

## CHAPTER 8. STANDARDS

### SECTION 8.1 Improvements Standards.

All improvements shall be installed in accordance with City Specifications.

### SECTION 8.2 Design Standards.

All subdivisions shall comply with the following standards:

(1) General Standards. The design and development of subdivisions shall preserve insofar as possible the natural terrain, natural drainage, existing topsoil and trees.

(2) Lot Size Standards.

- a. 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.
- b. All residential lots in subdivision shall front on a public street, or on a private street or court approved by the Planning Commission and the City Council.
- c. Residential lots in the subdivisions shall, where possible, not front on collector roads.

(3) Street Standards.

- a. The street or highway layout shall conform to the General Plan and official map adopted by the Planning Commission and the City Council.
- b. 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.
- c. Minor streets shall approach the major or collector streets at an angle of at least eighty (80) degrees.
- d. Subdivider/developer shall design street patterns to provide reasonable access to subdivisions. Where possible a minimum of two (2) access roads should be provided.
- e. Residential local streets shall have a minimum width of fifty (50) feet and shall include curbs, gutters, and sidewalks. Residential collector streets shall be a minimum width of sixty-six (66) feet and may include curbs, gutters, and sidewalks. All streets that front public, 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. (Section 8.2, 3e amended 5-4-16)
- f. Dead end streets, including cul-de-sacs, shall not exceed five hundred (500) feet in length with a turnaround in accordance with Enoch Engineering Standards.

(4) Easement Standards

- a. Easements shall follow rear and side lot lines whenever practical and shall have a minimum total width of fifteen (15) feet, apportioned equally in abutting properties.

- b. Where front-line easements are required, a minimum of fifteen (15) feet shall be allocated as a utility easement. Perimeter easements shall not be less than fifteen (15) feet width, extending throughout the peripheral area of the development, if required by the Planning Commission.
- c. All easements shall be designed so as to provide efficient installation of utilities or street planting. Special guying easements at corners may be required. Public utility installation shall be so located as to permit multiple installations within the easements. The developer shall establish final utility grades prior to utility installations.

(5) Utilities to be Underground. Unless the Planning Commission and Governing Body determine, upon application by the subdivider/developer, supported by recommendation of the City Engineer, that it is not feasible to do so, all power lines, telephone lines, and other normally overhead utility lines shall be placed underground by the subdivider/developer.