

Chapter 18

SUBDIVISIONS*

- Art. I. In General, §§ 18-1-18-30**
- Art. II. Preliminary Plat, §§ 18-31-18-55**
- Art. III. Final Plat, §§ 1&-56-18.80**
- Art. IV. Design Requirements, §§ 18-81-18-146**
 - Div. 1. Generally, §§ 18-81-18-110
 - Div. 2. Streets and Rights-of-Way, §§ 18-111-18-140
 - Div. 3. Blocks and Lots, §§,18-141-18-146

ARTICLE I. IN GENERAL

Sec. 18-1. Short title.

This chapter shall be known and may be cited as the "Land Subdivision Ordinance of the City of West Point, Georgia."
(Code 1967, § 21-1)

Sec. 18-2. Purpose and intent.

This chapter is enacted pursuant to the laws of the state for the following purposes:

- (1) To encourage economically sound and stable land development;
- (2) To ensure the provision of required streets, utilities, and other facilities and services to land developments;
- (3) To ensure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in land developments;
- (4) To ensure the provision of needed public open spaces and building sites in land developments through the dedication or reservation of land for recreational, educational and other public purposes; and
- (5) To ensure that land is developed in conformity with the master plan of the city.

(Code 1967, § 21-2)

Sec. 18-3. Conflict with other laws.

Whenever the provisions of this chapter and those of some other ordinance or statute apply to the same subject matter, that ordinance requiring the highest or most strict standard shall govern.

(Code 1967, § 21-3)

*Cross references—Buildings and building regulations, Ch. 5; streets and sidewalks, Ch. 17; utilities, Ch. 21; zoning, App. A.

State law reference—Georgia Land Sales Act of 1982, O.C.G.A. § 44-3-1 et seq.

Sec. 18-4. Definitions:

When used in this chapter, the following words and phrases shall have the meaning given in this section. Terms not herein defined shall have their customary dictionary definitions where not inconsistent with the context.

Easement means a grant by the landowner of the use of land for a specific purpose.

Governing body means the city council.

Lot means a portion or parcel of land separated from other portions or parcels by description as on a subdivision plat or record of survey map or as described by metes and bounds and intended for transfer of ownership or for building development. For the purpose of this chapter, the term does not include any portion of a dedicated right-of-way.

Major street means major thoroughfare.

Master plan means the comprehensive plan.

Planning commission means the municipal planning board.

Plat means a map or drawing upon which the plan of a subdivision is presented for approval and, in final form, for recording.

Street means a way for vehicular traffic, whether designated as an avenue, boulevard, road, highway, expressway, lane, alley, or other way, and for the purposes of this chapter streets are divided into the following categories and are depicted on Illustration 1 on file in the office of the city clerk-treasurer:

- (1) *Major street* means a street designated as such on the major street plan of the city.
- (2) *Collector street* means a street within a subdivision used to carry traffic from the minor streets to the major streets and includes, the principal entrance and circulation streets of a subdivision.
- (3) *Minor street* means a street used primarily, for access to the abutting properties.
- (4) *Alley* means a minor way used for service access to the back or side of properties otherwise abutting on a street.
- (5) *Cul-de-sac* means a minor street with only one (1) outlet and is sometimes called a dead-end street.
- (6) *Marginal access street* means a minor street parallel and adjacent to major streets and which provides access to abutting properties with protection from through traffic.

Subdivider means the person having such a proprietary interest in the land to be subdivided as will authorize the maintenance of proceedings to subdivide such land under this chapter or the authorized agent of such person for the purpose of proceeding under this chapter.

Subdivision means all divisions of a tract or parcel. of land into two (2) or more lots, building sites, or other divisions for the purpose; whether immediate or future, of sale, legacy,

or building development and includes all division of land involving a new street or a change in existing streets and resubdivision and, where appropriate to the context, relates to the process of subdividing or to the land or area subdivided; provided, however, that the following are not included within this definition:

- (1) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the municipality;
- (2) The division of land into parcels of five (5) acres or more where no new street is involved.

(Code 1967, § 21-4)

Sec. 18-5. Platting authority. -----

The municipal planning board shall be the official platting authority, and no plat of a land subdivision shall be entitled to record in the office of the Clerk of the Superior Court of Troup or Harris County unless it shall have the approval of the municipal planning board inscribed thereon. The filing or recording of a plat of a subdivision without the approval of the municipal planning board as required by this chapter is declared to be a misdemeanor.

