

Title 17 PLATS AND SUBDIVISIONS

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Chapters:

Chapter 17.04 GENERAL PROVISIONS

Sections:

17.04.010 Short title.

This title shall be known as the "Subdivision Regulations."

(Ord. 315 § 100, 1968)

17.04.020 Modification of requirements.

The strict application of the terms of these regulations may be modified by the council upon the recommendation of the planning commission in the event that it is found that any specific provision is impractical in its application to a specific parcel of land because of characteristics peculiar to the parcel and the intent of these regulations will not be compromised.

(Ord. 315 § 610, 1968)

17.04.030 Enforcement.

The city manager or other official designated by the council shall be responsible for the enforcement of these regulations and to this end all employees and officials of the local government shall report in writing to the aforesaid enforcing official, any violation or suspected violation of these regulations.

(Ord. 315 § 620, 1968)

17.04.040 Transition.

Any preliminary plat upon which a filing fee has been paid and has been delivered to the offices of the planning commission or any plat which has passed the preliminary plat stage at the effective date of the ordinance codified herein may be processed under the provisions of Ordinance 261.*

(Ord. 315 § 650, 1968)

* Ordinance 261 has been repealed by Ordinance 315.

Chapter 17.08 DEFINITIONS

Sections:

17.08.010 Alley.

"Alley" means a minor way, dedicated to the public use, which is used primarily for vehicular access to the back or the side of properties otherwise abutting on a street.

(Ord. 315 § 201, 1968)

17.08.020 Block.

"Block" means a piece or parcel of land entirely surrounded by public highways, streets, streams, railroad right-of-way, parks, etc., or a combination thereof.

(Ord. 315 § 202, 1968)

17.08.030 Building line.

"Building line" means a line on a plat generally parallel to the street right-of-way, indicating the limit beyond which buildings or structures may not be erected.

(Ord. 315 § 203, 1968)

17.08.040 City manager.

"City manager" means the city official responsible for the administration of the city, or his duly authorized representative.

(Ord. 315 § 204, 1968)

17.08.050 Council.

"Council" means the legislative body of the city.

(Ord. 315 § 205, 1968)

17.08.060 Cul-de-sac.

"Cul-de-sac" means a minor street having one end open to traffic and being permanently terminated by a vehicular turn-around.

(Ord. 315 § 206, 1968)

17.08.070 Days.

"Days" refer to calendar days.

(Ord. 315 § 207, 1968)

17.08.080 Developer.

"Developer" means the owner or agent under legal authority of the owner or owners who undertake to cause a parcel of land to be designed, constructed, and recorded as a subdivision. This term may be used interchangeably with the term "subdivider."

(Ord. 315 § 208, 1968)

17.08.090 Easement.

"Easement" means a grant by the property owner to the public, a corporation, or persons, of the use of a parcel of land for a specific purpose.

(Ord. 315 § 209, 1968)

17.08.100 Final plat.

"Final plat" means a drawing to engineering accuracy and containing the items specified by these regulations indicating the layout of lots, blocks and public ways in a completed and improved subdivision along with legal papers required for recording.

(Ord. 315 § 210, 1968)

17.08.110 General plan.

"General plan" means the plan or series of plans for the future development of the city and approved, as may be required, as the guide for future development. Such plan may alternatively be called by such descriptive terms as a master plan, a comprehensive plan, or a development plan.

(Ord. 315 § 211, 1968)

17.08.120 Improvements.

"Improvements" mean changes and additions to land necessary to prepare it for building sites, and including street paving and curbing, grading, monuments, drainage ways, sewers, fire hydrants, water mains, sidewalks, pedestrian ways and other public works and appurtenances.

(Ord. 315 § 212, 1968)

17.08.130 Lot.

"Lot" means a portion of a subdivision, or other parcel of land, intended as a unit for transfer or for development.

(Ord. 315 § 213, 1968)

17.08.140 Pedestrian way.

"Pedestrian way" means a right-of-way dedicated to public use, which cuts across a block to facilitate pedestrian access to adjoining streets or properties.

(Ord. 315 § 214, 1968)

17.08.150 Planning commission.

"Planning commission" refers to the planning and zoning commission of Chariton.

