

CHAPTER 1203
Design Standards and Requirements

1203.01	Conformity.	1203.06	Alleys.
1203.02	Streets.	1203.07	Trees.
1203.03	Lots.	1203.08	Suitability of land.
1203.04	Blocks.	1203.09	Flood plain requirements.
1203.05	Utility easements.		

1203.01 CONFORMITY.

Every proposed residential subdivision shall conform to a neighborhood-type urban pattern. The specific area plan together with the Comprehensive Master Plan for the City of Springfield and Clark County, shall be adhered to if, as, and when adopted.

- (a) Drainage. The subdivider shall provide the necessary means to assure proper drainage as determined by the City Engineer.
- (b) Drainage Easements or Rights-of-Way. A utility easement shall be provided on both sides of a storm drainage closed system or open course, for the purpose of replacing, widening, deepening, or general maintenance. The minimum width of a utility easement carrying storm water shall be twenty (20) feet. In the case of large drainage ways, or ditches, the Service Director or Planning Board may require a drainage right-of-way if a utility easement is deemed inadequate and/or too much of the lot would be utilized for drainage purposes.
- (c) Major Drainage Areas. Subdivisions located in major drainage areas shall be improved so as to render the area substantially safe for the desired use.

1203.02 STREETS.

(a) Pattern. The pattern of streets shall conform to the Thoroughfare Plan of either the City or the County and with the provisions of these regulations. Within the boundaries of the plat, the following provisions pertaining to streets shall be adhered to:

- (1) The necessary right-of-way for widening or extension of all existing thoroughfares and for proposed thoroughfares as indicated by the Thoroughfare Plan involved, when the right-of-way width as proposed by the Thoroughfare Plan is fixed and documented, shall be dedicated provided the width to be dedicated need not exceed fifty (50) feet measured from the centerline of the right-of-way.
- (2) When a subdivision involves land fronting on an existing county or township road not designated on the Thoroughfare Plan as of equal or greater importance than a secondary street, a reasonable provision

shall be made for the necessary right-of-way for traffic, utilities and drainage.

- (3) When, in the opinion of the Planning Board, one or more streets serving a multi-family development act as traffic collectors, they shall conform to the standards for a collector street as designated in Section 1211.02, Table 2.

(b) Continuity. The street pattern shall make provisions for the continuance of streets into adjacent vacant properties, and for the connection to the proper existing right-of-way in adjacent developed areas. Using the end width of an existing street as frontage shall, therefore, be prohibited.

(c) Cul-de-Sac. The maximum length of a cul-de-sac shall be five hundred (500) feet measured from the middle of the turnaround or more particularly the point of radius to the near edge of the intersecting right-of-way with the following exceptions for subdivisions located in single-family zoning districts:

- (1) When all lots fronting upon the cul-de-sac have at least 8712 square feet of lot area, a cul-de-sac having a length of not more than 700 feet may be permitted provided Sections 1203.01(a) and 1203.02(b) are not violated.
- (2) When all lots fronting upon the cul-de-sac have at least 15,000 square feet of lot area and when all such lots except those having at least 80 percent of their frontage on the turnaround, having one hundred (100) feet or more of frontage, a cul-de-sac having a length of not more than 900 feet may be permitted; provided Sections 1203.01(a) and 1203.02(b) are not violated. Within the turnaround, the minimum right-of-way radius shall be fifty (50) feet. The street surface requirements for dead-end streets shall be as set forth in Section 1211.02(a)(3).

(d) Half or Partial Streets and Alleys. Dedication of half-streets shall be discouraged. Where a half-street or half-alley exists adjacent to the tract to be subdivided, the other half-street shall be platted if deemed necessary by the Planning Board. The improvements on half-streets shall be as set forth in Section 1211.01(d).

(e) Intersections. Streets shall intersect one another at ninety (90) degrees or as near to ninety (90) degrees as possible. The curb radius requirements are set forth in Section 1211.02(a)(2). The property lines shall be rounded with a radius of fifteen (15) feet or greater if the City Engineer deems it necessary.

(f) Jogs. Street intersection jogs of less than one hundred and twenty-five (125) feet measured from street centerline to street centerline shall be discouraged.

