

Section 85-100 Absence of Utilities

In areas which cannot reasonably be served by public water and sanitary sewer, and such service cannot be expected within a five-year period, no residential lot shall be developed for residential purposes unless it contains at least one acre of land regardless of the lot area requirements of prevailing zoning regulations. Where public water and sanitary sewer is not available and individual wells and disposal systems are to be utilized, the sub-divider may be required to submit the results of tests to ascertain subsurface soil, rock and ground water conditions. In areas without public water and sanitary sewer where lots are platted less than one acre in area, building permits may be issued only for alternating lots with building permits for intervening lots withheld pending the availability of public water and sanitary sewer. If ground conditions are such that areas outside the subdivision will not be endangered by water pollution, building permits may be issued for lots less than one acre in size provided public water service is available. (In Shoreland districts, the sub-divider must submit test results on subsurface soil, rock and ground water conditions. There must also be adequate room on each platted lot for two, individual septic systems. Lots that require the use of holding tanks must not be approved.)

Section 85-110 Minimum Subdivision design Standards

1. **Conformity with the Land Use and/or Comprehensive Development Plan:** The proposed subdivision shall conform to the land use or comprehensive plan.
2. **Street Plan:** The arrangement, character, extent, width, grade and location of all streets shall conform to the land use plan or comprehensive development plan and to this section, and shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic, to topographic conditions, to drainage patterns, to public convenience and safety and in their appropriate relationship to the proposed uses of the land and land to be served by such streets. Names of new streets shall not duplicate existing or platted streets.
3. **Continuation of Existing Streets:** The arrangement of streets in new subdivisions shall make provisions for the appropriate continuation of the existing streets in adjoining areas. When new streets are extensions of existing streets or in alignment with the existing or platted street, the new streets shall be at the same or greater width than such existing streets, but in no case may a new street be less than the minimum width required by this Section. Streets which are an extension of existing streets or in alignment with the existing or platted street shall have the same name as the existing street.
4. **Future Projection of Streets:** Where adjoining areas are not subdivided but may be subdivided, the arrangement of streets in a new subdivision shall make provision for the proper projection of streets into adjoining areas by carrying the new streets to the boundaries of the new subdivision at the appropriate locations.
5. **Widths:** All right-of-way widths and pavement widths (face to face of curb) shall be not less than the following dimensions:

<u>Classification</u>	<u>Roadway Width</u>	<u>Right-of-Way</u>
Arterial and Collector	4 – 48 ft.	80 ft.
Local	36 ft.	66 ft.
Alleys (commercial)	20 ft.	20 ft.
Alleys (residential)	16 ft.	20 ft.
Pedestrian Way	6 ft.	10 ft.

6. **Grades:** All centerline gradients shall be at least .5 percent wherever feasible and shall not exceed the following:

<u>Classification</u>	<u>Grade (percent)</u>
Arterial	4%
Collector	7%
Local	8%
Minor Streets, Alleys	8%

7. **Vertical Curves:** Different connecting street gradients shall be connected with vertical curves. Minimum lengths of these curves shall conform to the standards specified in the Minnesota Highway Road design Manual as amended.
8. **Street Jogs:** Street jogs shall have a centerline offset of 150 feet or more when applied to minor streets or marginal access streets; in all other cases, they shall be avoided.
9. **Minor Streets.** Minor streets shall be so aligned as to discourage their use by through traffic.
10. **Cul-de-sacs:** The maximum length of cul-de-sac streets shall be 500 feet measured along the centerline from the intersection of origin to the end of the right-of-way and terminated with a diameter of 120 feet.
11. **Marginal access streets:** Where a subdivision abuts or contains an existing or planned major thoroughfare, the council may require a street approximately parallel to and on either side of such right-of-way for adequate protection of residential properties and to afford separation of through and local traffic. Such marginal access streets shall be located at such a distance from the major thoroughfare right-of-way as to allow for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in the appropriate districts. Such distances shall also be determined with due regard for the requirements for approach grades and future grade separations.
12. **Half Streets:** Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of this section; and except where the council finds it will be practicable to require the dedication of the other half of the street when the adjoining property is subdivided. Where ever there is a half street adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.
13. **Reserve Strips:** Reserve strips controlling access to streets shall be prohibited.
14. **Private Streets:** Private streets shall not be approved nor shall public improvements be approved for any private street.
15. **Hardship to owners of adjoining property avoided:** The street arrangements shall not be such as to cause hardship to owners of adjoining property in platting their own land and providing convenient access to it.
16. **Alleys with Locational Requirements:** Either a public or private alley shall be provided in a block where commercially zoned property abuts a major or local thoroughfare.
17. **Widths:** All alley right-of-ways and pavement widths shall conform to the following minimum standards:

