

**CITY OF PLATTSBURG**

**ARTICLE III  
MINIMUM DESIGN STANDARDS**

**BLOCKS:**

1. LENGTH: A) BLOCKS SHALL NOT EXCEED 1200 FEET IN LENGTH;  
B) BLOCKS LONGER THAN 800 FEET SHALL PROVIDE A PEDESTRIAN WALK-WAY AND/OR EASEMENT THROUGH THE BLOCK;
2. WIDTH: A) RESIDENTIAL DEVELOPMENT BLOCK WIDTH SHALL ALLOW TWO TIERS OF LOTS OF APPROPRIATE DEPTH;  
B) BLOCKS FOR BUSINESS & INDUSTRIAL USE SHALL BE OF SUCH WIDTH & DEPTH CONSIDERED MOST SUITABLE FOR THE PROPOSED USE.

**STREETS, ALLEYS, AND PUBLIC WAYS:**

1. RELATION TO ADJOINING STREET SYSTEM:
  - A) STREETS IN NEW SUBDIVISIONS SHALL MAKE PROVISIONS FOR CONTINUATION OF THE PRINCIPLE EXISTING STREETS;
  - B) DEDICATED OR PLATTED HALF STREET OR ALLEY ADJACENT TO THE TRACT TO BE SUBDIVIDED, THE HALF SHALL BE PLATTED AND DEDICATED AS A PUBLIC WAY.
2. STREET NAMES:
  - A) STREETS IN ALIGNMENT WITH OTHER EXISTING NAMED SHALL BEAR THE SAME ALPHA-NUMERICAL DESIGNATION.
3. ARTERIAL AND COLLECTOR STREETS:
  - A) SHALL CONFORM TO THE MAJOR STREET PLAN.
4. LOCAL STREETS:
  - A) SHALL BE SO DESIGNED TO DISCOURAGE THROUGH OR NON-LOCAL TRAFFIC.
5. CUL-DE-SACS:
  - A) AN ADEQUATE TURNAROUND SHALL BE PROVIDED IF STREET IS LONGER THAN ONE LOT IN LENGTH;
  - B) LOCAL STREET SHALL NOT EXCEED 500 FEET IN LENGTH FROM CENTER LINE OF INTERSECTION OF CROSS STREET;

C) LARGE LOT DEVELOPMENTS IN THE R-S DISTRICT SHALL NOT EXCEED 1200 FEET.

6. RIGHT-ANGLE INTERSECTIONS:

- A) STREETS SHALL BE LAID OUT TO INTERSECT, AS NEARLY AS POSSIBLE, AT RIGHT ANGLES;
- B) WHEN TOPOGRAPHY CONDITIONS JUSTIFY A MINIMUM ANGLE SHALL BE 60 DEGREES.

7. STREETS ADJACENT TO A RAILROAD RIGHT-OF-WAY, LIMITED ACCESS FREEWAY, OR PRINCIPAL HIGHWAY:

- A) WHEN LOTS FRONT OR SIDE, A MARGIONAL ACCESS STREET OR FRONTAGE ROAD MAY BE REQUIRED PARALLEL AND ADJACENT TO THE BOUNDRY OF SUCH.

8. HALF STREETS:

- A) DEDICATION OF HALF STREETS WILL NOT BE APPROVED, EXCEPT WHERE ESSENTIAL TO THE REASONABLE DEVELOPMENT OF THE SUBDIVISION.

9. ALLEYS:

- A) MAY BE REQUIRED IN COMMERCIAL AND INDUSTRIAL DISTRICTS.
- B) DEAD-END ALLETS SHALL BE AVIODED;
- C) MAY BE REQUIRED IN CERTAIN RESIDENTIAL DISTRICTS.

10. MINIMUM REQUIREMENTS:

A) ARTERIAL STREETS:

- a. MINIMUM RIGHT-OF-WAY WIDTH ..... 70 FT.
- b. MAXIMUM GRADIENT ..... 5%
- c. MINIMUM RADII OF HORIZONTAL CURVES ..... 500 FT.
- d. MINIMUM SIGHT DISTANCE ON VERTICAL CURVE 350 FT.

