

Chapter 16.32

DESIGN STANDARDS FOR BLOCKS AND LOTS

Sections:

16.32.010 Design standards.

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All land division improvements and designs shall at a minimum conform to the standards set forth in this chapter and other applicable statutes, rules, regulations and ordinances relating to standards.

A. The lengths, widths and shapes of blocks shall be determined by: provisions for building sites suitable to meet the needs of the type of use contemplated; zoning ordinance requirements pertaining to lot size and dimensions; needs for convenient access; limitation and opportunities of topography. Block lengths shall normally not exceed two thousand (2,000) feet, or less than six hundred (600) feet in length.

B. The dimensions of the lots must conform to any applicable zoning ordinance. Corner lots shall be twenty (20) percent wider than the minimum width as required for lots less than one hundred fifty (150) feet in width. Where the required minimum average width of lots is one hundred fifty (150) feet or greater, corner lots shall not be required to be increased in width.

C. All unsewered lots must abut a public street for at least one hundred fifty (150) feet at the building setback line.

D. Lot lines shall be at right angles or radial to the street lines. Double frontage shall be avoided except where essential to provide separation of the development from traffic arteries or to overcome particular topographic or orientation disadvantages. Where residential lots abut a commercial, or industrial district, additional depth shall be provided for the lot in an amount equal to at least twenty (20) percent of the minimum

depth which would normally be required. All lots shall be designed with a suitable proportion between width and depth. Neither long narrow or wide shallow lots are normally desirable. Depth of lots shall not be less than one hundred fifty (150) feet. (Editorially amended during 2001 codification; Ord. dated 6/13/96 (part); Ord. dated 7/27/95 § 10(4))