(Code 1967, § 21-5)

Sec. 18-6. Use of plat.

The transfer of, sale of, agreement to sell, or negotiation to sell land by reference to or exhibition of or other use of a plat of a subdivision that has not been given final approval by the municipal planning board and recorded in the office of the Clerk of the Superior Court of Troup or Harris County is prohibited, and the description by metes and bounds in the instrument of transfer or other document shall not exempt the transaction from such penalties.

(Code 1967, § 21-6)

Sec. 18-7. Opening and Improving public streets.

The governing body of the city shall not accept, lay out, open, improve, grade, pave or light any street or lay any utility lines in any street which had not attained the status of a public street prior to the effective date of the ordinance from which this chapter derives, unless such street corresponds to the street location shown on an approved subdivision plat or on an official street map adopted by the municipal planning board. The governing body may accept, lay out, open and improve any street not so platted if it first submits such proposed action to the municipal planning board for its review and comment.

(Code 1967, § 21-7)

Sec. 18-8. Erection of buildings.

No building permit shall be issued and no building shall be erected on any lot in the *city* unless the street giving access thereto has been accepted as a public street in accordance with

this chapter or unless such street had attained the status of a public street prior to the effective date of the ordinance from which this chapter derives.

(Code 1967, § 21-8)

Sec. 18-9. Variations and exceptions.

Whenever a tract of land to be subdivided is of such unusual size, topography or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in this chapter would result in real difficulties or substantial hardship or injustice, the city council, after report by the municipal planning board, may vary or modify such requirements so that the subdivider may develop his land in a reasonable manner, but so that, at the same time, the public welfare and interests of the city are protected and the general intent and spirit of this chapter preserved.

(Code 1967, § 21-10)

Sec. 18-10. Changes and amendments.

Any regulations or provisions of this chapter may be changed and amended from time to time by the *city* council, provided, however, that such changes or amendments shall not become effective until after a study and report by the municipal planning board and until after a public hearing has been held thereon, the time and place of which shall have been published in a newspaper of general circulation at least fifteen (15) days prior to such hearing.

(Code 1967, § 21-11)

Sees. 18-11-18-30.. Reserved.

ARTICLE II. PRELIMINARY PLAT

Sec. 18-31. Scale.

The preliminary plat shall be clearly and legibly drawn at a suitable scale, but not smaller than two hundred (200) feet to one (1) inch.

(Code 1967, § 21-22)

Sec. 18-32. Sheet size.

The complete plat shall be shown on one (1) sheet of a suitable size.

(Code 1967, § 21-23)

Sec. 18-33. Ground elevations.

(a) The preliminary plat shall show ground elevations, based on the datum plane of the U.S: Nast and Geodetic Survey or a datum plane approved by the city engineer, as follows:

- (1) For land that slopes less than approximately two (2) percent, show spot elevations at all breaks in grade, along all drainage channels or swales, and at selected points not more than one hundred (100) feet apart in all directions.

(2) For land that slopes more than approximately two (2) percent, the following shall apply:

- a. If the ground slope is regular, show contours with an interval of not more than five (5) feet.
- b. If the ground slope is irregular, show contours with an interval of not more than two (2) feet.

- (b) A tie to one (1) or more bench marks shall be shown.

(Code 1967, § 21-24)

Sec. 18-34. Information required.

The preliminary plat shall contain the following information:

- (1) Name and address of owner of record and of subdivider;
- (2) Proposed name of subdivision and its acreage;
- (3) North point and graphic scale and date;
- (4) Vicinity map showing location and acreage of the subdivision;
- (5) Exact boundary lines of the tract by bearings and distances;
- (6) Names of owners of record of adjoining land;
- (7) Existing streets, utilities and easements on and adjacent to the tract;
- (8) Proposed layout including streets and alleys with proposed street names, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than single-family dwellings;
- (9) Block numbers and lot numbers;
- (10) Provisions for water supply, sewerage, and drainage;
- (11) Minimum building front yard setback lines;
- (12) Such street cross sections. and centerline profiles as may be required by the city engineer;
- (13) Existing zoning district classification.

(Code 1967, § 21-25)

Sec. 18-35. Pre-application review.

Whenever the subdivision of a tract of land within the city is proposed, the subdivider is urged to consult early and informally with the chairman or secretary or a designated member of the municipal planning board relative to the provisions of this chapter and of the master plan. The subdivider may submit sketch plans and data showing existing conditions within the

site and its vicinity and the proposed layout and development of the subdivision. No fee shall be charged for the pre-application review and no formal application shall be required. (Code 1967, § 21-26)

Sec. 18-36. Application for preliminary plat approval.