B) COLLECTOR STREETS:

- a. MINIMUM RIGHT-OF-WAY WIDTH ..... 60 FT.
- b. MAXIMIM GRADIENT ..... 7%
- c. MINIMUM RADII ..... 380 FT.
- d. MINIMUM SIGHT DISTANCE ON VERTICAL CURVE 300 FT.

C) LOCAL STREET:

- a. MINIMUM RIGHT-OF-WAY WIDTH ..... 50 FT.
- b. MAXIMUM GRARIENT ..... 10%
- c. MINIMUM RADII ..... 270 FT.
- d. MINIMUM SIGHT DISTANCE ON VERTICAL CURVE 200 FT.

D) CUL-DE-SACS:

- a. MINIMUM RIGHT-OF-WAY WIDTH ..... 50 FT.

- b. MAXIMUM GRADIENT ..... 10 FT.
- c. MINIMUM RADII OF RIGHT-OF-WAY AT T-ROUND 50 FT.

**E) FRONTAGE ROAD:**

- a. MINIMUM RIGHT-OF-WAY WIDTH ..... 50 FT.

**F) ALLEY:**

- a. MINIMUM RIGHT-OF-WAY WIDTH ..... 20 FT.

**G) PEDESTRIAN WAY:**

- a. MINIMUM RIGHT-OF-WAY WIDTH ..... 10 FT.

**H) THE ABSOLUTE MINIMUM GRADIENT ON A STREET SHALL BE 0.5 % AND THE MINIMUM GRADIENT SHALL BE 1.0 % WHEREVER PRACTICAL.**

**11. ADDITIONALL REQUIREMENTS: WHEN ARTERIAL AND COLLECTOR STREETS WARRENTS GREATER WIDTHS OF RIGHT-OF-WAY, THE ADDITIONAL WIDTH SHALL BE DEDICVATED.**

**12. STREET ALIGNMENT: ON STREETS WITH REVERSE CURVESE, AN APPROPRIATE TANGENT SHALL BE PROVIDED BETWEEN CURVES TO PERMIT A SMOOTH FLOW OF TRAFFIC.**

**13. INTERSECTIONS:**

- A) LOCAL NONALIGNED INTERSECTIONS SHALL BE SPACED AT A MINIMUM OF 150 FEET (CENTERLINE TO CENTERLINE).
- B) COLLECTOR INTERSECTIONS SHALL BE SPACED AT A MINIMUM OF 500 FEET (CENTERLINE TO CENTERLINE).

**14. DRAINAGE EASEMENTS:**

- A) DRAINAGE EASEMENTS MAY BE REQUIRED, IN ADDITION TO STREET RIGHT-OF-WAY;
- B) WHERE THE STREET OR STREETS ADJOIN OR ARE PARALELL WITH STREAMS OR DRAINAGE AREAS OR WHERE LOTS BACK ON WHERE SAID DRAINAGE EXIST;
- C) WIDTH OF SUCH DRAINAGE EASEMENTS SHALL BE DETERMONED BY THE ENGINEER HAVING JURISDICTION.

**15. SIGHT TRIANGLE:**

- A) IS A TRIANGULAR AREA AT THE INTERSECTION OF TWO STREETS IN WHICH NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW HIGH ENOUGH ABOVE THE ELEVATION OF THE ADJACENT ROADWAY TO CONSTITUTE A SIGHT OBSTRUCTION;

- A) THE UNOBSTRUCTED SIGHT DISTANCE MUST BE SUFFICIENT TO ALLOW THE OPERATORS OF VEHICLES APPROACHING THE INTERSECTION TO SEE EACH OTHER SIMULTANEOUSLY (SEE THE TRANSPORTATION AND TRAFFIC ENGINEERING HANDBOOK, SECOND EDITION INSTITUTE OF TRANSPORTATION ENGINEERS, MOST RECENT EDITION.)