(Ord. 315 § 215, 1968)

17.08.160 Plat.

"Plat" means a map drawn to scale from an accurate survey and including items set forth herein along with all certificates and statements required herein and by statute, for the purpose of recording as a subdivision of land. Without modifying adjectives it refers to land subdivision documents which have been officially recorded. In appropriate context a plat may refer to the land represented by a recorded plat and may be synonymous with the word "subdivision." It may also be used as a verb referring to the act of preparing a plat.

(Ord. 315 § 216, 1968)

17.08.170 Preliminary plat.

"Preliminary plat" means a drawing with supporting documents which represents a proposal upon which a final plat is to be based. A preliminary plat is not intended as a document to be filed of record.

(Ord. 315 § 217, 1968)

17.08.180 Replat or resubdivision.

"Replat or resubdivision" means a plat representing land which has previously been included in a recorded plat.

(Ord. 315 § 218, 1968)

17.08.190 Street.

"Street" means a right-of-way, dedicated to public use, which affords a primary means of access to the abutting property.

(Ord. 315 § 219, 1968)

17.08.200 Street, collector.

"Collector street" means a street which carries traffic from a local street to a major street.

(Ord. 315 § 220, 1968)

17.08.210 Street, local.

"Local street" means a street which is used primarily for access to the abutting properties.

(Ord. 315 § 221, 1968)

17.08.220 Street, major.

"Major street" means a street of considerable continuity connecting various sections of the city, or a street designated as a major street on the major street plan of the city.

(Ord. 315 § 222, 1968)

17.08.230 Street, service.

"Service street" means a local street or frontage road which is approximately parallel to and adjacent to or part of a major street and provides access to the abutting properties and protection from through traffic.

(Ord. 315 § 223, 1968)

17.08.240 Subdivider.

"Subdivider" means the person or firm causing a plat to be prepared.

(Ord. 315 § 225, 1968)

17.08.250 Subdivision.

"Subdivision" means a parcel of land which has been platted; or the act of preparing a plat.

(Ord. 315 § 224, 1968)

17.08.260 Other terms.

All other terms used in these regulations shall have their normal meaning, except that terms common to engineering and surveying shall be used in their professional sense.

(Ord. 315 § 226, 1968)

Chapter 17.12 REGULATIONS GENERALLY

Sections:

17.12.010 Preparation of plats.

Any plat hereafter made or any subdivision or any part thereof lying within the limits of the city or in unincorporated territory within an area extending two miles beyond the city limits shall be prepared, presented for approval, approved and presented for recording as herein prescribed. These regulations are enacted under the authority of and provide authorized additions to the provisions of Section 409 of the Code of Iowa.

(Ord. 456 § 1, 1977; Ord. 315 § 310, 1968)

17.12.020 Application of regulations to land divisions.

A subdivision plat is required when a tract of land is subdivided by repeated divisions or simultaneous division into three or more parcels. A subdivision plat is not required when land is divided by conveyance to a governmental agency for public improvements.

(Ord. 722 § 2, 1997)

17.12.030 Agricultural land exemption.

The division of land for agricultural use into parcels all of which are ten acres or more in area and have four hundred feet or more of street or road frontage and which do not involve the creation of any new street or road, easement or other dedication, shall be exempt from the requirements of these regulations, provided however, that the provisions of applicable statutes and regulations are complied with.

(Ord. 315 § 330, 1968)

17.12.040 Division of platted lots.

The division or consolidation of existing platted lots or parts of existing platted lots by description for the purpose of sale or development shall not be considered a subdivision within the scope of these regulations, provided however, that any existing platted lot containing in excess of fifteen thousand square feet which is to be divided into three or more parcels intended as primary building sites or when such division involves a dedication to public use such division shall fall within the jurisdiction of these regulations. The division and sale of a minor portion of any parcel of land for the purpose of adding land to an adjoining building site when the adjoining parcel of land constitutes more than fifty percent of the newly created building site shall not be counted as a division in determining the jurisdiction of these regulations.

