:** Standard residential streets shall have a minimum right of way of sixty feet (60').
- D. **Cul-De-Sacs:** Cul-de-sacs shall be as specified in the cross section standards. If surface water drainage is into the turnaround, due to the grade of the street, necessary catch basins and drainage easements shall be provided. Where a street is designed to remain only temporarily as a dead end street, an adequate temporary turning area shall be provided at the dead end thereof to retrain and be available for public use so long as the dead end condition exists.
- E. **Utility And Drainage Easements:** Utility and drainage easements shall be provided along the side, front and rear lot lines of all subdivision lots and at such other locations as deemed necessary as directed by the city. The minimum size of these easements shall be ten feet (10') front and rear, and seven and one-half feet ( $7\frac{1}{2}'$ ) on adjoining sides of every lot for side yards. In some cases, larger easements may be required as directed by the city. The city will not be responsible for damage caused to landscaping or structures that are disrupted in the course of working inside a dedicated easement. It shall be unlawful to build any type of structure over a sewer, water, storm drain, or any other underground easement.
- F. **Standard Street Sections:** All proposed streets, whether public or private shall conform to the street cross section standards as recommended by the city.
- G. **Street Grades:** Street grades over any sustained length shall not exceed the following percentages: on arterial streets eight percent (8%); on collector streets ten percent (10%); on standard residential streets twelve percent (12%).
- H. **Protection Strips:** Where subdivision streets parallel contiguous property of other owners, the subdivider may retain a protection strip of not less than one foot (1') in width between said street and adjacent property; provided, that an agreement with the city, approved by the city attorney, has been made by the subdivider,

contracting to dedicate the one foot (1') or larger protection strip free of charge to the city for street purposes upon payment by the then owners of the contiguous property to the subdivider of a consideration named in the agreement, such consideration to be equal to the fair cost of the street improvements properly chargeable to the contiguous property, plus the value of one-half ( $\frac{1}{2}$ ) the land in the street at the time of the agreement. (Ord., 5-5-1998; amd. 2006 Code)

**11-5-3: BLOCKS:**

- A. Length: The maximum length of blocks generally shall be one thousand three hundred feet (1,300') and the minimum length of blocks shall be five hundred feet (500'). Blocks over eight hundred feet (800') in length may, at the discretion of the planning commission, be provided with a dedicated walkway through the block at approximately the center of the block. Such walkway shall not be less than six feet (6') in width.
- B. Width: The width of blocks shall be sufficient to allow two (2) tiers of lots or as otherwise approved by the planning commission because of design, terrain or other unusual conditions.
- C. Business And Industrial Uses; Parking And Delivery: Blocks intended for business or industrial use shall be designed specifically for such purposes with adequate space set aside for off street parking and delivery facilities. (Ord., 5-5-1998)

**11-5-4: LOTS:**

- A. 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 probable future requirements.
- B. Zoning Requirements: All lots shown on the subdivision plat must conform to the minimum area and width requirements of the zoning ordinance for the zone in which the subdivision is located, or
  1. Except as otherwise permitted by the board of adjustment, or

2. As required by the city engineer or state board of health as being the minimum area necessary for septic tank disposal and water well protection if greater than the above area requirements.
- C. **Abut 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.
  - D. **Flag Lots:** When approved by the city, flag lots may be utilized in subdivision design; provided, that the lots comply with all of the requirements contained in title 10, chapter 18 of this code.
  - E. **Corner Lots:** Corner lots shall have extra width sufficient for maintenance of required building lines on both streets.
  - F. **Side Lot Lines:** Side lines of lots shall be approximately at right angles, or radial to the street line.
  - G. **Remnants:** All remnants of lots below the minimum size left over after subdividing a larger tract must be added to adjacent lots, rather than allowed to remain as unusable parcels.
  - H. **Ownership:** Where the land covered by a subdivision includes two (2) or more parcels in separate ownership and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be transferred by deed to either single or joint ownership before approval of the final plat, and such transfer certified to the city by the county recorder.
  - I. **Natural Drainage And Other Easements:** The city may require that easements for drainage through adjoining property be provided by the subdivider, and easements for water, sewer, drainage, power lines and other utilities shall be provided in the subdivision where required by the city. (Ord., 5-5-1998)

**11-5-5: PARKS, SCHOOL SITES AND OTHER PUBLIC PLACES:**

- A. **Layout To Include Facilities:** Should the area to be subdivided cover future park sites, future school sites and/or any other public places as indicated on the master plan, the subdivider shall provide a subdivision layout which incorporates the layout and design for these facilities.

- B. Time For Purchase: If any such proposed public areas or school sites have not been purchased by the appropriate public agency within one year after the recording of the final plat, such areas may be subdivided into lots and blocks in accordance with the requirements of this title. (Ord., 5-5-1998)

