

CHAPTER 1105
Design and Construction Standards

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CROSS REFERENCES

Construction of improvements - see Ohio R.C. 711.101

1105.01 GENERAL PURPOSE.

The purpose of good subdivision and site design is to create a functional and attractive development, minimize adverse impacts, and ensure that a project will be an asset to the City. To promote this purpose, the subdivision shall conform to this article's standards which are designed to result in a well-planned community without adding unnecessarily to development costs. These design controls shall help insure creation of convenient and safe streets, usable lots, space for public purposes, and will minimize the undesirable features of unplanned, haphazard growth. The Planning Commission has the responsibility for reviewing the design of each subdivision early in its design development to insure that all the requirements of these Regulations are addressed.

1105.02 SUITABILITY OF LAND.

If the Planning Commission finds that land proposed to be subdivided is unsuitable for subdivision development due to poor drainage, flood hazard, topography, inadequate water supply, landslip potential, unstable subsurface conditions due to underground mining or other reasons and other such conditions which may endanger health, life, safety, or property; and, if by any public 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 Commission shall not approve the subdivision unless adequate methods for solving the problems are advanced by the subdivider. For major subdivisions, a written statement may be required by the Planning Commission describing characteristics of the development site, such as bedrock geology and soils, topography, flood prone areas, existing vegetation, structures and road networks, visual features, and past and present use of the site.

1105.03 CONFORMANCE TO APPLICABLE RULES AND REGULATIONS.

In addition to the requirements established in these regulations, all subdivisions shall comply with the following:

- (a) All applicable City zoning codes and all other applicable laws in which the subdivision is to be located.
- (b) The comprehensive plan, public utility plan, and capital improvement programs, including plans for all streets, drainage systems, and parks shown on the comprehensive plan as adopted by the City.
- (c) The special requirements of these regulations and any applicable rules of the County Health Department and/or appropriate State agencies.
- (d) The rules of the Ohio Department of Transportation if the subdivision or any lot contained therein abuts a state highway or connected street.
- (e) The standards and regulations adopted by the City/County Engineer, and all boards, agencies and officials of the City.

1105.04 SUBDIVISION AND SITE DESIGN.

(a) Design of the subdivision shall take into consideration existing City, Township, and County comprehensive plans, and shall be based on a site analysis. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alterations of natural features. The following specific areas shall be preserved as undeveloped open space, to the extent consistent with the reasonable utilization of land, and in accordance with the U.S. and Ohio Constitutions and State or Federal regulations:

(b) Unique and/or fragile areas, including wetlands, as may be defined in Section 404, Federal Water Pollution Act, as amended; and in Ohio Environmental Protection Agency standards.

(c) Land in the floodway as identified and mapped using the Federal Emergency Management Agency's Flood Hazard Boundary Maps.

(d) Steep slopes in excess of fifteen (15) percent unless appropriate engineering measures concerning slope stability, erosion, and resident safety are taken into account.

(e) Land located within 300 feet of an existing oil or gas well.

(f) The development shall be laid out to avoid adversely affecting groundwater and aquifer recharge; to reduce cut and fill; to avoid unnecessary impervious cover; to prevent flooding; to provide adequate access to lots and sites; and, to mitigate adverse effects of noise, odor, traffic, drainage, and utilities on neighboring properties. The placement of buildings in residential developments shall take into consideration topography, building height, orientation, and drainage.

1105.05 BLOCKS.

The following regulations shall govern the design and layout of blocks:

- (a) The arrangements of blocks shall conform to the street design criteria set forth in these regulations.
- (b) Blocks shall be arranged to accommodate lots and building sites of the size and character required by these regulations and the City's Zoning Code to provide for adequate community facilities, and with regard of the limitations and opportunities of topography.
- (c) Irregularly shaped blocks, blocks intended for cul-de-sacs and loop streets, and blocks containing interior parks and playgrounds may be approved by the Planning Commission if properly designed and located.
- (d) No block shall be larger than (1400) feet, or (12) times the minimum lot width required in the zoning district, and no less than (800) feet. Cross streets shall be provided between blocks.
- (e) Where blocks are more than (900) feet in length, a walkway easement not less than (10); feet in width at or near the halfway point of the block may be required between streets.
- (f) Blocks in the traditional gridiron pattern should consist of two tiers of lots and an easement may be included to separate them.
- (g) Through lots (extending from one parallel street to the other) shall be discouraged to avoid problems between adjoining owners, and to reduce the number of streets.

