

12-2802. Design Standards.

All subdivisions shall comply with the following standards:

- A. General Standards. The design and development of subdivisions shall preserve insofar as possible the natural terrain, natural drainage, existing topsoil and trees.
- B. Lot Size Standards.
 - 1. Where no zoning regulations are in effect, density standards or minimum lot size requirements may be specified by the Planning Commission, based on interpretations made from the U.S. Department of Agriculture, Soil Conservation Service, and other procedures and available information. All lots shall conform to area requirements of any existing Zoning Ordinance.
 - 2. All residential lots in a subdivision shall front on a public street, or on a private street or court approved by the Planning Commission and the City Council.
 - 3. Residential lots in the subdivisions shall, where possible, not front on collector roads.
- C. Street Standards.
 - 1. The street or highway layout shall conform to the General Plan and official map adopted by the Planning Commission and the City Council.
 - 2. Paved stub streets shall be provided where needed to connect to adjacent undeveloped land and new streets must be provided where needed to connect to existing stub streets in adjacent subdivisions. Not more than six (6) lots shall front on a stub street.
 - 3. Minor streets shall approach the major or collector streets at an angle of at least eighty (80) degrees.
 - 4. Subdivider/developer shall design street patterns to provide reasonable access to subdivisions. ~~Where possible~~ When a subdivision creates a minimum of eighty (80) lots, a minimum of two (2) access roads shall be provided.
 - 5. Residential local streets rights-of-way shall have a minimum width of fifty (50) feet ~~and shall include curbs, gutters, and sidewalks.~~ Residential collector streets rights-of-way shall be a minimum width of sixty-six (66) feet ~~and shall include curbs, gutters, and sidewalks.~~ All streets that front public, institutional, commercial, and industrial facilities, ~~i.e., Churches, Schools, Parks, Cemeteries,~~ shall be a minimum width of sixty-six (66) feet and shall include curbs, gutter, and sidewalks. Curb, gutter, & sidewalks are required at development according to the following:

| <u>Zoning Designation</u> | <u>Curb, gutter, & sidewalks:</u> |
|---------------------------|---------------------------------------|
| <u>R-R-5</u> | <u>Not Required</u> |
| <u>R-R-2</u> | <u>Not Required</u> |
| <u>R-R-1</u> | <u>Not Required</u> |
| <u>R-1-11</u> | <u>Required*</u> |
| <u>R-1-18</u> | <u>Required*</u> |
| <u>M-R-2</u> | <u>Required*</u> |
| <u>MXR-18</u> | <u>Required*</u> |
| <u>MHS</u> | <u>Required</u> |

*Exception:

Contiguous lots that meet lot size requirements of R-R-1 and larger.
(Section 8.2, 3e amended 5-4-16) (Section (3)e. amended 12-19-18)