

Chapter 16.125 Lot Development Standards

16.125.000 Purpose

Standards provide for the orderly, safe, efficient and livable development of land within the City of North Plains.

16.125.005 Scope

The provisions of this subsection shall apply to all partitions and subdivisions within the City of North Plains.

16.125.10 Standards for Lots

- A. **Minimum lot area:** Minimum lot area shall conform to the requirements of the zoning district in which the lot is located.
- B. **Access:** All lots shall provide a minimum of 20 feet of frontage on an existing or proposed public street, with the following exception:

Flag lots, accessed by a private driveway, may be permitted by the Planning Commission when any of the following conditions are met:

- 1. The subject property is surrounded by developed properties and the terrain, shape of the parcel, or the location of existing structures precludes accessing the property with a public street.
 - 2. The proposed flag lot(s) front on the arc of a cul-de-sac and the use of flag lots would result in a better lot pattern around the cul-de-sac than that which might otherwise result.
 - 3. The subject property is located in the Commercial or Industrial Zoning District and full frontage on a public street is unnecessary to the logical development of the property.
 - 4. The use of flag lots is necessary due to conditions of terrain or other physical features of the property.
 - 5. The use of flag lots accessing from a collector or local street is acceptable.
- C. **Flag Lots:** When authorized by the Planning Commission pursuant to the access requirements of Subsection B of this Chapter, flag lots shall be subject to the following development standards:
- 1. The access strip shall be a minimum of 15 feet in width, with an improved

surface of at least 12 feet, except as required by the Uniform Fire Code.

2. The access strip shall not be included in the calculation of lot area for purposes of determining compliance with any minimum lot size provision of this Ordinance.
 3. The length of the access strip is subject to the requirements of the Uniform Fire Code, and shall not exceed 200 feet.
 4. Setbacks in Residential Zoning Districts. Subsequent development on flag lots in the R-7.5, R-5 and R-2.5 zoning districts shall provide a minimum:
 - a. 15 feet in the yard facing the garage door or carport entrance
 - b. 10 feet in the yard facing the front of the residence
 - c. 10 feet in the yard facing the rear of the residence
 - d. Side yard setbacks shall be the same as the underlying zone
- D. **Through Lots:** In residential zones, street access must be interior to the developments. Screening or buffering may be required by the Planning Commission during the review of the land division request.
- E. **Lot Side Lines:** The side lines of lots, as far as practicable, shall run at right angles to the street upon which the lots face.
- F. **Lot Grading:** Lot grading shall conform to the requirements of Chapter 70 of the Uniform Building Code and City Public Works standards.
- G. **Large Lots:** In dividing tracts into large lots which at some future time are likely to be re-divided, the applicant's tentative plan shall also demonstrate that any redevelopment or re-subdivision may readily take place at the planned residential density without violating the requirements of this ordinance.
- The Planning Commission may require that the blocks be of such size and shape, be so divided into building sites and contain such site restrictions as will provide for extension and opening of streets at intervals which will permit a subsequent division of any tract into lots of smaller size.
- H. **Land for Public Purposes:** When a proposed park, open space or other public use shown on the Comprehensive Plan or zoning map is located in whole or in part within a subdivision, the final subdivision plat shall dedicate the identified area for the designated public use.

16.125.15 Standards for Blocks

- A. **General:** The length, width, and shape of blocks shall take into account the need for adequate building site size and street width and shall

recognize the limitations of the topography.

- B. **Sizes:** Residential Districts shall have a maximum 600 foot block length, a minimum 160 foot street adjacent lot depth, and a 1,600 foot perimeter. Commercial Districts shall have a block length of 400 foot and a 1,200 foot perimeter. Light Industrial Districts shall have a block length of 600-800 feet and a 1,600-2,000 foot perimeter. General Industrial Districts do not have block length or perimeter requirements. A block shall have sufficient width to provide for two tiers of building sites unless topography or the location of adjoining streets justifies an exception.

16.125.20 Easements

- A. **Utility Lines:** Minimum 5 foot wide easements for sewers, water mains, electric lines, or other public utilities shall be dedicated along the front, side, and rear lot or parcel lines of each lot. Easements shall be centered on lot lines. Properties with alley access are only required to have easements in the front and rear lot lines.
- B. **Water Courses:** If a tract is traversed by a water course such as a drainage way, channel or stream, a storm water easement or drainage right-of-way shall be provided which substantially parallels the lines of the water course.
- C. **Pedestrian and Bicycle Ways:** When desirable for public convenience and access, a pedestrian or bicycle way easement may be required to connect to a cul-de-sac or to pass through an unusually long or oddly spaced block, or to otherwise provide appropriate circulation.

