

SECTION II - DESIGN STANDARDS

A. Relation to Comprehensive Plan

1. The proposed subdivision shall conform, as far as practicable, to the Comprehensive Plan as adopted by the City Council.
2. In considering a proposed subdivision, the Planning Board shall pay due regard to the character of the subdivision, whether open residence, dense residence, business, or industrial.

B. Streets

1. General Design: The arrangement, character, extent, width, grade location of all streets shall be considered in their relation to existing and planned streets, side conditions, public convenience and safety. Due consideration shall also be given by the subdivider to the attractiveness of the street layout in order to obtain the maximum livability of the subdivision. All streets shall be designed so that, in the opinion of the Planning Board, they will provide safe vehicular travel.
2. Local streets shall be so laid out that their use by through traffic will be discouraged.
3. Arterial streets: separation may be required by the Planning Board by use of marginal access roads, a planting screen in a non-access reservation, or other suitable treatment.
4. Limited access right-of-way: separation of subdivision from limited access row may be required by the Planning Board by use of parallel access roads, planting screen in a non-access reservation or other suitable treatment.
5. Street extensions or access to adjoining property not yet subdivided shall be provided for in a manner satisfactory to the Planning Board.
6. Reserve strips prohibiting access to streets or adjoining property are prohibited except where in the opinion of the Planning Board such strips shall be in the public interest.
7. Street jogs shall have centerline offsets of not less than 125 feet.
8. A tangent of at least 100' shall be introduced between reverse curves on arterial and major streets.

9. The minimum centerline radii of curved local streets shall normally be 200'. Greater radii may be required for major and arterial streets.
10. When connecting street lines deflect from each other at any one point by more than ten (10) degrees, they shall be connected by a curve with centerline radius of at least 100' for local streets; greater radii may be required for major and arterial streets.
11. Streets shall intersect as nearly as possible at right angles. No street shall intersect any other street at less than sixty (60) degrees.
12. Property lines at street intersections shall be rounded with a radius of not less than 20', or greater radii as the Planning Board requires.

C. Street Widths: Minimum street rights-of-way shall be as follows:

Street type	Rights-of-way feet
Arterial	80
Major	64
Local	40
Marginal access	40

Greater width shall be required by the Planning Board when deemed necessary for present and future vehicular travel.

D. Street Grade: Street grades, when feasible, shall not exceed the following limits with due allowance for reasonable vertical curves except no street grade shall be less than 0.5%.

Street type	Percent grade
Arterial	5
Major	5
Local	8
Marginal access	8

E. Dead-end Streets:

1. Dead-end streets shall not be longer than four hundred feet (400') unless in the opinion of the Planning Board greater length is necessitated by local site conditions.

2. Dead-end streets shall be provided at the closed end with a turn-around having an outside roadway diameter of at least one hundred feet (100') and a property line diameter of at least one hundred fifteen feet (115').
 3. Dead-end streets are prohibited for major and arterial streets.
- F. Sidewalks** shall be placed along all major and arterial streets and local streets where necessary for pedestrian safety or in conjunction with schools, playgrounds, shopping centers, or other community facilities.
- G. Curbs** shall be constructed along the gutterline of all streets for control of storm water run-off and pedestrian safety.
- H. Easements:**
1. Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary, and shall be not less than fifteen feet (15') wide.
 2. Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course. Further width or construction, or both, may be required to provide adequate drainage.
- I. Blocks:**
1. The length, width, and shape of city blocks shall be determined with due regard to:
 - (a) Provision of adequate building sites for the type of use contemplated
 - (b) Zoning requirements as to lot sizes and dimensions
 - (c) Need for convenient access, circulation and safety of vehicular traffic
 2. Block lengths shall not exceed twelve hundred feet (1,200') or be less than four hundred feet (400').
- J. Pedestrian ways:** a minimum of ten feet (10') in width may be required by the Planning Board to provide pedestrian access to schools, playgrounds or other community facilities.

K. Lots:

1. The shape and orientation of lots shall be appropriate for the location of the subdivision and the type of development contemplated.
2. Lot sizes, set back lines, and minimum frontage shall conform to the Zoning Ordinance requirements.
3. All lots shall be served by public sewer and water. Permission to serve lots by private water and sewer systems may be granted subject to the approval of the Board of Health.
4. All lots shall have satisfactory access to a public street.
5. Side lot lines shall be substantially at right angles or radial to street lines.
6. Double frontage, and reverse frontage lots should be avoided, except where needed to overcome specific disadvantages such as arterial streets, topography or orientation. A screen planting in a non-access reservation at least ten feet (10') wide shall be provided in such cases.

L. Open Spaces:

Before approval of a plan the Planning Board may also, in proper cases, require the dedication or reservation of such area within the subdivision for a school, playground, or other public use, or for light and air, as they deem suitable to the needs created by the subdivision.

M. Protection of Natural Features:

Due regard shall be shown for all natural features, such as large trees, water courses, scenic points, historic spots, and other community assets, which, if preserved, will add attractiveness and value to the property.

N. Utilities:

In minor and major subdivisions all electric utility lines, communications lines and street lighting lines shall be installed underground. (3/70)