

CHAPTER 1226
Design Standards

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CROSS REFERENCES

Plat and subdivision defined - see Ohio R.C. 711.001
 Original plats - see Ohio R.C. 711.01 et seq.
 Vacating plats - see Ohio R.C. 711.17 et seq.
 Revision of plats - see Ohio R.C. 711.28 et seq.
 Planning Commission - see ADM. Ch. 242
 Improvements - see P. & Z. Ch. 1228

1226.01 STREETS.

(a) Conformity to the Thoroughfare Plan. The location and width of all streets and roads shall conform to any Thoroughfare Plan adopted by the Planning Commission and to good design practices which take into consideration the topography of the land, natural features and other assets which will enhance the environment of the subdivision and surrounding development.

(b) Relation to adjoining Street System. The proposed street system shall extend existing streets at the same or greater width, but in no case less than the required minimum width, unless exempted for good reason by the Planning Commission.

(c) Street Widths. The minimum width of a right of way, measured from lot line to lot line, shall be as follows:

- (1) Major streets, sixty feet. Major streets are those which are described in the Land Use Plan and those determined by the Planning Commission to be streets which need a sixty-foot right of way. These may include the principal entrance street of a residential development and streets for major circulation within such a development if determined necessary by the Planning Commission.
- (2) Minor streets, fifty feet. Minor streets are those which are used primarily for access to abutting residential properties and which are designed to discourage their use by through traffic.
- (3) Dead-end streets (cul-de-sacs), fifty feet. Cul-de-sacs are permanent dead-end minor streets or courts designed so that they cannot be extended in the future.
- (4) Alleys, twenty feet. Alleys are minor public ways used primarily for service access.

In cases where topography or other physical conditions make a street of the required minimum width impractical, the Planning Commission may modify the above requirements. Through business areas it may be required that the street widths be increased ten feet on each side if needed to provide parking without interference with normal passing traffic.

(d) Additional Width of Existing Streets. Subdivisions that adjoin existing streets shall dedicate additional right of way to meet the above minimum street width requirements.

- (1) The entire right of way shall be provided where any part of the subdivision is on both sides of the existing street.
- (2) When the subdivision is located on only one side of an existing street, one-half of the required right of way, measured from the centerline of the existing roadway, shall be provided. In no case shall the resulting right-of-way width be less than forty feet.

(e) Street Grades. Grades on major streets shall not exceed seven percent. Grades on minor streets may exceed seven percent but not ten percent. In hillside areas with an average slope of ten percent or more, the slope may be increased to fifteen percent, but only for short and straight stretches and upon approval of the Planning Commission.

(f) Horizontal Curves. Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonable long radius shall be introduced. On major streets, the centerline radius of curvature shall be not less than 300 feet; on minor streets not less than 100 feet. In hillside areas with an average slope of ten percent or more, the centerline radius of curvature may be reduced to not less than 200 feet on major streets and to not less than seventy-five feet on minor streets, upon approval of the Planning Commission.

(g) Vertical Curves. All changes in grade shall be connected by vertical curves of minimum length in feet equal to fifteen times the algebraic difference in rates of grade for major streets and one-half this minimum length for minor streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals 100 feet horizontal, and one inch equals twenty feet vertical, may be required by the Planning Commission. In hillside areas with an average slope of ten percent or more this minimum length may be further decreased upon approval of the Planning Commission.

(h) Street Elevations. The Planning Commission shall not approve any streets which will be subject to inundation or flooding. All streets must be located at elevations which will make them flood free in order that portions of the subdivisions will not be isolated by floods. Where flood conditions exist, the Planning Commission shall require street profiles and elevations in order to determine the advisability of permitting the proposed subdivision activity.

(Ord. 1433. Passed 2-2-76.)

(i) Intersections. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than eight degrees.

Curb line radii at street intersections of two minor streets shall not be less than ten feet nor greater than twenty feet. Larger curb radii may be required at other types of intersections. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

All streets entering on a heavily traveled street shall have a sufficient safe sight distance and in no case less than 350 feet.

All driveways shall be more than thirty feet from any street intersection.

(Ord. 18-83. Passed 3-21-83.)

(j) Tangents. A tangent of at least 100 feet long shall be introduced between reverse curves on major streets. In hillside areas with an average slope of ten percent or more, this requirement for major streets may be reduced to fifty feet subject to the approval of the Planning Commission. There shall be no tangent requirement for reverse curves on minor streets unless required by the Planning Commission. (Ord. 1433. Passed 2-2-76.)

