

**157.02. DESIGN PRINCIPLES AND STANDARDS****157.02.01 Conformance with Design Standards Required**

The overall provisional (primary) and record (secondary) plat of the subdivision shall conform to the following principles and standards of design set out in this Section 157.02.

**157.02.02 Streets**

- A.** Proposed streets should be adjusted to the contour of the land so as to produce usable lots and streets of reasonable gradient.
- B.** The street and alley layout shall conform to the official thoroughfare plan for the development of the neighborhood in which the proposed subdivision is located and shall provide access to all lots and parcels of land within the subdivision. Where streets cross other streets, jogs shall not be created. The minimum distance between center lines of parallel or approximately parallel streets intersecting a cross street shall be 120 feet.
- C.** Proposed streets shall be extended to the boundary line of the tract to be subdivided so as to provide for normal circulation of traffic within the vicinity, unless deemed unnecessary by the Commission.
- D.** Wherever a dedicated or platted portion of a street or alley is adjacent to the proposed subdivision, the remainder of the street or alley to the prescribed width shall be platted within the proposed subdivision.
- E.** The widths of streets shall conform to the widths specified according to type of use in the official thoroughfare plan.
- F.** The minimum right-of-way width of residential streets, including marginal access streets or cul-de-sacs, shall be 60 feet. All cul-de-sacs shall terminate in a circular right-of-way with a minimum diameter of 120 feet, or other arrangement for the turning of all vehicles conveniently within the right-of-way, as approved by the Planning Director during Site Plan Review.
- G.** The minimum right-of-way width of alleys, where platted, shall be 20 feet.
- H.** The center lines of streets shall intersect as nearly at right angles as possible.
- I.** At the intersections of streets with other streets, property line corners shall be rounded by arcs with radii of not less than 15 feet, or by chords of such arcs.
- J.** At intersections of streets with alleys, property line corners shall be rounded by arcs of at least 20 feet radii, or by chords of such arcs .
- K.** The radius of the arc at the intersection of property lines shall be increased as deemed advisable by the Commission if the smaller angle of intersection of two streets is less than 60 degrees.
- L.** No more than two streets shall intersect at one point.
- M.** The Commission may apply special standards in the design of parkways or special types of streets.
- N.** Whenever the proposed subdivision contains or is adjacent to a railroad right-of-way or a street designated a "limited access highway" by the appropriate authorities, provision shall be made for a marginal access street, or a parallel street at a distance acceptable for the appropriate use of the land between the railroad or limited access highway and such streets.
- O.** Unobstructed sight distances measured from a point five (5) feet above the proposed grade line, to permit horizontal visibility on all streets, shall be established along the center line of such streets as follows:

1. Arterial streets: 500 feet.
  2. Feeder streets, residential streets, and parkways: 300 feet.
- P. Curvature measured along the center line shall have a minimum radius as follows:
1. Arterial streets: 500 feet.
  2. Feeder streets and parkways: 300 feet.
  3. Residential streets: 150 feet.
- Q. There shall be a tangent of not less than 100 feet between reversed curves on arterial streets. On feeder and residential streets and parkways the tangent shall be not less than 40 feet.
- R. Maximum grades for streets shall be as follows:
1. Arterial streets and parkways: not greater than six (6%) percent.
  2. Feeder streets, residential streets, and alleys: not greater than ten (10%) percent.
- S. The minimum grade of any street gutter shall not be less than 0.3 percent.

#### **157.02.03 Blocks**

- A. Blocks shall not exceed 700 feet in length.
- B. Blocks shall be of sufficient width to permit two tiers of lots of appropriate depth, except where an interior street parallels a limited access highway or an arterial street or a railroad right-of-way.

#### **157.02.04 Lots**

- A. All lots shall abut on a street.
- B. Sidelines of lots shall be at approximately right angles to straight streets and on radial lines on curved streets. Some variation is permissible, but pointed or very irregular lots are not permitted.
- C. Double frontage lots shall not be platted, except that where desired along arterial streets, lots may face on an interior street and back on such thoroughfares.
- D. Widths and areas of lots shall be not less than that provided in the zoning district in which the subdivision is located, except that when a water main supply system or a sanitary sewer is not available, the area necessary to install a private water supply or private sewage disposal on the lot in accordance with the Madison County Board of Health regulations shall be the required minimum lot area.
- E. Corner residential lots shall be wider than other lots to permit appropriate setbacks from both streets.

#### **157.02.05 Utilities And Easements**

Where alleys are not provided, easements for utilities shall be provided in accordance with the provisions of this Section. Easements shall have a minimum width of 20 feet. Where located along lot lines, one-half of the width may be taken from each lot; however, the total width may be increased to 30 feet. The local public utility companies shall approve the location of easements for the installation of their services prior to the establishment of such easement.

#### **157.02.06 Public Open Spaces**

Where sites for parks, schools, playgrounds, or other public uses are located within the subdivision area as shown on the Comprehensive Plan, the Plan Commission may request their dedication for such purposes, or their reservation for a period of one (1) year following the date of the approval of the record plat. If a concerned governmental agency passes a

resolution expressing its intent to acquire the land so reserved, the Commission shall extend the reservation period for an additional six (6) months.