(Ord. 315 § 340, 1968)

17.12.050 Approvals necessary.

No plat or subdivision falling within the jurisdiction of these regulations shall be recorded or presented for recording under the provisions of Section 409 of the Code of Iowa until all provisions and approvals set forth herein have been met or obtained.

(Ord. 315 § 350, 1968)

17.12.060 Building permits and utility connections prohibited.

No officer, employee, or agent of the city shall issue any building permit, make any water or sewer connection, or issue any permit for any water or sewer connection for any building or buildings constructed or proposed to be constructed on land divided contrary to the provisions of these regulations. No officer, agent or employee of the city shall perform or cause to be performed any construction or maintenance upon any street or public way purported to be dedicated as a public street or public way by virtue of being shown on a plat, unless such plat shall have been approved as provided by these regulations. The above prohibitions shall not apply to any plat or dedication legally filed of record before the enactment by the city of Ordinance No. 261 dated March 21, 1966*, or legally filed under the aforesaid ordinance.

(Ord. 315 § 360, 1968)

* Ordinance 261 has been repealed by Ordinance 315.

17.12.070 Improvements to be completed.

No final plat shall be approved for recording unless street and utility improvements, as set forth herein, necessary to serve the intended occupants of the subdivision have been completed in a satisfactory manner or other assurances, as provided herein, that such improvements will be completed are executed.

(Ord. 315 § 370, 1968)

Chapter 17.16 PLANNING CONFERENCE

Sections:

17.16.010 Arrangement—Purpose—Waiver.

Any owner, developer or agent wishing to subdivide a parcel of land shall contact the city manager and arrange for a planning conference. This conference shall be for the purpose of determining the general requirements to be met in developing the subdivision. If the subdivision does not involve new streets or utilities the planning conference may be waived by the planning commission.

(Ord. 315 § 410, 1968)

17.16.020 Findings.

The proceedings of the planning conference shall be informal and no record need be kept. It shall be the responsibility of the subdivider to determine the areas of agreement among the conferees and the problems which must be explored further through individual conferences with departments charged with administering the provision of utilities, streets, drainage and other public facilities. During the conference it shall be the responsibility

of the city manager to aid the subdivider in determining the general features to be required in the subdivision. All agreements arrived at by the conferees shall be subject to ratification by the planning commission as a whole.

(Ord. 315 § 411, 1968)

17.16.030 Preliminary plat.

After the subdivider has determined the general features to be required in the subdivision he may proceed to cause a preliminary plat to be prepared. An application in writing for tentative approval of the preliminary plat together with six prints thereof shall be filed with the planning commission at least two weeks before the meeting of the planning commission at which the preliminary plat is to be acted upon.

(Ord. 315 § 420, 1968)

17.16.040 Form of preliminary plat.

The preliminary plat shall be drawn to a scale of one hundred feet to an inch, or larger scale as may be approved by the planning commission and shall show the following information:

- (1) The proposed name of the subdivision;
- (2) North point, scale, and date;
- (3) The names and addresses of the subdivider and of the engineer or surveyor;
- (4) The tract designation and other description according to the real estate records of the city or county auditor and recorder, also, designation of the proposed uses of land within the subdivision;
- (5) The boundary lines (accurate in scale) of the tract to be subdivided;
- (6) Contours with intervals of five feet or less, referred to official city datum;
- (7) The names of adjacent subdivisions or the names of record owners of adjoining parcels of unsubdivided land;
- (8) The location, widths, and names of all existing or platted streets or other public ways within or adjacent to the tract, existing permanent buildings, railroad rights-of-way, and other important features, such as section lines, political subdivision or corporation lines, and school district boundaries;
- (9) Existing sewers, water mains, culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, and locations indicated;
- (10) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purpose of conditions or limitations of such reservation, if any;
- (11) The layout, names, and widths of proposed streets, alleys and easements;
- (12) A plan of proposed water distribution system, sanitary sewers and storm sewers showing pipe sizes and the location of valves, fire hydrants, and fittings;
- (13) The layout, numbers, and scaled dimensions of proposed lots;
- (14) Indication of any portion of the subdivision for which a final plat is to be proposed when the subdivision is to be developed in stages.