(g) Approaches. The approach to an intersection shall be perpendicular or as close to right angles as possible to the intersecting street for a distance of at least fifty (50) feet measured from the closer right-of-way line of the intersecting street for minor streets and one hundred (100) feet measured from the closer right-of-way line of the intersecting street for all other streets. Whenever a street intersects another street on a curve, the Director shall determine if it is an acceptable intersection.

(h) Names. The names of new streets shall not duplicate existing street names, except where a street is extended, or when the new right-of-way is in alignment with an existing one. All new streets shall be named as follows:

<u>General Direction</u>	
North and South	Street
East and West	Avenue
Diagonal	Road
Curving	Drive
Dead-end (North and South)	Lane
Dead-end (East and West)	Court
Circular street or any part thereof	Circle

(g) Width. The width of a street shall be as specified in Section 1201.11(s)(2).

1203.03 LOTS.

(a) Frontage. Except as provided below, all lots must have frontage on a public street other than a controlled or limited access street. The end width of an existing street shall not be used as frontage as stated in Section 1203.02(b). A parcel of land which was sold on land contract without street frontage prior to 1970 may now be subdivided without street frontage, provided the parcel has access to a public street over a perpetual access easement.

(b) Minimum Lot Size. Minimum lot sizes in zoned areas, where public and/or community sewer and water is to be utilized shall be as specified in the appropriate zoning code. Lot sizes in zoned areas where sewer, either public and/or community, is not available, shall be as specified below. Minimum lot sizes in areas that are not zoned shall be as specified in Table 1 found in this section. In certain areas where the Planning Board and the City Commission, when involved, deem it necessary, the minimum requirement set forth in Table 1, Column A, found in this section for single-family dwellings may be varied in recognition of an established need for low-cost housing, provided the minimum requirements of the Zoning Code applying to a given tract of land shall be adhered to.

(c) Maximum Lot Size. No lot shall have a depth which is more than four (4) times its width. In case of a lot not having a uniform width, "width" as used in the preceding sentence shall mean the average of the greatest and least width of such lot. This provision shall not apply to a lot which has an area of more than five (5) acres, has a minimum lot width of 150 feet, and meets all the other requirements of the zoning ordinance and the subdivision regulations.

(d) Utility Transition Area. If the subdivider chooses to provide water and sewer services in the manner set forth in Section 1211.01 (i), minimum lot size and width shall be as noted in Section 1203.03, Table 1, Column A. If the subdivider chooses to provide temporary water supply and sewage disposal on each individual lot, such lots may be platted in such a manner that in the future each lot may be split into two or more parts, each of which contains the necessary area and frontage as specified in Section 1203.03, Table 1, Column A. The original lot shall have a minimum frontage and lot area as specified in Section 1203.03, Table 1, Column B. The procedure for platting lots in the aforementioned manner is set forth in

Chapter 1207.

(e) Corner Lots. In areas where sewer and water are available the minimum width as measured across the least width of the lot at the building line shall be 85 feet.

(f) Double Frontage. Double frontage lots other than corner lots shall be prohibited except when the size of the tract, topography, or other circumstances are such that development of the tract without double frontage lots would be impracticable as determined by the Planning Board or when the Planning Board requires them in order for lots adjoining a major traffic artery to have frontage on a minor street in the proposed subdivision. In either of such cases, the right-of-way boundary of the minor street shall constitute the front of any such lots. There shall be no right-of-vehicular access across the rear property line. Such prohibition of vehicular access shall be expressed on the plat, and a release and relinquishment of said right-of-access to the political subdivision having control of such major traffic artery shall be incorporated in the dedication section of the record plan. The minimum depth for a double frontage lot shall be 150 feet.

(g) Lot Lines. Side lot lines shall be approximately at right angles to the street, or radial to curved streets. Curved side or rear lot lines shall not be permitted.

(h) Shape. All lots when possible, shall be rectangular in shape. Triangular-shaped lots shall be discouraged.

(i) Setbacks. Minimum building setback requirements shall be as required in the appropriate zoning code. In unzoned areas, minimum setback requirements shall be as specified below. All required minimum building setback lines for front yards shall be measured from the nearer edge of the existing or proposed, if applicable, right-of-way.

