

Chapter 17.20

GENERAL DESIGN STANDARDS

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17.20.010 General plan conformance. All subdivisions shall be considered in general in relation to any general plan of the town or any part thereof, or any preliminary plans made in anticipation thereof. In particular, the street and highway design shall conform in width and alignment to the adopted circulation element of the general plan, or to such minor deviations therefrom as are approved by the town council upon submission of the tentative map. (Ord. 386 §9, 1977: prior code §10 204 (part)).

17.20.020 Street and highway--Conformance. The street and highway design shall conform to any proceedings affecting the subdivision, which may have been approved by the town after initiation by the town, county or state. If the proposed subdivision includes any portions of rights-of-way to be acquired for freeway purposes, after determination of the boundaries thereof by the town council, the subdivider shall have the option to either dedicate or withhold from subdivision all of the area included in the rights-of-way. (Prior code §10 204 (part)).

17.20.030 General conditions for street and highway design. The following general conditions shall apply to street and highway design:

(1) All streets shall, as far as practicable, be in alignment with existing adjacent streets by continuation of the centerlines thereof, or approved minor adjustments thereof, and shall be in general conformity with the plans made for the most advantageous development of the area in which the subdivision is located;

(2) Street intersections shall be at right angles, or as close thereto as may be practicable in specific cases;

(3) Where necessary to provide proper access to future subdivision of adjoining lands, streets shall extend to property boundaries as dead end streets without a turn around, except that a turn around with a minimum radius of forty feet shall be provided for dead end streets not providing access to such adjoining properties;

(4) Property lines at block corners of intersections shall be rounded with a curve radius of twenty feet for local streets, and a diagonal cut off of not less than a twenty foot straight line where major or secondary highways intersect local streets;

(5) The centerline radius of all curving street and highways shall conform to accepted

engineering standards of design, subject to the approval of the town engineer. (Prior code §10 204 (part)).

17.20.040 Widths of streets and highways. Widths of streets and highways shall conform to the following standards, unless shown otherwise on any approved master plan as hereinabove specified:

- (1) The typical minimum width shall be forty feet for purely local streets of subdivisions, except that a greater minimum width may be required by the governing body;
- (2) A width greater than sixty feet may be required for streets designed to serve commercial property, or for arterial highways where traffic conditions warrant a width up to eighty feet;
- (3) Boundary streets of a subdivision shall have a width of at least one-half of the above required minimum widths, unless special conditions require a greater width in the opinion of the town council;
- (4) Private streets shall not be permitted except upon approval of the town council in special cases. (Prior code §10 204 (part)).

17.20.050 Alley provisions. Alleys of not less than twenty feet in width shall be provided in the rear of all lots fronting on major or secondary highways, except where service or frontage roads are provided abutting the highway for ingress or egress for such lots abutting the highway. Such alleys may likewise be required in the rear of lots designed for business or multiple family purposes, unless, in the opinion of the town council, traffic conditions will not require alleys. In all other cases, the provision of alleys shall be optional with the subdivider. (Prior code §10 204 (part)).

17.20.060 Arrangement--Convenience required. In all cases the street and alley arrangement shall be such as not to cause undue hardship to owners of adjacent property when they subdivide, and adequate and convenient access to adjacent property shall be required. (Prior code §10 204 (part)).

17.20.070 Street name conformance. Names of streets in subdivisions shall conform to those of existing streets when they are extensions of the same, or are in approximate line with the same. Proposed names of all other streets shall avoid any duplication of existing names or confusion therewith. (Prior code §10 204 (part)).

17.20.080 Easements. Where alleys are not provided, the subdivider shall offer for dedication such easements as are herein required for public utility, sewer and/or drainage purposes, and any obstructions placed in the easements after recordation thereof may thereafter be removed by the proper authority when they interfere with the use thereof for the purpose. Unless easements of lesser width are permitted by the town, easements at the rear or sides of lots shall be a minimum of ten feet in width. The location of the easements shall be subject to the approval of the town in order to provide adequate access to all lots for the above purposes. (Prior code §10 204 (part)).

17.20.090 Block size requirements--Pedestrian way. Blocks in general shall not exceed twelve hundred feet in length or be less than four hundred feet, unless special conditions warrant longer blocks in the opinion of the town council, in which case pedestrian ways of ten feet may be required at the approximate center of the blocks. (Prior code §10 204(part)).

17.20.100 Lots. Lots shall be subject to the following requirements:

(1) The size and shape shall be such as are proper for the locality in which the subdivision lies. In no case shall the average minimum widths be less than as shown upon the following table, with reference to each district described in Sections 18.16.040 and 18.32.050:

R-1:B-6 districts,	width:	50	feet;
R-1:B-7.5 districts,	width:	70	feet;
R-1:B-10 districts,	width:	85	feet;
R-1:B-15 districts,	width:	100	feet;
R-1:B-20 districts,	width:	120	feet;
R-1:B-A districts,	width:	150	feet;
R-1:B-5 A districts,	width:	300	feet;
R-1:B-10 A districts,	width:	300	feet.

In no case shall the minimum depth be less than one hundred feet, and the area less than seven thousand five hundred square feet, except where lots are designed for business purposes, or where there are hillsides, or unusual topographic conditions, curved or dead-end streets, in which cases the town council may either grant exceptions to the above, or may require lot areas and lot widths to be greater than as required by the zoning law and herein;

(2) All lots shall front upon streets, and the side lines thereof shall be approximately at right angles with the street, or radial, if the street be curbed, with such exceptions as are approved in the case of dead-end streets;

(3) No lots shall be divided by a boundary line of the town or of any public district, school or otherwise;

(4) Lots having double frontage will not be approved, except where necessitated by topographic or other unusual conditions, and shall be subject to the approval of the town council. Typical block widths shall be sufficient for an ultimate double tier of lots, unless unusual conditions in the vicinity justify a variation from this requirement;

(5) Where practicable lots shall be designed to rear upon railroad rights-of-way, drainage channels or other physical conditions located within the boundaries of, or adjacent to the subdivision. (Ord. 530 (part), 1995; Ord. 473 (part), 1989; Ord. 284 §1, 1968; prior code §10 204(part)).

17.20.110 Underground utilities. All telephone, telegraph and electric wires or cables or other distribution lines to be constructed in and for the purpose of providing service to a subdivision shall be placed underground. "Underground" for the purposes of this section may include an electrical distribution system consisting of metal poles supporting high voltage wires, transformers and street lights with all other facilities and wires for the supplying and distribution of electrical energy and service placed underground. The subdivider shall compensate the utility for the difference in cost between the overhead and underground installation and shall make the necessary arrangements with the utility. (Ord. 284 §2, 1968; prior code §10 204 (part)).