(Ord. 315 § 421, 1968)

17.16.050 Review and approval of preliminary plat.

Upon receipt of the preliminary plat, the city manager shall cause copies thereof to be distributed to the representatives of any utility entities not under the control of the aforesaid city manager. The city manager shall report the combined recommendations of the utility companies to the planning commission.

The city manager may recommend approval or disapproval of the preliminary plat or any features thereof, but in expressing disapproval the reasons for such action shall be set forth in writing.

The planning commission shall approve or disapprove a preliminary plat within sixty calendar days of receipt unless a longer time is agreed upon with the subdivider.

Upon approval or disapproval by the planning commission the preliminary plat and the planning commission's recommendation shall be transmitted to the council within seven calendar days.

(Ord. 315 § 422, 1968)

17.16.060 Approval of preliminary plat.

The council shall approve or disapprove the preliminary plat not later than the fourth regular meeting following the receipt of the report from the planning commission. The council may give notice and hold public hearings.

(Ord. 315 § 423, 1968)

17.16.070 Effect of approval of preliminary plat.

Approval of the preliminary plat as set forth herein shall constitute authority to proceed with construction of the subdivision and preparation of the final plat subject to approval of detailed plans and specifications for improvements as set forth herein. The subdivision shall be constructed and the final plat prepared in conformity with the approved preliminary plat. Material deviation from such approved preliminary plat shall require resubmission for approval.

Approval of a preliminary plat shall not constitute authority to sell lots, record the plat, advertise the future or conditional sale of lots based on the preliminary plat, or authority to construct permanent buildings in reliance upon the preliminary plat layout.

(Ord. 315 § 424, 1968)

17.16.080 Large development staging procedure.

In order to discourage premature subdivision and uneconomic improvements, the following procedure is provided for large development schemes:

- (1) When a developer or group of developers have in their control an area of land which they wish to plat, but of so large a size that the majority of the lots would take more than a year to sell, they may cause to be prepared a preliminary plat for the entire area;
- (2) On such preliminary plat successive development divisions may be designated;
- (3) Upon approval of the preliminary plat the developer may cause a final plat to be prepared for one or more development divisions, provided the order of development allows for logical provision of streets and utilities;

- (4) Each development division shall be considered as a final plat and provisions of these regulations shall apply individually to each development division presented as a separate filing for record.

(Ord. 315 § 430, 1968)

17.16.090 Fees.

Before delivering the preliminary plat to the office of the planning commission for approval, the subdivider shall pay to the city treasurer the following fees:

- (1) Processing fee—Ten dollars;
- (2) Engineering check fee—Twenty-five dollars.

The processing fee shall not be refundable. The engineering check fee shall be refundable if the plat is withdrawn before any actual checking is done on a preliminary plat. If any preliminary plat or final plat, or any improvement plans or specifications are found to be in error and must be returned for revision, an additional engineering check fee shall be paid for each resubmission for approval. The city treasurer shall receipt stamp proof of the payment of fees upon the face of each copy of the preliminary plat. Such fees shall not be considered payment for supervision of construction.

(Ord. 315 § 440, 1968)

17.16.100 Approval of improvement plans.

After approval by the council of the preliminary plat the subdivider may proceed to prepare and submit plans, profiles and specifications for improvements to the city manager for approval. Such plans, profiles and specifications shall conform to standard practice of the city and shall be in essential conformity with the approved preliminary plat. The city manager shall give his approval in writing and no field changes shall be made without the written permission of the city manager.

(Ord. 315 § 450, 1968)

Chapter 17.20 FINAL PLAT

Sections:

17.20.010 Filing.

Within two years of the approval by the council of preliminary plat, the subdivider shall file a final plat of the area covered by the preliminary plat in the office of the planning commission. Sufficient copies not to exceed six, shall be submitted to facilitate review and approvals. If a final plat is not filed within two years of the aforesaid approval of the preliminary plat the latter shall be subject to review, revision or cancellation of approval by the council.

(Ord. 315 § 460, 1968)

17.20.020 Form.

The plat shall be drawn in permanent black drawing ink on high grade linen or stable synthetic material with dimensions nine and one-half inches by fifteen inches.

