

## CHAPTER 1161

### Subdivision Requirements

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### CROSS REFERENCES

Final plat approval - see P. & Z. 1155.06, 1157.05, 1159.02

Preliminary plan submission and approval - see P. & Z. 1157,03,  
1159.01

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#### **1161.01 CONFORMITY WITH PLANS; DRAINAGE.**

(a) Conformity with Orrville Open Space and Thoroughfare Plan. All proposed subdivisions shall conform to the official Orrville Open Space and Thoroughfare Plan of the City and the official City park and recreation plan, with final Planning Commission approval, and any subsequent revisions thereof.

(b) Drainage.

- (1) General. The Commission shall not approve any subdivision having inadequate storm or sanitary drainage as determined by the City's Safety-Service or Utility Departments.
- (2) Protection of drainage courses. No natural drainage course shall be altered and no fill, buildings or structures shall be placed in it, unless recommended by the Safety-Service Director and approved by Council.

#### **1161.02 TREES.**

Street trees shall be located in accordance with and be of such type as is specified pursuant to Chapter 905. They shall be planted in such manner as not to impair visibility at any corner. (Ord. 44-66. Passed 10-17-66.)

#### **1161.03 SUBDIVISION NAME.**

The subdivision name shall not duplicate, be similar to or be in conflict with the names of any existing subdivisions in the City and Wayne County, or any previously planned subdivision under consideration by the Commission. (Ord. 44-66. Passed 10-17-66.)

#### **1161.04 STREET NAMES.**

Names of new streets shall not duplicate, or be similar to, existing dedicated streets. New streets which are extensions of or in alignment with existing streets shall bear the name of the existing streets. (Ord. 44-66. Passed 10-17-66.)

**1161.05 LOT NUMBERING.**

City lot numbers will be assigned by the office of the Safety-Service Director, according to the City's progressive numbering system, immediately prior to the recording of a plat.

**1161.06 OFF-STREET PARKING AND LOADING.**

Off-street parking and loading requirements shall be in accordance with those specified in the Zoning Code. (Ord. 44-66. Passed 10-17-66.)

**1161.07 EASEMENTS.**

Private and public utility, stormwater retention, and watercourse easements shall have a minimum width of twenty feet or such additional width as may be required. Such easements shall be located along rear or side lot lines, except under special circumstances where the Commission may require them in other locations. For lots facing curvilinear streets, the rear easement shall consist of straight lines with a minimum of points of deflection. This section shall not be construed to prohibit utility services from being installed within the street right of way.

**1161.08 STREETS.**

(a) General. The minimum right of way shall be sixty feet or as provided otherwise in the Major Thoroughfare Plan.

The arrangement, character, extent, width, grade and location of all streets shall conform to the Major Thoroughfare Plan, or subsequent amendments thereof, and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety and in their appropriate relation to the proposed use of the land to be served by such streets.

As to arrangement, the subdivider shall provide within the boundaries of the subdivision plat the necessary right of way for the widening, continuance or alignment of such streets in conformity with the Major Thoroughfare Plan by one of the following methods:

- (1) The dedication of the necessary right of way for the continuation, extension or connection of any present or planned thoroughfare.
- (2) When subdividing the land fronting on an existing City road or street, not designated on the Major Thoroughfare Plan as of equal to or of greater importance than a collector street, a reasonable provision shall be made for necessary right of way or easements for traffic, utilities and drainage.

(b) Major Traffic Arteries and Physical Barriers.

- (1) Traffic arteries. Where a subdivision abuts or contains an existing or proposed street of equal or greater width than a secondary thoroughfare as shown on the Major Thoroughfare Plan, the Commission may require any of the following:

- A. Reverse frontage with planting in a nonaccess reservation along the rear property line or a planting strip of a minimum width of twenty feet on the rear of the lots with no vehicular access across such strip.
    - B. Such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
  - (2) Physical barriers. Where a subdivision borders on or contains a railroad right of way or limited access highway right of way, the Commission may require a street approximately parallel to and on each side of such right of way, at a distance suitable for necessary traffic circulation.
- (c) Arrangement.
  - (1) Traffic. Minor streets, as defined herein and on the Major Thoroughfare Plan, shall be so laid out that their use by through traffic will be discouraged.
  - (2) Access to adjacent property. The street layout shall make provision for the proper projection and continuance of streets into adjacent, unsubdivided acreage where it is deemed appropriate and desirable by the Commission. Reserve strips controlling access to streets shall be prohibited.
  - (3) Tentative future street system. Where the plat to be submitted includes only part of the tract owned by the subdivider, the Commission may require a sketch of a tentative future street system for the unsubdivided portion.
- (d) Alignment.
  - (1) Horizontal.
    - A. Junction Offsets. No street layouts with centerline offsets of less than 125 feet shall be permitted.
    - B. Angle of intersections. Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than sixty degrees.
- (e) Dead-End Streets.
  - (1) Permanent.
    - A. It is suggested that permanent dead-end streets (cul-de-sacs) be not longer than 800 feet.
    - B. Cul-de-sacs shall be provided at the closed end with a turn-around having a right-of-way diameter of at least 120 feet. The street right-of-way line and turn-around right of way should be joined by tangent arcs of fifty feet minimum radius.
    - C. Maintenance of Cul-de-sac. Property owners abutting the cul-de-sac are responsible for the maintenance, cutting the grass, landscaping, etc., of the open area in the cul-de-sac.

(2) Temporary.

- A. Where streets are extended to the boundary of a subdivision to provide for their continuance at such time as the adjacent land is subdivided, they may be terminated in the same manner as required for permanent dead-end streets.
- B. If a street extends only one lot depth past a street intersection, no turn-around is required.

(f) Half Streets. Half streets shall be prohibited except under one of the following conditions:

- (1) There exists a half street which should logically be continued to a reasonable intersection.
- (2) There exists a dedicated or platted half street adjacent to the tract to be subdivided, the other half shall be platted if deemed necessary by the Commission.

**1161.09 BLOCKS.**

(a) Provisions. The lengths, widths and shapes of blocks shall be determined with due regard to:

- (1) Provision of adequate building sites suitable to the special need of the type of use contemplated.
- (2) Zoning requirements and the requirements contained in these Subdivision Regulations as to lot size and dimension.
- (3) Needs for convenient access, circulation, control and safety of street traffic.
- (4) Limitations and opportunities of topography.

(b) Length. Blocks shall not exceed 1350 feet in length, except where topographical conditions require longer blocks.

(c) Width. Blocks shall contain two rows of lots except where double and reverse frontage lots are allowed.

**1161.10 LOTS.**

(a) General. Lots shall meet all lawful requirements as adopted by the various governmental subdivisions or public agencies having jurisdiction.

The Commission may limit to a maximum ratio of three and one-half to one the depth to width of lots for the most efficient use of land, the width being measured at the building setback line of such lots.

The City of Orrville discourages any subdivision development without access to a sanitary sewer. However, a subdivision with no reasonable access to a sanitary sewer shall have a lot size of one acre unless the County Health Department requires a larger area. In non-sewered subdivisions the plats must be approved for size by the County Health Department.

These requirements with reference to the size of lots not to be served by a public sanitary sewer system may be varied upward or downward in individual cases by the Commission when, in the opinion of the Commission, such action is justified by a written report of the City or County Health Commissioner having jurisdiction over the proposed subdivision.

(b) Corner Lots. All corner lots shall be designed to permit the minimum forty-foot front yard setback on each street, or other setback as required by the Zoning Code. Available building space not to be less than the other lots in the subdivision.

(c) Ingress and Egress. The subdivision of land shall be such as to provide each lot with frontage on a public street unless otherwise allowed by the Commission and to provide driveway and parking space on each lot.

(d) Double or Reverse Frontage. Double frontage and reverse frontage lots may be allowed where they are essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least twenty feet, across which there would be no right of access, should be provided along the line of lots abutting such traffic artery.

(e) Side Lot Lines. Side lot lines shall be ten feet on each side and substantially at right angles or radial to street lines.

(f) Building Setback Lines. Building setback lines shall be forty feet, or as required by the Zoning Code.

(g) Public Places. Playgrounds, parks, or other public open spaces may be required by Council to the extent of three percent of the platted area of the subdivision.

#### **1161.11 SIDEWALKS.**

Sidewalks shall be required in all subdivisions along dedicated streets. A subdivider shall initiate construction of the sidewalks on or before the time three-fourths of the structures in a phase have been constructed and they shall be completed not later than six months after sidewalk construction begins. A subdivider shall post a performance bond with the City prior to approval of the final plat in such an amount as shall guarantee the construction of such sidewalks. The performance bond shall be approved by the Law Director prior to acceptance. Industrial subdivisions may be exempt from compliance with this provision with Planning Commission approval. (Ord. 8-99. Passed 3-1-99.)