

CHAPTER 16.28

SUBDIVISION STANDARDS

SECTION:

16.28.010: Relation To Adjoining Street System

16.28.020: Street And Alley Widths, Cul-De-Sacs, Easements And Street Access

16.28.030: Blocks

16.28.040: Lots

16.28.050: Parks, School Sites And Other Public Places

16.28.010: RELATION TO ADJOINING STREET SYSTEM:

A. The arrangement of streets in new subdivisions shall make provision 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. Half streets along the boundary of land proposed for subdivision will not be permitted.

B. Minor streets shall approach the major or collector streets at an angle of not less than eighty degrees (80°). (Ord. 89-003 § 7(A))

16.28.020: STREET AND ALLEY WIDTHS, CUL-DE-SACS, EASEMENTS AND STREET ACCESS:

A. Street Dedication: All streets in subdivisions in the City of Farr West shall be dedicated to the City.

B. Major And Collector Streets: Major and collector streets shall conform to the width designated on the Master Street Plan wherever a subdivision falls in an area for which a Master Street Plan has been adopted. For territory where such street plan has not been completed at the time the preliminary plan is submitted to the Planning Commission, the minimum widths of one hundred feet (100') for major streets and sixty feet to eighty feet (60' - 80') for collector streets shall apply.

C. Minor Streets: Minor streets shall have a minimum width of sixty feet (60').

D. Alleys: Alleys shall have a minimum width of twenty feet (20'). Alleys may be required in the rear of business lots, but will not be accepted in residential blocks except under unusual conditions where such alleys are considered necessary by the Planning Commission.

E. Cul-De-Sacs:

1. Cul-de-sacs shall have a minimum diameter of one hundred thirty feet (130') and have a turnaround not less than one hundred ten feet (110') in diameter, as measured from inside edge of the curb to inside edge of the curb. If, due to the grade of the street, surface water drainage is into the turnaround, then necessary catch basins and/or drains and drainage easements shall be provided.

2. Where a street is designed to remain only temporarily as a dead end street and a house has frontage on the street, an adequate temporary turning area shall be provided at the dead end street thereof to remain and be available for public use so long as the dead end condition exists.

3. Half cul-de-sacs and knuckles are not permitted on any street.

F. Easements For Drainage: Easements for drainage through the property may be required by the City Engineer, and easements of not less than ten feet (10') in width shall be provided where required for utilities or other purposes.

G. Service Roads: Service roads paralleling major streets shall be required unless the Planning Commission approves double frontage lots which may back onto major highways or collector streets as designated on the major street plan. Where lots back onto a major highway or collector street a buffer planting strip of trees or shrubs shall be provided at a width of ten feet (10') or wider, but in no case less than ten feet (10').

H. Protection Strips: Where subdivision streets parallel contiguous property of other owners, the subdivider may, upon approval of the Planning Commission, retain a protection strip not less than one foot (1') in width between the street and adjacent property, provided that an agreement approved by the City Attorney has been made by the subdivider, contracting to deed to the owners of the contiguous property, the one foot (1') or larger protection strip for consideration named in the agreement. Such consideration to be not more than the fair cost of land in the protection strip, the street improvements properly chargeable to the contiguous property, plus the value of one-half ($1/2$) the land in the street at the time of agreement, together with interest at a fair rate from time of agreement until time of subdivision of such contiguous property. One copy of the agreement shall be submitted to the City Attorney and one to the Planning Commission prior to approval of the final plat.

I. Street Access: Developments, including proposed developments done in multiple phases, where the total number of dwelling units in the entire development exceeds thirty (30), shall require two (2) separate City approved access streets. Where two (2) access streets are required, they shall be placed a distance apart not less than one-half ($1/2$) of the length of the maximum overall diagonal dimension of the property, measured in a straight line between accesses.