The scale shall be one inch equals one hundred feet or larger. In the event that the entire plat cannot be drawn on one sheet it shall be submitted in two or more sheets of the specified dimensions along with an index sheet of the same dimensions showing the entire development in simplified form at a smaller scale. The original shall be submitted for checking and signature and shall become a permanent public record upon recording. Duplicate originals may be submitted for signatures and may become the property of the subdivider.

The final plat shall portray the following information:

- (1) Name of subdivision, points of the compass, scale of the plat, name of subdivider, date and name, address and seal of the surveyor. Location of boundary lines, in relation to section, quarter section, all of which comprise a legal description of the property. All locations shall be tied to a land survey corner which has the approval of the county engineer;
- (2) The lines of all streets and alleys and other lands to be dedicated with their widths and names shall conform to existing street name patterns;
- (3) All lot lines and dimensions and numbering of lots and blocks according to a uniform system. Statutory systems shall be complied with if applicable;
- (4) Indication of building lines with dimensions if such lines are desired;
- (5) Easements for any right-of-way provided for public use, drainage, services or utilities, showing dimensions and purpose;
- (6) All dimensions, both linear and angular, necessary for locating the lines of lots, tracts, or parcels of land, streets, alleys, easements and the boundaries of the subdivision. The linear dimensions are to be expressed in feet and decimals of feet. The plat shall show all curve data necessary to reconstruct on the ground all curvilinear boundaries and lines and radii of all rounded corners;
- (7) Closure. The perimeter and blocks of the plat shall close to an allowable unadjusted error of one in five thousand. Latitudes and departure computations shall be submitted. All lines in the plat shall meet this standard of accuracy;
- (8) The description, location and elevation of all bench marks;
- (9) The description and location of all permanent monuments set in the subdivision;
- (10) Names in dotted lettering of adjacent plats with location of adjoining streets shown by dashed lines;
- (11) Legal description of the lands being subdivided;
- (12) Certificate of dedication signed and acknowledged by all parties having any title interest in the land subdivided and consenting to the preparation and recordation of the plat as submitted;
- (13) Engineer's certificate and seal;
- (14) Certificates of approval in legally correct form and places for the signatures of the following: notary public acknowledging dedication, the chairman of the planning commission, the mayor and city clerk. Other certificates as may be required by law may be recorded as separate instruments accompanying the plat.

(Ord. 315 § 470, 1968)

17.20.030 Action by planning commission.

The planning commission shall consider the final plat at the regular meeting during the month following the month of filing and shall either approve or disapprove the plat. If the planning commission finds that the final plat

has been prepared in compliance with these regulations and in substantial compliance with the preliminary plat such plat shall be approved. In the event of disapproval, specific points of variance with the aforesaid requirements shall be spread upon the record of the planning commission and a copy shall be transmitted to the subdivider.

The planning commission may approve final plats at a special meeting called in accordance with the rules and regulations of the planning commission.

Upon approval or disapproval, the planning commission shall within ten days transmit to the council the final plat along with the report of the planning commission.

(Ord. 315 § 480, 1968)

17.20.040 Council action.

The council shall consider the final plat along with the report of the planning commission not later than the second regular meeting following the date of filing with the city clerk. If the council finds that the plat has been prepared in compliance with the preliminary plat, such final plat shall be approved. In the event of disapproval, the record shall show the specific points on which the final plat varies from these regulations or the preliminary plat. The council may give notice of and hold any public hearings.

(Ord. 315 § 481, 1968)

17.20.050 Bonding incomplete improvements.

In lieu of final completion of the improvements required herein before approval of the final plat, the subdivider shall post a bond approved by the city attorney. Such bond shall insure to the city that improvements will be completed by the subdivider within two years after approved by the city council and shall be not less than the estimated cost of completing the improvements as specified by these regulations, other ordinances, resolutions or regulations of the city, and by the plans and specifications as approved for the preliminary plat.

If the improvements are not completed within the specified time, the council may use the bond or any necessary portion thereof to complete the improvements. Failure of the council to take action on the bond immediately shall not bar it from taking appropriate action within a reasonable time.