1105.06 LOT IMPROVEMENTS.

(a) Lot Arrangement and Dimensions. Lot arrangement, design, and dimensions shall be such that all lots will provide satisfactory building sites. Driveway access to buildings on the lot shall be from a dedicated public street (existing or proposed or on a private street meeting City standards). Lots shall be properly related to topography and the character of the surrounding development, and shall be in compliance with the City Zoning Code and County health regulations.

(b) Lot Orientation.

- (1) Residential lots shall front on a dedicated public street (existing or proposed) or on a private street in a planned unit development. All side lot lines where practicable should be at approximate right angles to street lines or radial to curving street lines, unless a variation from these rules will give a better street or lot plan. Variations are permitted to accommodate barriers such as streams and existing utility easements.
- (2) The lot line common to the street right-of-way shall be the front line. All lots shall face the front line and a similar line across the street. Wherever feasible, lots shall be arranged so that the rear line does not abut the sideline of an adjacent lot.
- (3) No lot shall have an average depth which is more than three and one-half (3-1/2) times its average width unless otherwise allowed by the Planning Commission.

(c) Double Frontage Lots and Access to Lots.

- (1) Double frontage and reversed frontage lots shall be avoided except where necessary to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation. Residential lots abutting arterial or collector streets, where marginal access streets are not desirable or possible to attain, shall be designed as reverse lots or with side lot lines parallel to the major traffic streets. These requirements may be waived by the planning commission.
- (2) Lots may not be created by dividing land at the end of stub streets in adjacent subdivisions, such stub streets being intended to promote continuity of street systems in adjoining subdivisions.
- (3) Fifty (50) feet (minimum) of additional lot depth or a buffer strip in accordance with the landscape standards herein may be required where a residential lot in a subdivision backs up to a railroad right-of-way, a high pressure gasoline or natural gas line, open drainage ditch, an arterial street or interstate highway, an industrial area or other existing land use which may have a detrimental effect on the residential use of the property, and where no local street is provided at the rear of such lot.

1105.07 EASEMENTS.

(a) Easements may be provided adjacent to each side of and contiguous with all proposed rights-of-way. Sanitary sewers, storm sewers, and waterlines will be placed within the right-of-way. Such easements shall be used for any and all public or private underground utilities. Utility or drainage easements across lots or along side or rear lot lines shall be a minimum of twenty (20) feet in width. Easements shall give access to every lot, park, or public grounds.

(b) Recommendations on the proposed layout of telephone and electric company easements should be sought from all of the utility companies serving the area. It shall be the responsibility of the subdivider to submit copies of the preliminary plan to all appropriate public utility companies.

(c) Easements shall be provided for storm drainage purposes. Such easements shall conform substantially with the lines of any natural water course, channels, streams or creeks which traverse the subdivision or for any new channel which is established to substitute for an existing natural watercourse, channel, stream or creek. Such easements shall be of sufficient width to provide adequate area for maintenance, however, they shall not be less than twenty (20) feet. Provisions of an easement in no way makes the City responsible for maintenance of storm water facilities. The plat shall specify the entity or person responsible for maintenance of storm water facilities.

(d) Whenever practicable, the utilities shall be placed underground, according to the standards of the appropriate utility company.

(e) The location of mailboxes and similar structures in the right-of-way of a public or private street shall be constructed so as to not create a hazard to the public and shall be constructed pursuant to standards of the Ohio Department of Transportation.

1105.08 STANDARDS FOR NONRESIDENTIAL SUBDIVISIONS.

(a) In addition to the principles and standards in these regulations, the applicant shall demonstrate to the satisfaction of the Commission that the streets, parcels, blocks, and lot patterns proposed are specifically adapted to the uses anticipated and take into account other uses in the vicinity.

(b) Proposed industrial parcels shall be suitable in area and dimension to the types of industrial development anticipated.

(c) Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.

(d) Blocks intended for commercial and industrial subdivisions shall be designed specifically for such purposes and shall include adequate provision for parking, loading and delivery services. Such blocks shall not be less than (250) feet in width and not less than (500) feet in length.

(e) Lots intended for other nonresidential use shall be specifically noted and designed for such purposes, and shall have adequate provisions for off-street parking, setbacks, and loading and unloading areas.