Following the pre-application review of a proposed subdivision, the subdivider shall submit to the secretary of the municipal planning board, at least fifteen (15) days prior to, the next regular meeting of the municipal planning board, the following:

- (1) A letter requesting review and approval of a preliminary plat and giving the name and address of a person to whom the notice of the meeting by the municipal planning board on the preliminary plat shall be sent;
- (2) Five (5) copies of the preliminary plat and other documents, as specified in section 18-56;
- (3) A preliminary plat filing fee as provided in the City of West Point Fee Schedule.

(Code 1967, § 21-27)

Sec. 18-37. Review; meeting; notice; tentative approval; effect of nonaction.

(a) The secretary of the municipal planning board shall check the plat for conformance to the rules and regulations of this chapter and report his findings and recommendations to the municipal planning board, which shall afford a meeting on the preliminary plat, notice of the time and place of which shall be sent by the secretary of the municipal planning board by registered or certified mail, not less than five (5) days prior to the date of the hearing, to the person designated in the letter requesting preliminary plat review and approval.

(b) After the meeting, the municipal planning board shall give tentative approval or disapproval to the preliminary plat. A notation of the action shall be made on two (2) copies of the preliminary plat, including a statement of the reasons for disapproval if the preliminary plat is disapproved. One (1) copy shall be returned to the subdivider or his agent and one (1) copy added to the records of the municipal planning board.

(c) Tentative approval of a preliminary plat does not constitute approval of a final plat. It indicates only approval of the layout as a guide to the preparation. of the final plat. Tentative approval shall expire and be null and void after a period of one (1) year unless an extension of time is approved by the municipal planning board.

(d) If action on a preliminary plat is not taken by the municipal^o planning board within thirty (30) days of the date of submittal, the preliminary plat shall be considered approved, and a certificate of, approval shall be issued on demand. However, the, applicant for approval may waive this requirement and consent to an extension of time.

(Code 1967, § 21-28)

Sec. 18-38. Certificate of tentative approval.

A certificate of tentative approval of the preliminary plat by the municipal planning board shall be inscribed on the plat as follows:

Pursuant to the Land Subdivision Regulations of the City of West Point, Georgia, all the requirements of Tentative Approval having been fulfilled, this Preliminary Plat was given Tentative Approval by the Municipal Planning Board on _____, 20__.

Date

Secretary,
Municipal Planning Board

(Code 1967, § 21-29)

Secs. 18-39-18-55. Reserved,

ARTICLE M. FINAL PLAT

Sec. 18-56. Application for approval.

After the preliminary plat of a proposed land subdivision has been given tentative approval by the municipal planning board, the subdivider may, within one (1) year from tentative approval, submit to the municipal planning board the following:

- (1) A letter requesting review and approval, of a final plat and giving the name and address of the person to whom the notice of the hearing by the municipal planning board on the final plat shall be sent;
- (2) Five (5) copies of the final plat and other documents, as specified in section 1836, the original and at least one (1) mylar copy.
- (3) A final plat filing fee as provided in the City of West Point Fee Schedule.

(Code 1967, § 21-40)

Sec. 18-57. Review; notice of hearing; effect of nonaction.

(a) The Director of the Planning Department shall check the final plat for conformance with the tentatively approved- preliminary plat and with the rules and regulations of this chapter and report his findings and recommendations to the Mayor and Council at the next scheduled meeting.

(b) The Mayor and Council shall approve or disapprove the final plat. A notation of the action shall be made on the original tracing and two (2) prints of the final plat, including a statement of the reasons therefor if the final plat is disapproved. If action on a final plat is not taken by the Mayor and Council within thirty (30) days of the date of the submittal, the final plat shall be considered approved and a certificate of approval shall be issued on demand. However, the applicant for approval may waive this requirement and consent to an extension of time.

(Code 1967, § 21-41)

Sec. 18-58. Recording.

(a) Upon approval of a final plat, the Director of Planning shall have the final plat recorded in the office of the Clerk of the Superior Court of Troup or Harris County. The subdivider shall be responsible for the payment of the recording fee at the time of submitting the final plat as provided in section 18-57.

(b) Upon recording of the approved final plat, the original tracing or a reproducible linen print of the final plat with all certificates endorsed thereon shall be provided by the subdivider for the records of the City of West Point.