(Ord. 315 § 490, 1968)

17.20.060 Filing of record.

After the final plat has been approved and all signatures required herein have been affixed the subdivider will deliver the plat and all necessary papers, as required by statute, to the city clerk who shall cause the same to be recorded as specified by statute. All filing fees shall be paid by the subdivider.

(Ord. 315 § 495, 1968)

Chapter 17.24 STREETS*

Sections:

17.24.010 Conformance with general plan.

The arrangement, character, extent, width, grade and location of all streets shall conform to the general plan of the city and to any plans which may be adopted by the planning commission or the council.

(Ord. 315 § 510, 1968)

17.24.020 Continuation of existing streets.

New streets shall normally continue as an extension of existing streets unless good planning indicates a different solution. Street patterns shall take into consideration access needed to develop adjoining properties and shall conform to topography so as to provide the best building sites. Sketches of a proposed street system for adjoining property may be required if it is owned or under the control of the subdivider. Street names shall take the name of existing streets on the same general alignment. New street names shall be approved by the planning commission and not be so similar to existing names as to cause confusion.

(Ord. 315 § 511, 1968)

17.24.030 Traffic circulation.

When possible, local service streets shall be planned so as to discourage through traffic and to conveniently channel traffic onto the collector and major streets.

(Ord. 315 § 512, 1968)

17.24.040 Dead end streets prohibited.

Dead end streets are prohibited, except that where the general plan indicates a street is to continue past the subdivider's property, a temporary dead end may be allowed until such time as the street is continued.

(Ord. 315 § 513, 1968)

17.24.050 Cul-de-sacs.

Cul-de-sacs will be permitted where topography and other conditions justify their use. They should normally be less than three hundred feet in length, but in unusual situations may be permitted up to five hundred feet in length. Every cul-de-sac shall have a turn-around at its closed end with right-of-way of one hundred feet diameter for residential streets and one hundred twenty feet diameter for industrial or commercial access streets.

(Ord. 315 § 514, 1968)

17.24.060 Half streets.

Half streets will normally be prohibited, except that they may be required to complete the remaining half of a street already dedicated or where the general plan or other adopted plan indicates that the alignment of the street will center on the property line.

(Ord. 315 § 515, 1968)

17.24.070 Angle of intersection.

Streets shall be laid out so as to intersect as nearly as possible at right angles except where topography and other conditions justify variations. The minimum angle of intersection of streets shall be seventy-five degrees.

(Ord. 315 § 516, 1968)

17.24.080 Street jogs.

Street jogs with centerline off-sets of less than one hundred feet shall be avoided.

(Ord. 315 § 517, 1968)

17.24.090 Street grades.*

Street grades shall conform with the overall drainage pattern of the locality of the subdivision and shall fall within the minima and maxima as follows: Major street six percent; local and collector streets ten percent. No street grade shall be less than five-tenths percent.

(Ord. 315 § 518, 1968)

* Street grades generally—See Chapter 12.16 of this code.

17.24.100 Vertical sight distances.

Change of grade shall conform to current standards of the city for the type of street in question, provided that in no case shall there be constructed a sight distance of less than one hundred feet measured four feet above pavement surface at the ends of the tangent.

(Ord. 315 § 519, 1968)

17.24.110 Horizontal sight distances.

A tangent at least one hundred feet long shall be introduced between reverse horizontal curves on collector and major streets. When connecting street lines deflect from each other at any one point by more than ten degrees, they shall be connected by a curve with a radius adequate to insure a sight distance of not less than one hundred feet for collector streets and of such greater radii as the planning commission shall determine for major streets and in other special cases.

(Ord. 315 § 520, 1968)

17.24.120 Pedestrian ways.

Pedestrian ways may be required by the planning commission so as to allow cross access for pedestrians in very long blocks. In general, blocks of eight hundred feet or more in length should have a pedestrian way near the center of the block.

(Ord. 315 § 521, 1968)

17.24.130 Alleys.

In general, alleys shall be prohibited in residential areas and required in commercial areas with normal street frontage orientation. Dead end alleys shall be prohibited unless there is provided a turn-around with a right-of-way diameter of one hundred feet. Sharp changes in direction in alleys should be avoided. Where such changes cannot be avoided there shall be a corner cutoff with a minimum radius of fifty feet or equivalent chord.

