

**Chapter 16.12  
Design Standards**

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**16.12.010 Conformance to chapter required.**

The subdivider shall conform to the following principles and standards of land subdivision in the design of each subdivision or portion thereof. (Ord. dated 3/9/94 § 8.25 (part))

**16.12.020 General.**

The subdivision plan shall conform to design standards that will encourage good developmental patterns and particularly to the principles and standards of the master plan. The streets, drainage, right-of-way, school sites, public parks, playgrounds, and other public facilities shown on the officially adopted master plan of official map shall be considered in the approval of subdivision plats. The dedication or reservation of the above may be required of the subdivider by the village. (Ord. dated 3/9/94 § 8.25(1))

**16.12.030 Streets.**

All right-of-way widths shall conform to the following minimum dimensions:

<b>Street Type</b>	<b>Right-of-Way</b>
Expressway	Governed by state or federal highway agency
Major thoroughfare	80-100 feet

Minor thoroughfare	66-80 feet
Minor Street	60-66 feet
Frontage road	Governed by state or federal highway agency or 60-100 feet as required by the plan commission
Cul-de-sac	60 feet
Half Streets	Not permitted

A. The street layout shall provide access to all lots and parcels of land within the subdivision.

B. Street jogs with centerline offsets of less than one hundred twenty-five feet shall be avoided.

C. Cul-de-sacs shall not exceed five hundred (500) feet in length, unless necessitated by extreme topography.

D. Neighborhood streets shall be designed so as to discourage through traffic.

E. Proposed streets shall be adjusted to the contour of the land so as to produce usable lots and streets of reasonable gradient.

F. Certain proposed streets, where appropriate, shall be extended to the boundary of the tract to be subdivided so as to provide for normal circulation of traffic within the vicinity.

G. Wherever there exists a dedicated or platted portion of a street or alley adjacent to the proposed subdivision, the remainder of the street or alley shall be platted to the prescribed width within the proposed subdivision.

H. Reserve strips controlling the continuation of streets shall be prohibited except under conditions recommended by the commission and approved by the village board.

I. Widths of all streets shall conform to widths specified on the master plan or official map.

J. Cul-de-sac streets shall terminate in a circular right-of-way with a minimum diameter

of one hundred (100) feet.

K. Subdivisions that adjoin or include existing streets that do not conform to the required widths shall dedicate additional width along either or both sides of said street. If the subdivision is along one side only, one-half of the required extra width shall be dedicated.

L. Streets shall be laid out so as to intersect at right angles.

M. Intersection of more than two streets at one point shall be prohibited.

N. Where parkways or special types of streets are involved, the commission may apply special standards to be followed in the design of such parkways or streets.

O. Whenever the subdivision contains or is adjacent to a railroad right-of-way or a highway designated as a limited access highway by the appropriate highway authorities, provision shall be made for a marginal access street or a parallel street at a distance acceptable for the appropriate use of the land between the highway or railroad and such streets.

P. No street shall have a name which will duplicate or so nearly duplicate as to be confused with the name of an existing street, unless the proposed street is an extension of an existing street, in which case the duplication shall be mandatory.

Q. Alleys shall be prohibited in residential areas but should be included in commercial and industrial areas where needed for loading and unloading or access purposes, and where platted, shall be at least twenty-four (24) feet in width.

R. Dead-end alleys shall be prohibited. (Ord. dated 3/9/94 § 8.25(2))

#### **16.12.040 Blocks.**

A. Block lengths shall not exceed one thousand two hundred (1,200) feet and not be less than six hundred (600) feet. Exceptions to the minimum and maximum lengths may be permitted if these limitations prove impractical due to terrain.

B. Super blocks of greater length or width than normal may be permitted if used in conjunction with an open space plan or planned unit development.

C. Pedestrian access way of not less than thirty (30) feet in width shall be required where deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation, and other community facilities. (Ord. dated 3/9/94 § 8.25(3))

#### **16.12.050 Lots.**

A. The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

B. Individual lots with a depth of more than four times their frontage shall be discouraged except under unusual circumstances.

C. Lot dimensions shall conform to the requirements of the zoning ordinance.

D. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

E. Corner lots for residential use shall have sufficient width to permit appropriate building setback from and orientation to both streets.

F. The subdividing of the land shall be such as to provide, by means of a public street, each lot with satisfactory access to an existing public street.

G. Double frontage lots will not be permitted except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten feet, and across which there shall be to right-of-access or fence of uniform design, and approved by the planning commission, shall be installed by the subdivider along the line of lots abutting such a traffic artery or other disadvantageous use of topography and orientation.

H. Side lot lines shall be substantially at right angles or radial to street lines. While some variation from this rule is permissible; very irregular lot shapes shall be avoided.

I. Wherever possible, unit shopping centers based on sound development standards should be designed in contrast to the platting of lots for individual commercial use.

J. Where there is a question as to the suitability of a lot for its intended use due to factors such as rock formations, flood conditions, or similar circumstances, the commission may withhold approval of such lots. (Ord. dated 3/9/94 § 8.25(4))

#### **16.12.060 Easements.**

A. Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least twelve (12) feet wide.

B. Where a subdivision is traversed by a watercourse, drainageway, channel, or stream within a subdivision, such watercourses shall be enclosed if the flow is capable of being carried in one forty-two (42) inch pipe. If such flow exceeds the capacity of a single forty-two (42) inch pipe, an adequate width shall be dedicated by the subdivider for cleaning and maintenance of such watercourse. In no case shall such dedication be less than forty (40) feet in width. (Ord. dated 3/9/94 § 8.25(5))

#### **16.12.070 Public use areas.**

A. Dedication and Reservation of Lands.

1. The purpose of this section is to assist the community to provide the proper public lands for use by residents of the tract.

2. Whenever a proposed playground, park, school site or other public land, other than streets or drainageways, designated in the master plan or the official map, is located all or in part within the subdivision, the proposed public lands shall be made a part of the plat and shall be dedicated to the public by the subdivider at the rate of one thousand two hundred fifty (1,250) square feet for each proposed

dwelling unit. Said proposed public lands, other than streets or drainageways, in excess of the rate established herein shall be reserved for a period not to exceed three years unless extended by mutual agreement for purchase by the public agency having jurisdiction.

3. In lieu of subsection (A)(2) of this section, the village will, if land within the tract is not designated for a proposed playground, park, school site or other public land, other than streets or drainageways, in the master plan or on the official map, levy a public site fee against the subdivider at the time of application for final plat approval at the rate and according to the procedures established by the village board.

4. If no playground, park, school site, pedestrian pathway or other public land has been proposed as of the date of the application of the subdivider, but the village determines at the time of preliminary plat submission that a public facility should be provided in the area of the proposed plat to carry out the spirit and intent of this title, the village may require dedication as set forth above.

5. In the subdividing of any land within the jurisdiction, due regard shall be shown for all natural features, such as trees, watercourses, historical sites, or other similar conditions which, if preserved, will add attractiveness to the proposed development. (Ord. dated 3/9/94 § 8.25(6))

#### **16.12.080 Sidewalks.**

A. Sidewalks eight feet in width shall be required along all business streets.

B. Sidewalks four feet in width shall be required on both sides of all residential streets.

C. Sidewalks of a width acceptable to the plan commission may also be required through the center of long blocks to connect cul-de-sac streets and to provide access to school, park and playground areas, and to river or lake frontages. (Ord. dated 3/9/94 § 8.25(7))