(Code 1967, § 21.42)

Sec. 18-59. Specifications.

The final plat shall conform to and meet the specifications of the preliminary plat and shall be clearly and legibly drawn in permanent ink on tracing cloth. Sheet sizes shall be a minimum of eighteen (18) inches by twenty-four (24) inches, and where more than one (1) sheet is required an index map shall be required on the same size sheet. It shall show the following:

- (1) Bearings and distances to the nearest existing street lines or benchmarks or other permanent monuments (not less than three (3)) shall be accurately described on the plat;
- (2) Municipal, county and land-lot lines accurately tied to the lines of the subdivision by distances and angles when such lines traverse or are reasonably close to the subdivision;
- (3) Exact boundary lines of the tract, determined by a field survey, giving distances to the nearest one-tenth foot and angles to the nearest minute, which shall be balanced and dosed with an error of closure not to exceed one (1) to five thousand (5,000);
- (4) Name of subdivision, exact locations, widths, and names of all streets and alleys within and immediately adjoining the plat;
- (5) Street centerlines showing angles of deflection, angles. of intersection, radii, and lengths of tangents;

- (6) Lot lines with dimensions to the nearest one-tenth foot and bearings;
- (7) Lots numbered in numerical order and blocks lettered alphabetically;
- (8) Location, dimensions, and purposes of any easements and any areas to be reserved or dedicated for public use;
- (9) Accurate location, material, and description of monuments and markers;
- (10) A statement, either directly on the plat or in an identified attached document, of any private covenants;
- (11) The following certifications:

a. An engineer's or surveyor's certification, directly on the final plat as follows:

"It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "Future," and their location, size, type and material are correctly shown; and that all engineering requirements of the Land Subdivision Ordinance of the City of West Point, Georgia, have been fully complied with.

By: _____ Registered C.E. No. _____
 _____ Registered Georgia Land
 Surveyor No. _____"

b. Certificate of ownership, dedication and taxes paid:

"I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted, and grant easements as shown on the plat. I (we) also certify that all current state, city and county taxes or other assessments have been paid.

_____, 20 __.
 (Date)

 Owner

Owner"

(Shown on Plat)

(Seal)

c. Copy of official action of governing body. A copy of the ordinance or resolution adopted by the governing body accepting the streets, easements and any other

property dedicated by the owner for public use, as indicated on the final plat, shall be attached to the final plat before recording.

d. A certificate of approval of the final plat by the City of West Point, directly on the plat, as follows:

"Pursuant to the Land Subdivision Ordinance of the City of West Point, Georgia, all the requirements of approval having been fulfilled, this Final Plat was given Final Approval by the Mayor and Council on _____, 20_.

Date

Director of Planning

(Code 1967, § 21-43)

Sees. 18-60-18-80. **Reserved.**

ARTICLE W. DESIGN REQUIREMENTS

DIVISION 1. GENERALLY

Sec. ,18-81. Suitability of land.

Land subject to flooding, improper drainage, or erosion or that is, for, topographical or other reasons, unsuitable for residential use shall not be platted for residential use nor for any other use that will continue or increase the danger to health, safety, or property unless the hazards can be and are corrected.

(Code 1967, § 21-54)

Sec. 18-82. Name **of subdivision.**

The name of the subdivision must have the approval of the municipal planning board. The name shall-not duplicate nor closely approximate the name of an existing subdivision.

(Code 1967, § 21-55)

Sec. 18-83. Access.

Access to every subdivision shall be provided over a public street.

(Code 1967, § 21-56)

Sec. 18-84. Conformance to major streets and other plans.

(a) *All* streets and other features of the major street plan of the city shall be platted by the subdivider in the location and the dimension indicated on the major street plan adopted by the municipal planning board.

(b) When features of other plans adopted by the municipal planning board, such as schools or other public building sites, parks; or other land for public uses, are located in whole or in

part in a land subdivision, such features shall be either dedicated or reserved by the subdivider for acquisition within a reasonable time by the appropriate public agency.

(c) Whenever a plat proposes the dedication of land to public use that the municipal planning board finds not required or suitable for such public use, the municipal planning board shall refuse to approve the plat and shall notify the governing body of the reasons for such action.

(Code 1967, § 21-57)

Sec. 18-85. Large-scale developments.

