

**DIVISION 2. STREETS AND RIGHTS-OF-WAY****Sec. 18.111. 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. (Code 1967, § 21-65)

**Sec. 18-112. Street names.**

Street names in a subdivision shall require the approval of the Planning Director. 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 19:67, § 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. (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 sixty (60) feet with an outside payment radius of at least fifty (50) feet. (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 non-access 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)

**SUBDIVISIONS****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 often (5) feet and located along the front lot lines 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) Minor Residential Streets – 40’ (2) Residential Streets – 50’ (3) Residential and Non-Residential Collector – 60’
- (4) Industrial and Commercial Collector –80’ (5) Commercial Arterial –100’ (6) Alley –20’ (7) Any other street – 60’ (Code 1967, § 21-73)

**Sec. 18.120. Street pavement widths.**

Street pavement widths (not including curbs and gutters) shall be as follows:

- (1) Minor Residential Streets–22’ (2) Residential Street –24’’ (3) Res.collector and Non-Residential Local – 32’
- (4) Industrial and Commercial Collector – 48’ (5) Commercial Arterial – 52’ (6) Any other street – 32’ (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, 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)

**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. (Code 1967, § 21-79),

Sec. 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:

- (1) Blocks shall be not greater than eighteen hundred (1800) feet nor less than six hundred (600) feet in length.
- (2) Blocks shall be wide enough to provide two (2) tiers of lots of minimum depth, except I where abutting upon major streets, limited-access highways, or railroads or where i 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.
- (b) Residential lots shall have a depth of not less than required by the zoning ordinance and not greater than five (5) times the width of the lot at the building line, unless unusual circum- stances make these limitations not practicable.
- (c) 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 8 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. (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. (Code 1967, § 21-91)