(Ord. 315 § 522, 1968)

17.24.140 Standard right-of-way widths.

For all streets, alleys and other thoroughfares hereafter dedicated and accepted, the minimum right-of-way widths shall not be less than the minimum dimensions for each classification of public way as follows:

Major streets: eighty feet or as set forth in the general plan or other plan adopted by the planning commission or the council.

Collector streets: sixty feet.

Local service streets: sixty feet, except when adjacent to a railroad or major street with limitation of access, then the width may if appropriate to the circumstances be fifty feet.

Cul-de-sac: sixty feet with a one hundred foot diameter turnaround at the closed end, provided however, in industrial or commercial subdivisions, such turn-around shall be one hundred twenty feet in diameter.

Alleys: twenty feet.

Pedestrian ways: ten feet.

For details of grades and pavement widths, see provisions under the heading of improvements, Chapter 17.40.

Reserve strips controlling access to streets shall be allowed under conditions adequate to protect future public interests.

(Ord. 315 § 523, 1968)

Chapter 17.28 BLOCKS

Sections:

17.28.010 Length.

Intersecting streets determining block lengths shall be provided at such intervals as to serve cross traffic adequately and to meet existing streets and customary subdivision practice in the immediate area.

Blocks shorter than four hundred fifty feet and longer than twelve hundred feet in residential districts should be avoided. Blocks longer than six hundred feet should be avoided in business districts.

(Ord. 315 § 531, 1968)

17.28.020 Width.

The width of a block shall be sufficient to allow for two tiers of lots with alley or utility easement if required. Blocks intended for business or industrial use shall be of such width as may be best suited for the contemplated use of the property taking into consideration the probable arrangement of parking and truck loading and maneuvering upon the property.

(Ord. 315 § 532, 1968)

17.28.030 Very large lots and blocks.

When a tract is subdivided into larger than normal lots or parcels, such lots or parcels shall be so arranged as to permit the logical location and opening of future streets and appropriate resubdivision with provision for adequate utility connections for such resubdivision. Easements for the future openings and extension of such streets may at the direction of the planning commission be made a requirement of the plat.

(Ord. 315 § 533, 1968)

Chapter 17.32 LOTS

Sections:

17.32.010 Minimum lot dimensions.

The minimum width of residential lots shall be seventy feet for rectangular lots and seventy feet at the front building line for irregular lots with side lot lines radial to the street right-of-way line. The minimum depth of lots shall be one hundred feet. In no case shall a lot contain less than seven thousand square feet of area. Lot sizes shall meet or exceed the requirement of the zoning ordinance as to lot size and shall as near as practical meet or exceed the typical lot size for existing building sites in the immediate vicinity. Each lot shall be a buildable site after taking into account all yard spaces required by the zoning ordinance. Excessive lot depth in relation to width shall be avoided. In general the ratio of width to depth should be one to one and one-half.

(Ord. 315 § 541, 1968)

17.32.020 Corner lots wider.

Corner lots in residential areas shall be enough wider than inside lots so as to allow an appropriate setback from both streets.

(Ord. 315 § 542, 1968)

17.32.030 Side lines perpendicular.

Side lines of lots shall be approximately at right angles to straight street lines and radial to curved street lines.

(Ord. 315 § 543, 1968)

17.32.040 Double frontage.

Lots with street frontage at both front and rear shall be avoided except when backing on a major street.

(Ord. 315 § 544, 1968)

17.32.050 Street frontage.

Each lot shall have frontage on a street. An alley shall not suffice as a sole means of access.

(Ord. 315 § 545, 1968)

17.32.060 Reversed frontages and key lots.

Reversed frontages at cross street intersections shall be avoided except where it will match existing development. Key lots, being those inside lots fronting on side streets, shall be avoided except where they are matching existing development and other lots are excessively deep. Key lots shall be prohibited where they disrupt utility or drainage easements. Reverse frontage and normal corner lots when adjacent to a key lot shall have additional width to allow full front yard setbacks on both streets.