<u>Classification</u>	<u>Pavement Width</u>	<u>Right-of-Way Width</u>
Commercial/Industrial	20 ft.	24 ft.
Residential (two-way)	16 ft.	20 ft.

18. **Grades:** All centerline gradients shall be at least .5 percent but no more than 8 percent.
19. **Intersections:**
 - a. **Angle of Intersection:** The angle formed by intersecting streets shall not be less than 60 degrees when measured at the acute angle formed by the intersecting center lines. An angle of 90 degrees is preferred.
 - b. **Size of Intersection:** Intersections of more than four corners are prohibited.
 - c. **Corner Radii:** roadways of street intersections at the curb shall be rounded by a radius of not less than 20 ft. roadways of alley-street intersections shall be rounded by a radius of not less than ten feet. Corners at the entrance to the turnaround portions of cul-de-sacs shall be rounded by a radius of not less than 15 feet.
20. **Water Supply:** Extensions of the public water supply system shall be designed so as to provide public water service to each lot. The design of said extensions shall be in accordance with the standards of the city.
21. **Sewage Disposal:** Extension of the public sanitary sewer system shall be designed so as to provide sewer service to each lot. The design of such extensions shall be in accordance with the applicable standards of the city, and state.
22. **Drainage:** A complete and adequate drainage system for the subdivision shall be designed and shall include a storm sewer system or a system of open ditches, culverts, pipes and catch basins. Such system or systems shall be designed in a conformity with all applicable standards of the city.
23. **Easements:**
 - a. **Utility:** Easements at least 12 feet wide, centered on rear and other lot lines, shall be provided for utilities where necessary and shall be dedicated to the public by appropriate language in the plat. They shall have continuity of alignment from block to block and at deflection points, easements for pole-line anchors shall be provided where necessary. Easements shall be provided along property lines from utility easements on rear lot lines to right-of-way so as to provide for a street light interval not to exceed 500 feet.
 - b. **Drainage:** Easements shall be provided along each side of the centerline of any water course or drainage channel whether or not shown in the comprehensive development or land use plan, to a width sufficient to provide proper maintenance and protection and to provide for storm water runoff and installation and maintenance of storm sewers, and they shall be dedicated to the city by appropriate language in the plat.
24. **Blocks:**
 - a. **Factors governing dimensions:** Block length and width of acreage within bordering streets shall be such as to accommodate the size of residential lot required in the area by the zoning ordinance and to provide for convenient access, circulation control and safety of street traffic.

- b. Length: Block lengths shall not exceed 600 feet.
- c. Arrangements: A block shall be so designed as to provide two tiers of lots, unless it adjoins the Heartland Trail, or Lake Belle Taine, or a major thoroughfare, where it may have a single tier of lots.

25. **Lots:**

- a. Location: All lots shall abut by their full frontage on a publicly dedicated street or a street that has received legal status as such.
- b. Size: The dimension of lots in a subdivision shall not be less than the minimum dimensions specified under the appropriate district requirements in this ordinance. Lot sizes must be of sufficient building size so variances will not be necessary to use the lots for their intended purpose.
- c. Butt lots: Butt lots shall be platted at least five feet wider than the average width of interior lots in the block.
- d. Side lot lines: Side lines of lots shall be substantially at right angles to the street line.
- e. Water Courses: Lots abutting upon a water course, drainage way, channel or stream shall be required to abide by the regulations of the shoreland provisions of the zoning ordinance.
- f. Natural features: In the subdivision of any land, due 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.
- g. Lot Remnants: All remnants of lots below minimum size left over after subdividing of a larger tract must be added to adjacent lots, rather than allowed to remain as unusable parcels.
- h. Lots along thoroughfares: Except in those cases where there are extenuating circumstances, residential lots shall not front on major thoroughfares.