16.125.25 Improvement Requirements

- A. **Partitions:** During the review of partition proposals, the City shall require as a conditions of approval, the improvement of:
1. Public streets upon which the property fronts to public standards, including: surfacing of street adjacent to property, installation of curbing, storm sewers, sanitary sewers, waterlines and other necessary public utilities.
 2. Sidewalks, five feet in width, along public street frontage.
 3. Paved private driveways serving flag lots.

All improvements required under this subsection shall be completed or assured through an irrevocable letter of credit, assignment of bank account, performance bond or other instrument acceptable to the City Attorney prior to the issuance of building permits.

- B. **Subdivisions:** The following improvements shall be required for all

subdivisions in the City of North Plains.

1. **Frontage improvements:** Street improvements to full City Standards shall be required for all public streets on which a proposed subdivision fronts. Such improvements shall be blended to match with existing improved surfaces across the centerline and for a reasonable distance beyond the frontage of the property. Additional frontage improvements shall include: sidewalks, curbing, storm sewer, sanitary sewer, waterlines, other public utilities as necessary, and such other improvements as the City shall determine to be reasonably necessary to serve the development or the immediate neighborhood.
2. **Proposed Streets:** All public streets within the subdivision shall be constructed to current City of North Plains Public Works standards. Street names shall be approved by the Planning Commission.
3. **Monuments:** Upon completion of street improvements, monuments shall be reestablished and protected in monument boxes at every street intersection and all points of curvature and points of tangency of street center lines. Elevation bench marks shall be established at each street intersection monument with elevations to U.S. Geological Survey datum.
4. **Sanitary Sewers:** Sanitary sewers shall be installed to serve the subdivision and to connect the subdivision to existing mains both on and off the property being subdivided.

If the required sewer facilities will, without further sewer construction, directly serve property outside the subdivision, the Planning Commission may recommend to the City Council construction as an assessment project with such arrangement with the sub-divider as is desirable to assure financing his share of the construction.

The City, at the request of Clean Water Services, may require that the subdivider construct sewage lines of a size in excess of that necessary to adequately serve the development in question, where such facilities are or will be necessary to serve the entire area within which the development is located when the area is ultimately developed. The City may also require that the construction take place as an assessment project with such arrangement with the subdivider as is desirable to assure his share of the construction.

5. **Water System:** Water lines with valves and fire hydrants serving the subdivision and connecting the subdivision to the city mains shall be installed. The design shall take into account provisions for extension beyond the subdivision to adequately grid the City system and to serve the area within which the development is located when the area is ultimately developed.

6. **Street Lights**: The installation of street lights is required at locations and of a type established by City Public Works standards.
7. **Street Trees**: The installation of street trees is required at locations and of a type established by City Public Works standards. At a minimum one tree shall be planted per residential unit.
8. **Street Signs**: The installation of street name signs and traffic control signs is required at locations determined to be appropriate by the City and shall be of a type established by City Public Works standards.

All improvements required under this subsection shall be completed to City Public Works standards, or assured through an irrevocable letter of credit, assignment of bank account, performance bond or other instrument acceptable to the City Attorney, prior to the approval of the Final Plat of the subdivision.

16.125.30 Improvements Procedures

Improvements installed by a developer for any land division, either as a requirement of these regulations or at his own option, shall conform to the requirements of this Chapter and improvement standards and specifications adopted by the City, and shall be installed in accordance with the following procedure:

- A. Improvement work shall not be commenced until plans have been checked for adequacy and approved by the City. Plans shall be prepared in accordance with requirements of the City.
- B. Improvement work shall not be commenced until the City has been notified in advance; and, if work has been discontinued for any reason, it shall not be resumed until the City has been notified.
- C. Improvements shall be constructed under the inspection and to the satisfaction of the City. The City may require changes in typical sections and details in the public interest, if unusual conditions arise during construction to warrant the change.
- D. All underground utilities, sanitary sewers, and storm drains installed in streets by the sub-divider shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed to a length eliminating the necessity for disturbing the street improvements when service connections are made.
- E. A map showing all public improvements as built shall be filed with the City upon completion of the improvements.