**SECTION 4. LOTS:**

1. A) MINIMUM LOT WIDTH OF 80 FEET SHALL BE AS SPECIFIED IN DISTRICT REGULATIONS;  
B) CORNER LOT SHALL BE 20 FEET (100 FEET) WIDER THAN THAT REQUIRED IN THOSE REGULATIONS;  
C) LOT WIDTH SHALL BE MEASURED AT THE BUILDING SETBACK LINE.
2. A) MINIMUM DEPTH SHALL BE 100 FEET;  
B) DEPTH SHALL BE MEASURED THROUGH THE CENTER OF THE LOT AND SHALL BE PERPENDICULAR TO THE PROPERTY LINE OR RADIAL OF THE PROPERTY LINE ON CURVED STREETS.
3. A) MINIMUM LOT AREA SHALL BE 9000 SQUARE FEET OR SUBJECT TO DISTRICT IN WHICH THE SUBDIVISION IS LOCATED.
4. A) IN SUBDIVISIONS WITH SEPTIC TANKS OR OTHER INDIVIDUAL SEWAGE DISPOSAL DEVICES ARE INSTALLED, THE LOT SIZE SHALL BE A MINIMUM OF 2 ACRES.
5. A) SUBDIVISIONS WHERE PRIVATE WATER SUPPLY IS BY WELL OR OTHER MEANS SHALL BE SUBJECT TO WATER AND SEWER REGULATION SECTION.
6. A) ALL SIDE LOT LINES SHALL BEAR 60 TO 90 DEGREES FROM THE STREET RIGHT-OF-WAY LINE ON A STRAIGHT STREET OR FROM THE TANGENT OF A CURVED STREET.
7. A) CORNER LOTS, IN RESIDENTIAL SUBDIVISIONS, SHALL OBSERVE THE SAME FRONT YARD SETBACK ON BOTH SIDES.
8. A) DOUBLE FRONTAGE LOTS SHALL BE AVOIDED UNLESS A VARIATION TO THIS RULE WILL GIVE BETTER STREET ALIGNMENT AND LOT ARRANGEMENT.
9. A) EVERY LOT SHALL ADJUT ON A STREET NOT AN ALLEY.

10. A) SETBACK LINES SHALL BE SHOWN ON THE FINAL PLAT FOR ALL LOTS IN THE SUBDIVISION;
- B) SETBACK SHALL NOT BE LESS THAN REQUIRED BY THE ZONING REGULATIONS.
  
11. A) SUBDIVISION OR RE-SUBDIVISION OF A TRACT OR LOT SHALL NOT BE PERMITTED WHERE SAID SUBDIVISION OR RE-SUBDIVISION PLACES AN EXISTING PERMANENT STRUCTURE IN VIOLATION OF THE REQUIREMENTS OF ZONING REGULATIONS.
  
12. A) DEPTH OF AS LOT SHALL NOT EXCEED THREE TIMES ITS WIDTH.

**SECTION 5. EASEMENTS:**

- A) PERMANENT, CONTINUOUS EASEMENTS OF NOT LESS THAN 10 FEET IN WIDTH SHALL BE PROVIDED ON EACH SIDE OF ALL LOTLINES.

**SECTION 6. DEDICATION OR RESERVATION OF PUBLIC SITES AND OPEN SPACES:**

- A) DUE CONSIDERATION SHOULD BE GIVEN BY THE SUBDIVIDER TO THE DEDICATION OR RESERVATION OF SUITABLE SITES FOR SCHOOLS, PARKS, PLAYGROUNDS, OR OTHER PUBLIC RECREATIONAL AREAS OR OPEN SPACE;
- B) ALL AREAS TO BE RESERVED FOR, OR DEDICATED TO, PUBLIC USE SHALL BE INDICATED ON THE PRELIMINARY PLAT IN ORDER THAT IT MAY BE DETERMINED WHEN AND IN WHAT MANNER SUCH AREAS WILL BE DEDICATED TO OR ACQUIRED BY THE APPROPRIATE AGENCY;
- C) A WRITTEN STATEMENT FROM THE BOARD OF EDUCATION MAY BE REQUIRED INDICATING WHETHER OR NOT A SCHOOL SITE IS DESIRED.

**SECTION 7. ACCESS CONTROL:**

- A) IN THE INTEREST OF PUBLIC SAFETY AND TRAFFIC-CARRYING CAPACITY OF THE STREET SYSTEM, THE PLANNING COMMISSION SHALL HAVE THE RIGHT TO RESTRICT AND REGULATE POINTS OF ACCESS.

**SECTION 8. SUBDIVISION DESIGN:**

- A) SHALL PROVIDE FOR EFFICIENT TRAFFIC FLOW, PROPER MIX OF LAND USE, AND LOGICAL LINKS BETWEEN SURROUNDING, EXISTING DEVELOPMENT AND THE PROPOSED LAYOUT.