The requirements of this chapter may be modified in the case of a large-scale community or neighborhood unit, such as a housing project or shopping center which is not subdivided into customary lots, blocks, and streets, if the development is approved by the municipal planning board and if it is in conformity with the purpose and intent of this chapter.

(Code 1967, § 21-58)

Sec. 18-86. Required improvements, utilities.

(a) Every subdivider shall be required to have installed by the appropriate city agency at his expense, with approval of the agency concerned, the following street improvements and utilities:

- (1) Except on major or limited-access streets, street grading, curbs and street paving;
- (2) Sanitary sewer lines and manholes, storm-drainage facilities, sidewalks (when determined by the municipal planning board to be essential for the safety of pedestrians) and monuments and markers;
- (3) If the required sewer line cannot be connected to a trunkline sewer at the time of the development of the subdivision, septic tanks shall be installed by and at the expense of the subdivider or lot purchaser for interim use, in conformity with the requirements of the county health department;
- (4) Water mains within the subdivision with connections to each lot.

(b) All required street improvements, utilities and monuments shall be built to standards specified by the agency responsible for each. All utilities to be installed in the streets shall be placed and compacted prior to paving.

(e) The subdivider shall not be relieved of his responsibility to provide required improvements until the improvements are accepted by the governing body by ordinance or resolution.

(Code 1967, § 21.59)

Sees. 18-87-18-110. Reserved.

DIVISION 2. STREETS AND RIGHTS-OF-WAY•

Sec. 18 ill. Continuation of existing: streets,

Existing streets in a subdivision shall be continued at the same or greater width, but in no case less than the required width. See Illustration 2 on file in the office of the city clerk-treasurer.

(Code 1967, § 21-65)

Sec. 18-112. Street names.

Street names in a subdivision shall require the approval of the municipal planning board. Streets that are obviously in alignment with streets already existing and named shall be given the name of the existing street. Names of new streets shall not duplicate or closely approximate those of existing streets.

(Code 1967, § 21-66)

Sec. 18-113. Street jogs.

Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be permitted in a subdivision. See Illustration 3 on file in the office of the city clerk-treasurer.

(Code 1967, § 21-67)

Sec. 18-114. Cul-de-sacs.

Except where topographic or other conditions make a greater length unavoidable, cul-de-sacs or dead-end streets in a subdivision shall not be greater in length than eight hundred (800) feet. They shall be provided at the closed end with a turnaround having a property line radius of at least fifty (50) feet with an outside payment radius of at least forty (40) feet. See Illustration 4 on file in the office of the city clerk-treasurer.

(Code 1967; § 21-68)

Sec. 18-115. Development along major street, limited-access highway or railroad right-of-way.

Where a subdivision abuts or contains a major street, a limited-access highway, or a railroad right-of-way, the municipal planning board may require a street approximately parallel to and on each side of such right-of-way, either as a marginal access street or, at a distance suitable for an appropriate use of the intervening land, with a nonaccess reservation suitably planted. Due regard should be given requirements for approach grades and future grade separations in determining distances. Lots shall have no access to a major street or limited-access highway, but only to an access street.

(Code 1967, § 21-69)

Sec. 18-116. Alleys.

Alleys may be required at the rear of all lots used for multifamily, commercial, or industrial developments but shall not be provided in one- and two-family residential developments unless the subdivider provides evidence satisfactory to the municipal planning board of the need for alleys.

(Code 1967, § 21-70)

Sec. 18-117. Reserve strips.

Reserve strips controlling access to streets, alleys, and public grounds shall not be permitted in a subdivision unless their control is placed in the hands of the governing body, under conditions approved by the governing body.

(Code 1967, § 21-71)

Sec. 18-118. Easements.

(a) Easements having a minimum width of five (5) feet and located along the right of way shall be provided in a subdivision, as required for utility lines and underground mains and cables.

(b) Where a subdivision is traversed by a watercourse, drainage way, channel or stream, there shall be provided a stormwater or drainage right-of-way of adequate width. Parallel streets may be required by the municipal planning board in connection therewith. (Code 1967, § 21-72)

Sec. 18-119. Street right-of-way widths.

The right-of-way width in a subdivision shall be the distance across a street from property line to property line. Minimum street right-of-way widths shall be as follows:

- (1) Major street widths, as shown on the major street plan;
- (2) Collector streets, sixty (60) feet;
- (3) Minor streets and dead-end streets, fifty (50) feet;
- (4) Alleys, sixteen (16) feet.