- (1) Residential Lots. The minimum building setback line shall be 30 feet. The minimum building setback on the side street of a corner lot shall be 25 feet.
- (2) Business or Industrial Lots. The minimum front setback line on a business or industrial lot shall be 25 feet. The minimum building setback on the side street of a corner lot shall be 20 feet.
- (3) Exceptions. When the minimum required setback line is greater than that established by existing buildings on contiguous lots on the same street, corner lots excepted, there may be a gradual transition at the rate of two-and- one-half feet or more per lot from the existing to the new. However, on residential lots the minimum setback shall not be less than 15 feet.

1203.04 BLOCKS.

(a) The length, width, and shape of a block shall be determined with due regard to the following:

- (1) Provisions for an adequate number of building sites which contain the necessary area for the particular need and use intended as specified by these regulations and any involved zoning regulations.
- (2) The need for convenient access, circulation control, and safety of street traffic.

(3) The limitation of topography.

(b) Blocks shall not exceed 1,600 feet in length. A crosswalk, the right-of-way of which shall not be less than ten feet, shall be required, if in the opinion of the Planning Board and Commission, when involved, this facility is necessary.

1203.05 UTILITY EASEMENTS.

Utility easements shall be of such location and width as determined by the City and utility companies. Utility easements shall include those easements required at the time of platting by the City for drainage and/or utility lines and shall be of such location and width as requested by the proper authority. The final plat shall not be signed for recording until approval of all utility easements has been verified by the utility companies and/or the City. Any change from the map as approved by the utility companies and/or the City that alters any utility easement shall be subject to reapproval before signing the final plat.

1203.06 ALLEYS.

(a) Alleys Prohibited in Dwelling House Areas. Alleys shall not be permitted in dwelling house districts unless there are unusual circumstances which make alleys necessary.

(b) Alleys Required in Certain Districts. Alleys may be required in areas deemed necessary by the Planning Board after review and comments from the appropriate City departments.

(c) Width of Alleys. The minimum width for an alley shall be twenty (20) feet.

(d) Intersection and Alignment. Alley intersections and sharp changes in alignment shall be avoided. The corners of intersecting alleys shall be cut off by a line connecting two points which are located along the alley lines ten feet back from the intersection.

(e) Dead-End Alleys. Dead-end alleys shall not be permitted unless considered necessary by the Planning Board and Commission, when involved.

1203.07 TREES.

Where necessary, all existing trees shall be removed from the street right-of-way. Trees, when planted, shall be located outside any utility easement and planted in such a manner as not to impair visibility at any corner. It is recommended that all subdividers or developers salvage as many acceptable existing trees as possible.

1203.08 SUITABILITY OF LAND.

If the Planning Board finds that land proposed to be subdivided is unsuitable for subdivision development due to flooding, bad drainage, unsuitable soil conditions, topography, inadequate water supply, schools, transportation facilities, or other such conditions which may endanger health, life, or property; and if from investigations conducted by the health agencies concerned, it is determined that in the best interest of the public, the land should not be developed for the purpose proposed, the Planning Board shall not approve the land for subdivision unless adequate methods are adopted by the subdivider for solving the problems that will be created by the development of the land.

1203.09 FLOOD PLAIN REQUIREMENTS.

All subdivision proposals, including manufactured home subdivisions, shall be consistent with the need to minimize flood damage; shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage; and shall have adequate drainage provided to reduce exposure to flood damage. Base flood elevation data shall be provided for all subdivision proposals, including manufactured home subdivisions.

Table 1
UTILITY TRANSITION AREA

	A	B	C	D	E
Type of Development	Sewer and Water Available or Provided by Temporary Package Plant	Temporary Well and Septic System	Sewer and Water Not Available	Public Water Available	Public Sewer Available
Single Family	60 feet continuous frontage on a public road	140 feet continuous frontage on a public road	125 feet continuous frontage on a public road	100 feet continuous frontage on a public road	80 feet continuous frontage on a public road
Two Family	7,500 sq. ft. of area	20,000 sq. ft. of area	28,000 sq. ft. of area	20,000 sq. ft. of area	16,000 sq. ft. of area
Multi-Family	80 feet continuous frontage on a public road				
Business	10,000 sq. ft. of area				
Industrial	To be established by Planning Board	To be established by Planning Board	To be established by Planning Board	To be established by Planning Board	To be established by Planning Board

1. Greater lot width and areas may be required by the Clark County Combined Health District in cases of adverse soil conditions.
2. Calculations of lot areas shall not include that portion of any lot occupied by a public right-of-way or proposed right-of-way either by dedication or by easement.