(k) Street Jogs. Street jogs with centerline offsets of less than 125 feet shall not be allowed except in cases where warranted by unusual topography or other circumstances and subject to approval of the Planning Commission. (Ord. 06-2007. Passed 2-19-07.)

(l) Dead End Streets.

- (1) Minor terminal streets or courts designed to have one end permanently closed shall be no more than 1,000 feet long. They shall be provided at the closed end with a turn-around having an outside roadway diameter of at least eighty feet and a street right-of-way diameter of at least 120 feet. When dead-end streets are not more than 200 feet long, "T" type or other types of turnarounds not requiring the use of private property may be utilized when approved by the Planning Commission.
- (2) Where, in the opinion of the Planning Commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property. Such dead-end streets shall be provided with a temporary and appropriate turn-around subject to the approval of the Planning Commission.

(m) Private Streets and Reserve Strips. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets except where the control of such strips is definitely placed with the Village under conditions approved by the Planning Commission.

(n) Street Names. Proposed streets which are obviously in alignment with others already existing and named, shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.

(o) Alleys. Alleys shall not be approved in residential subdivisions, except where justified by extreme conditions. Alleys may be required in commercial and industrial districts if other provisions cannot be made for adequate service access. (Ord. 1433. Passed 2-2-76; Ord. 75-96. Passed 11-18-96.)

1226.02 BLOC KS.

(a) Length. Blocks shall not be less than 400 nor more than 1,200 feet in length, except as the Planning Commission may permit to secure efficient use of the land or desired features of street pattern. In blocks over 800 feet in length, the Planning Commission may require one or more public crosswalks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

(b) Width. Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets, where adjoining undeveloped land, or where prevented by topographical conditions or size of the property, in which case the Planning Commission will approve a single tier of lots of minimum depth.

(c) Irregular Shapes. Irregular shaped blocks, those intended for cul-de-sacs or loop streets, and those

containing interior parks or playgrounds, may be approved by the Planning Commission if properly designed and located and if maintenance of interior public spaces is covered by agreements. (Ord. 1433. Passed 2-2-76; Ord. 75-96. Passed 11-18-96.)

1226.03 LOTS.

(a) Arrangement. Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot must front upon a public street or road right of way which is not less than fifty feet in width.

(b) Public Sewer Required on Lots Where Accessible. Where a public sanitary sewer is reasonably accessible, the subdivider shall connect with such sewer and provide a connection to each lot. Where a public sewer is not accessible, an alternative method of sewage disposal may be used, when meeting all applicable public health regulations.

(c) Minimum Size.

- (1) Residential lots not served by a public sewerage system shall not be less than required for private sewage disposal as determined by the County Board of Health or the Ohio Environmental Protection Agency and approved by the Planning Commission.
- (2) The minimum size of residential lots to be served by a private source of water supply shall be determined by the County Board of Health or the Ohio Environmental Protection Agency and approved by the Planning Commission.
- (3) Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type or use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purpose.
- (4) The size and widths of lots shall in no case be less than the minimum requirements of any zoning ordinance in effect.
- (5) No lot may have a depth of more than three times the average width of the lot except as approved by the Planning Commission, or less than 100 feet in depth.
- (6) As a minimum guideline all lots on the plat of any subdivision with central water and sewer systems should have a minimum area of 8,000 square feet.
- (7) Subdivisions that will not be served within a guaranteed reasonable amount of time by a sanitary sewer system should have a minimum lot area as determined by the County Board of Health or Environmental Protection Agency and the Planning Commission based on data concerning the soil characteristics, topography, number or lots and other conditions of the proposed subdivision.
(Ord. 1433. Passed 2-2-76.)

(d) Minimum Lot Width. No lot shall have less lot width at the building line than is required by any zoning ordinance applying to the area in which it is located. No lot shall abut on a street for a distance less than forty feet. If no greater zoning restriction is in effect, the following minimum lot width requirements shall be met: commercial, 100 feet; industrial, 200 feet.
(Ord. 18-83. Passed 3-21-83.)

(e) Building Setback Lines. The minimum depth of building setback lines from the street right of way shall not be less than thirty feet and, in the case of corner lots, thirty feet from the side street, unless a lower standard is allowed by an existing zoning ordinance.

Building setback lines from the street right of way on all U.S. and State highways and/or major streets shall not be less than one-half the existing or proposed right-of-way width, whichever is greater.

(f) Corner Lots. Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of any zoning ordinance or building setback lines outlined in the previous subsection. (Ord. 75-96. Passed 11-18-96)

1226.04 PUBLIC USE AND SERVICE AREA.

Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas.