(Code 1967, § 21-73)

Sec. 18-120. Street pavement widths.

Street pavement widths in a subdivision shall be as follows:

- (1) Collector streets, thirty-two (32) feet;
- (2) Minor streets and dead-end streets, twenty-four (24) feet.

(Code 1967, § 21-74)

Sec. 18-121. Street grades.

Maximum and minimum street grades in a subdivision shall be as follows:

- (1) Major streets, not in excess of seven (7) percent;
- (2) Collector streets, not in excess of ten (10) percent;
- (3) Minor streets and dead-end streets and alleys, not in excess of fourteen (14) percent;
- (4) No street grade shall be less than one-half of one (1) percent.

(Code 1967, § 21-75)

Sec. 18-122. Horizontal curvature.

The minimum radii of centerline curvature on a subdivision street shall be as follows:

- (1) Major streets, as indicated on the major street plan, but in no case less than eight hundred (800) feet;
- (2) Collector streets, two hundred (200) feet;
- (3) Minor streets and dead-end streets and alleys, one hundred (100) feet.

(Code 1967; § 21-76)

Sec. 18-123. Tangents.

Between reverse curves on a subdivision street there shall be a tangent, as depicted on Illustration 5 on file in the office of the city clerk-treasurer, having a length not less than the following:

- (1) Major streets, two hundred (200) feet;
- (2) Collector streets, one hundred (100) feet.

(Code 1967, § 21-77)

Sec. 18-124. Vertical alignment.

Vertical alignment of subdivision streets shall be such that the following requirements are met:

- (1) Major streets shall have a sight distance of at least five hundred (500) feet at six (6) feet above ground level.
- (2) Collector streets shall have a sight distance of at least two hundred (200) feet at six (6) feet above ground level.

(Code 1967, § 21-78)

Sec. 18-125. Street intersections.

Street intersections in subdivisions shall be as nearly at right angles as possible. No street intersections shall be at an angle of less than sixty (60) degrees, unless required by unusual circumstances. See Illustration 6 on file in the office of the city clerk-treasurer. (Code 1967, § 21-79)

Sees. 18-126-18-140. Reserved.

DIVISION 3. BLOCKS AND LOTS

Sec. 18-141. Block lengths and widths.

Block lengths and widths in subdivisions shall be as follows and as depicted in Illustration 7 on file in the office of the city clerk-treasurer:

- (1) Blocks shall be not greater than eighteen hundred (1800) feet nor less than six hundred (600) feet in length, except in unusual circumstances.
- (2) Blocks shall be wide enough to provide two (2) tiers of lots of minimum_depth, except where abutting upon major streets, limited-access highways, or railroads or where other situations make this requirement impracticable.

(Code 1967, § 21-86)

Sec. 18-142. Lot sizes.

(a) Residential lots in subdivisions shall meet the lot width and lot area requirements of the zoning ordinance. In the absence of a zoning ordinance, residential lots shall be not less than eighty five (85) feet wide at the building line.

(b) Residential lots shall have a depth of not less than eight five (85) feet and not greater than two (2) times the width of the lot at the building line, unless unusual circumstances make these limitations not practicable.

(e) Where individual septic tanks are used, the health officer shall prescribe minimum lot sizes to conform to health standards.

(d) Commercial and industrial lots shall be adequate to provide service areas and off-street parking suitable to use intended. See Illustration S on file in the office of the city clerk-treasurer.

(e) Residential corner lots shall have adequate width to meet building setback requirements from both abutting streets. See Illustration 9 on file in the office of the city clerk-treasurer.

(Code 1967; § 21-87)

Sec. 18-143. Lot lines.

All lot lines in a subdivision shall be perpendicular or radial to street lines, unless not practicable because of topographic or other features. See Illustration 10 on file in the office of the city clerk-treasurer.

(Code 1967, § 21-88)

Sec. 18-144. Building lines.

A building line meeting the front yard setback requirements of the zoning ordinance shall be established on all lots in subdivisions.

(Code 1967, § 21-89)

Sec. 18-145. Lots abutting public streets.

Each lot in a subdivision shall abut upon a dedicated public street.

(Code 1967, § 21-90)

Sec. 18-146. Double and reverse frontage lots.

Double frontage and reverse frontage lots should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation in a subdivision. A planting screen easement of at least ten (10) feet and across which there shall be no right of access shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use. See Illustration 11 on file in the office of the city clerk-treasurer.

(Code 1967, § 21-91)