J. Alternative Access: If the required distance between the two (2) access streets required by this chapter cannot be achieved because of the development's configuration and dimensions, the location of connecting roads, topography, waterways, nonnegotiable grades or other similar conditions which are not due solely to the design of the development, then the developer may submit to the Planning Commission for its consideration access streets which have an alternate distance apart than that required by this paragraph. Such a submission must fully describe the conditions which the developer believes would not permit the distance between access roads required by this chapter and include the developer's recommendation for alternate locations of the required access streets. (Ord. 2017-12: Ord. 2014-03: Ord. 2013-04: Ord. 02-01 § 1: Ord. 89-003 § 7(B))

16.28.030: BLOCKS:

A. Blocks shall not exceed one thousand six hundred feet (1,600') in length. A dedicated walkway through the block may be required where access is necessary to a point designated by the Planning Commission. The subdivider shall surface the full width of the walkway with concrete surface, install a chainlink fence, or its equal, four feet (4') high on each side and the full length of each walkway, and provide, in accordance with the standards and rules and regulations, barriers at each walkway entrance to allow vehicles no wider than four feet (4').

B. The width of blocks generally shall be sufficient to allow two (2) tiers or lots.

C. Irregular shaped blocks, indented by cul-de-sacs, or containing interior spaces, will be acceptable when properly designed and fitted to the overall plat.

D. 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. 89-003 § 7(C))

16.28.040: 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. Required Minimums:

1. All lots shown on the subdivision plan must conform to the minimum requirements of the zoning ordinance for the zone in which the subdivision is located, and to the minimum requirements of the City Engineer and the County Board of Health for sewage disposal.

2. The minimum width for any residential building lot shall be as required by the zoning ordinance.

3. Where a public sewer is not available the minimum area of such lots shall be not less than that approved in a letter to the Planning Commission by the Board of Health nor less than twenty thousand (20,000) square feet, whichever is greater.

C. Abut On Dedicated Street:

1. Each lot shall abut on a street dedicated by the recording of the subdivision or on an existing publicly dedicated street, or on a street which has become public by right of use and is more than twenty six feet (26') wide.

2. Interior lots abutting on more than one street shall be prohibited except where unusual conditions make other design undesirable. In the event a lot abuts on a public right-of-way created by use, the subdividers shall be required to improve the right-of-way to the standards set by Farr West City.

D. Corner Lots: Corner lots shall have extra width sufficient for maintenance of required building lines on both streets.

E. Sideline Standard: Sidelines of lots shall be approximately at right angles, or radial to the street lines.

F. Remnants To Be Absorbed: All remnants of lots below minimum size left over after subdividing a larger tract must be added to adjacent lots, rather than allowed to remain as unusable parcels.

G. Single Or Joint Ownership Only: 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 plan, and such transfer certified to the Planning Commission by the County Recorder. (Ord. 89-003 § 7(D))

16.28.050: PARKS, SCHOOL SITES AND OTHER PUBLIC PLACES:

A. Open Space In Design: When the preliminary plan is submitted for the division of property, a part or all of which is deemed suitable by the Planning Commission for schools, parks, playgrounds or other public use in accordance with the Master Plan, the Planning Commission shall require the subdivider to include the required public open space in the subdivision design to the satisfaction of the Planning Commission.

B. Space Offered For Sale: The subdivider at or before the time of presentation of the final subdivision plat for approval of the City Council shall offer to sell to the City or other appropriate agency, at any time during the two (2) year period immediately following the recording of the final plat, any land which has been set aside for park, playground, school or other public use at a fair market price.

C. Fair Market Value: In the case of land required for park or playground the fair market price shall be based upon raw land value but in no event shall such price exceed the price for the land in the last bona fide sale thereof within a period of five (5) years immediately before the date of the final subdivision plat.

D. Available For Two Year Period: The City or other appropriate public agency, may accept such offer at any time within a two (2) year period immediately following the recording of the final plat. If any such proposed public areas have not been purchased by the appropriate public agency within two (2) years after the recording of the final plat, such areas may be divided into lots in accordance with the requirement of this title, and sold. (Ord. 89-003 § 7(E))