(Ord. 315 § 546, 1968)

17.32.070 Septic tanks.

In subdivisions where buildings are to be served by septic tanks, the size of lots shall be sufficiently large to accommodate adequate drainage fields. Standards set forth by the State Board of Health shall be met.

(Ord. 315 § 547, 1968)

Chapter 17.36 EASEMENTS

Sections:

17.36.010 Utility easements.

Utility easements shall be ten feet wide, falling half on adjoining lots along rear lot lines. They shall be planned for easy and continuous access for maintenance, shall be continuous through the block and shall connect as nearly in line as possible with adjoining easements. To facilitate the use of easements, rear lot lines in curvilinear platting shall form straight lines for as long a distance as feasible. Direction changes shall fall so that a side lot line will intersect the point of change so as to allow for guy wire easements to be located on lot lines. Side lot easements may be five feet wide. Where topography dictates, the full width of an easement may fall on one lot.

(Ord. 315 § 551, 1968)

17.36.020 Drainage easements.

Drainage easements for storm sewers or open channels may be required where storm drainage cannot be practically carried under streets or on other rights-of-way. Open channel drainage easements may be required where there is evidence that the natural drainage for a large area traverses the subdivision. Drainage easements shall be sufficient in width so that motorized equipment may be used in their maintenance.

(Ord. 315 § 552, 1968)

Chapter 17.40 IMPROVEMENTS

Sections:

17.40.010 Requirements.

Every subdivision shall contain normal improvements before acceptance or have such improvements assured by the posting of a bond or other device as set forth herein. Improvements shall include:

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- (1) Monuments. Permanent monuments shall be set at each corner at the perimeter of the subdivision and at the corner of each block within the subdivision and at the corner of each lot. All monuments shall be made of permanent material, sensitive to a dip needle and at least thirty inches long, or shall conform with standard specifications of the city.
- (2) Grading of Lots. When any building site is filled to a depth in excess of five feet, said fill shall be laid down in six inch layers and each layer shall be given six passes with a sheepsfoot roller with optimum moisture present or compaction to equal the bearing strength of the natural ground shall be met by Proctor test or other test which may be approved by the city manager.
- (3) Storm drainage shall be provided with sufficient capacity to handle all surface water traversing the subdivision. The design of waterways, pipes, culverts and catch basins shall conform with standard practice, specific plans and standard specifications of the city.
- (4) Sanitary sewers shall be installed for service to each lot according to standard specifications of the city. If sanitary sewer connection is not available to the subdivision, lot dimensions shall be increased so that ample drainage fields may be accommodated. The practicality of septic tank disposal shall be approved by the city before approval of lot sizes.
- (5) Water supply shall be completed to each lot in accordance with standard specifications of the city. Fire hydrants shall be installed in a pattern approved by the city manager and the water superintendent. In the event water is to be supplied by wells, lot sizes shall be increased so as to assure that there will be no conflict between sewage disposal and water supply. The practicality of safe water supply by this method shall be approved by the State Board of Health.
- (6) Grading shall be completed to official grade on all streets for the full width of the right-of-way and fills shall be compacted sufficiently to assure adequate support for permanent paving, as set forth by city specifications.
- (7) Paving of a permanent type shall be completed on all streets in accordance with the standard specifications of the city and in conformity with any official street plans which may be adopted by the commission or by the council of Chariton. Standard installations for sanitary sewer, storm drainage and water supply shall be installed before paving, even though such facilities cannot be connected with the city system at the time of approval of the plat.
- (8) All utility services shall be made available to each lot in such a manner as will eliminate the necessity for disturbing the street paving, curbs, gutter, and drainage structures when connections are made.
- (9) Final Plans. Upon completion of construction of any such utilities or improvements, one set of reproducible tracings of complete as-built final plans, dated, signed and certified by the engineer in charge shall be filed with the city manager showing all features as actually installed including materials, size, location depth or elevation, numbers, ends of lines, connections, wyes, valves, storm sewer drains, inlets and all other pertinent information. There shall be no connections made to such utilities serving the subdivision until the foregoing has been complied with.

(Ord. 315 § 561, 1968)