- (a) Public Open Space. Where a school, neighborhood park or recreation area, or public access to water frontage, shown in a plan made and adopted by the Planning Commission, is located in whole or in part in the applicant's subdivision, or is desirable, in the opinion of the Planning Commission, the Planning Commission may require the reservation of such open space within the subdivision for park, school or recreation purposes for up to two years to achieve acquisition by the appropriate agency.
- (b) Easements for Utilities. The Planning Commission may require easements, not exceeding twelve feet in width, for poles, wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines and/or along all side lot lines if necessary. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities.
- (c) Setback Lines. Setback lines shall be located or increased as necessary so as to allow proper area for private sewage disposal installation where no central sewage system is available, and the private sewage disposal system would be located between the front of the house and the road right of way.
- (d) Easements Along Streams. Whenever any stream or important surface drainage course is located in the area being subdivided, the subdivider shall provide an adequate easement as determined by the Planning Commission and/or its authorized representative along each side of the stream for the purpose of widening, deepening, relocating or protecting the stream for drainage or public use.
- (e) Community Assets. In all subdivisions due regard shall be shown for all natural features such as large trees, watercourses, historical spots and similar community assets which, if preserved, will add attractiveness and value to the property and community.
- (f) Utility Easements. Electric, telephone and cable TV lines shall be buried if located at the front of the lots. Easements along side or rear lot lines will normally be centered on the lot line and a minimum of sixteen feet wide. When located adjacent to property not owned by the subdivider, the subdivider will either secure an easement of appropriate width from the abutting property owner or take the entire easement width from the property being subdivided.
- (g) Drainage Way Easements. Where a subdivision is traversed by a drainage way, a public easement conforming substantially with the lines of the drainage way shall be provided. The easement shall be twenty feet (20') wide or of such further width as necessary to provide at least a ten foot (10') clear area along both sides of the pipe trench or tip of bank for future maintenance access and shall generally follow side and rear lot lines.
- (h) Sanitary Sewer Easements. A minimum width of twenty feet (20') shall be provided. Where lines are exceptionally deep, additional width shall be provided, i.e., the minimum easement width shall be increased by two feet for every one foot increase in flow line depth below twelve feet.
(Ord. 75-96. Passed 11-18-96)

1226.05 SUITABILITY OF THE LAND.

The Planning Commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, nor for such other uses as may increase danger to health, life or property or aggravate erosion or flood hazards. Such land within the plat shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

The Planning Commission may refuse to approve what it considers to be scattered or premature subdivision of the land which would involve danger or injury to the public health, safety, welfare or prosperity by reason of lack of adequate water supply, schools, proper drainage, good roads, and transportation facilities or other public services, or which would necessitate an excessive expenditure of public funds for the supply of such services.

(Ord. 1433. Passed 2-2-76; Ord. 75-96. Passed 11-18-96.)

1226.06 LARGE TRACTS OR PARCELS.

When the land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

(Ord. 1433. Passed 2-2-76; Ord. 75-96. Passed 11-18-96.)

1226.07 GROUP HOUSING DEVELOPMENTS.

A comprehensive group housing development, including large scale construction of housing units, together with necessary drives and ways of access, may be approved by the Planning Commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent. (Ord. 1433. Passed 2-2-76; Ord. 75-96. Passed 11-18-96.)

1226.08 ZONING OR OTHER REGULATIONS.

No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms with such ordinance.

Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, building code or other official regulations, the highest standard shall apply. (Ord. 1433. Passed 2-2-76; Ord. 75-96. Passed 11-18-96.)

1226.09 CENTRAL WATER AND SEWER FACILITIES MAY BE REQUIRED.

(a) Whenever the County or State Board of Health, or the Ohio Environmental Protection Agency, determines, through its review of subdivision proposals, that any subdivision of land would lead to the creation of any serious health threat through the use of individual wells and/or individual sewage disposal systems, no subdivision of land shall be permitted unless acceptable central or group water and/or sewage disposal systems can be utilized or constructed that meet all applicable County and State Health Department or Ohio Environmental Protection Agency regulations.

(b) Whenever central water or central sewage disposal systems are proposed or required that would not utilize existing water supply or sewage treatment facilities, a site survey and analysis shall be conducted by the County or State Department of Health, or the Ohio Environmental Protection Agency, to determine the capabilities of central water and sewage disposal facilities for the site. The site must be approved for the facilities proposed or required before approval of the preliminary plat by the Planning Commission.

