

Chapter 16.12

DESIGN STANDARDS

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16.12.010 Design requirements.

The following design requirements shall apply to all developments within the town, unless the development has been platted and the streets dedicated to public use prior to the adoption of the ordinance codified in this chapter or unless unusual conditions warrant a variance from such requirements and such variance is approved by the town council.

A. Streets shall bear a logical relationship to topography and to the location of existing or platted streets in adjacent property.

B. Streets, utility rights-of-way and public open spaces shall conform to the official plans of the town for the extension and location of such public facilities.

C. Minimum street widths shall be as follows:

Classification	Right-of-Way Roadway	
	Width	Width
Major arterial	100 feet	68 feet
Collector with Property line walk	80 feet	52 feet
Local street With property Line walk	60 feet	46 feet
Local street with Curb walk	60 feet	46 feet

D. Where a development adjoins or contains an existing or proposed major arterial highway or street on which traffic volumes and vehicular speeds warrant special safety features, marginal access streets at least thirty feet in width shall be required.

E. Dead-end streets shall be not more than four hundred (400) feet in length, with a minimum outside radius of fifty (50) feet at the closed end.

F. Streets shall intersect at right angles.

G. Full width streets shall always be platted.

H. Street jogs with center line of sets of less than one hundred twenty-five (125) feet shall not be allowed.

I. When streets are in alignment with existing streets, the new streets shall be named according to the streets with which they correspond. Streets which do not fit into an established street-naming pattern shall be named in a manner which will not duplicate or be confused with existing street names.

J. Lots shall be at least as large as required by the minimum standards contained in the zoning regulations; except, that in no event shall any interior lot be less than sixty (60) feet in width nor shall any corner lot be less than seventy (70) feet in width in residential areas.

K. Lot lines shall be at right angles to the street line or at right angles to the tangent of the curb of the street line.

L. Reserved corner lots and through lots shall not be permitted.

M. All lots shall front on a public street or highway.

N. Blocks for residential use shall be minimum of three hundred (300) feet in length and no more than six hundred (600) feet in length.

O. Alleys shall be at least thirty (30) feet in width and open at both ends in business districts. Alleys at least twenty (20) feet in width shall ordinarily be required in all residential districts. Where alleys are not required, easements shall be granted or reserved at least ten (10) feet in width on each side of all rear lot lines and along side lot lines where necessary for utility installation and maintenance.

P. No lots shall be platted in areas subject to flooding unless adequate flood protection measures are taken.

Q. To enable the development of public uses to serve the development, dedication of areas or sites of a character, extent, and location suitable for parks, schools, open space, greenbelts, or other public purposes (other than streets) shall be dedicated as follows:

The percent of the total land to be dedicated shall be based on the formula below which recognizes the national standard of ten acres per one thousand (1000) population for park usage. This standard is then related to the density and varying family size with density changes. Therefore, the amount to be dedicated is calculated as follows:

Gross density x 2 + 5 = % Dedication required

(Example: 3 units per acre x 2 + 5 = 11% Dedication)

An alternate to dedication could occur if agreed upon by the town council in one of the following methods:

1. Dedicating use rights to the town for a portion of the area;
2. Leasing to the town for a nominal fee for fifty (50) to one hundred (100) years;
3. Cash payments to the town for the market value of and land required for open space. (Prior code § 16-102)

16.12.020 Additional design requirements.

The following design requirements shall apply to all developments within the town unless unusual conditions warrant a variance from such requirements and such variance is approved by the town council:

A. Street grades shall be more than five-tenths percent but less than ten percent for local and collector streets and alleys and less than six percent for major arterial streets.

B. Streets shall be leveled to grade of less than four percent for a distance of at least one hundred (100) feet approaching all intersections.

C. All telephone, television and electrical power lines shall be placed underground in streets, alleys or easements in a manner approved by the mayor. (Prior code § 16-103)