

SEC. 17.6.73 LOT DESIGN STANDARDS.

(a) Size.

(1) Size, shape and orientation of lots shall be appropriate for the location of topography of the subdivision, the type of sewerage or septic system to be utilized, and for the type of development contemplated, provided that no lot shall be smaller in area than the minimum lot size for the appropriate zone as established by any applicable Zoning Code.

(2) Residential lots within each block shall have a minimum average depth of one hundred (100) feet. Excessive depth in relation to width shall be avoided and a proportion of two to one (2:1) shall be considered a desirable ratio under normal conditions.

(3) Every lot shall front or abut for a distance of at least thirty (30) feet on a public street.

(4) Width of lots shall conform to the requirements of the appropriate Zoning Code, but in no case shall a lot be less than sixty-six (66) feet in width at the building setback line. Each lot shall be located only within one (1) zoning district.

(b) Commercial Lots. Depth and width of properties reserved or laid out for commercial or industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated, as required by applicable Zoning Codes. .

(c) Lots Where Abutting Major Highway. Residential lots fronting on major streets and highways shall be platted with extra depth or be designed to alleviate the effect of major street traffic on residential occupancy.

(d) Corner Lots. Corner lots for residential use shall have extra width of ten (10) feet to permit building setback from both streets.

(e) Butt Lots. Butt lots will be permitted by the Village Board only in exceptional cases. Permitted butt lots shall be platted at least five (5) feet wider than the average width of interior lots in the block.

(f) Side Lots. Side lot lines shall be substantially at right angles to or radial to abutting street lines. Lot lines shall follow Village boundary lines.

(g) Double and Reversed Frontage Lots. Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.

(h) Natural Features. In the subdividing of any land, regard shall be shown for all natural features, such as tree growth, water courses, historic spots or similar conditions which, if preserved, will add attractiveness and stability to the proposed development.

(i) Land Remnants. All remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, or a plan shown as to future use rather than allowed to remain as unusable parcels.