(Ord. 75-96. Passed 11-18-96.)

1226.10 HILLSIDE REGULATIONS.

(a) General. For the purposes of these Regulations, land with a slope of twelve percent (12%) or more as indicated by the Soil Survey or field measurements shall be classified as hillside.

(b) Cuts and Fills. Cutting, excavation, grading and filling shall be permitted where adequate provisions are made to prevent slides and erosion by cribbing and retaining walls or other measures acceptable to the Planning Commission.

(c) No land shall be graded, cut or filled so as to create a slope exceeding a vertical rise of one foot (1') for each two and one half feet (2-1/2') of horizontal distance except water detention or retention facilities when required.

(d) Individual Wastewater Treatment and Disposal. Use of individual wastewater treatment and disposal systems utilizing soil absorption is not recommended on hillside slopes. Lots requiring such systems will be permitted only if design details are approved by applicable health authorities. (Ord. 75-96. Passed 11-18-96)

1226.11 WETLANDS.

When a subdivision contains area which could be determined to be a wetland based on soil type(s), vegetation and/or standing water, the subdivider shall provide written documentation from the U.S. Army Corps of Engineers indicating the existence and extent of any wetland areas along with any mitigation required to allow development. (Ord. 75-96. Passed 11-18-96)

1226.12 EROSION AND SEDIMENTATION CONTROL.

(a) When Required. An erosion and sedimentation control plan may be required as a supplement to the street and drainage improvement plans. An erosion and sedimentation control plan shall be required for any of the following:

- (1) When a proposed development area consists of five (5) or more acres and earth-disturbing activities are proposed for the whole area or any part thereof, the responsible person shall develop and submit for approval a sediment control plan prior to any earth-disturbing activity. The plan must contain sediment pollution control practices so that compliance with other provisions of these Regulations will be achieved during and after development.
- (2) A copy of the permit from the National Pollution Discharge Elimination System (NPDES) must be provided to the Village for compliance with EPA regulations and requirements. This permit can be obtained by submitting a Storm Water Pollution Prevention Plan (SWPPP). The local Soil and Water Conservation District can be of service for approval of such plans.
- (3) When a proposed development area involves less than five (5) acres, it is not necessary to submit a sediment control plan; however, the responsible person must comply with the other provisions of these Regulations. All earth-disturbing activities may be subject to surveillance and site investigation by the local Soil and Water Conservation District (SWCD) to determine compliance with these Regulations.
- (4) A letter is required to be filed with the Village stating that the development will keep sediment on site and appropriate seeding measures will be taken to prohibit future erosion of soil.

(b) Coordination with other Drainage Plans. Procedures for developing erosion and sedimentation control plans shall be coordinated with other provisions of these Regulations.

(c) Submission to local SWCD. Three (3) copies of the erosion and sedimentation control plan shall be submitted to the local SWCD. The local Soil and Water Conservation District shall review and comment on the plans, and may provide technical assistance to the developer, and Planning Commission.

(d) Erosion Control Plan Requirements. The erosion and sedimentation control plan shall be consistent with the street and drainage improvement plans, and the criteria of the National Resources Conservation Services Handbook, "Water Management and Sediment Control for Urbanizing Areas," and shall include:

- (1) The preliminary plan for the site on which the work is to be performed.
 - (2) Location of any buildings, structures, utilities, sewers, water and storm drains on the site where the work is to be performed.
 - (3) Elevations, and/or contours, dimensions, locations, and extent of all work proposed, and the existing elevation and/or contours of the land.
 - (4) An estimation of the quantity of excavation and fill.
 - (5) Detailed plans of all drainage provisions, retaining walls, cribbing, vegetative practices, erosion and sediment control measures, location of fences around sediment basins, steep excavations, or ponding areas, and other protective devices to be constructed in connection with, or as a part of the proposed work, together with map showing the drainage areas of land tributary to the site, and estimated cubic foot per second runoff of the area served by any drain, computed in accordance with current County storm drainage criteria.
 - (6) A timing schedule and sequence indicating the anticipated starting and completion dates of the development sequence: stripping and/or clearing, rough grading and construction, final grading and vegetative establishment, seeding mixture and rates for both temporary and permanent seeding, lime and fertilizer application rates and kind and quantity of mulching, maintenance, and the time of exposure of each area prior to the completion of effective erosion and sediment control measures.
 - (7) The estimated cost of the grading and/or filling and the estimated cost of the required erosion controls.
- (Ord. 75-96. Passed 11-18-96)