

CHAPTER 7. DESIGN STANDARDS

7-1 General Provisions.

All subdivisions must comply with the following standards:

- (1) The design and development of subdivisions shall preserve insofar as possible the natural terrain, natural drainage, existing topsoil and trees.
- (2) Land subject to hazardous conditions such as, but not limited to slides, mud flows, rock falls, snow avalanches, possible mine subsidence, shallow water table, open quarries, floods, abandoned land fills, and polluted or non-potable water supply shall be identified and shall not be subdivided until the hazards have been eliminated or will be eliminated by the subdivision and construction plans.
- (3) The Kane County Standard Specifications and Drawing Details for Design and Construction.

7-2 Lots.

- (1) All lots shown on the subdivision plan shall conform to the minimum requirements of the Kane County Zoning Ordinance for the zone in which the subdivision is located, and to the minimum requirements of the engineer and the Southwest Utah Health Department for sewage disposal. The minimum width for any building lot shall be as required by the Kane County Land Use Ordinance.
- (2) All lots shall abut a dedicated or private street. Streets shall be at least 28 foot travel width. In the event a lot abuts a public right-of-way created by use, the subdivider shall improve the right-of-way to the standards required by this Ordinance and Design Standards.
- (3) Corner lots shall have extra width to allow for mandatory setbacks on both streets.
- (4) Side lot lines shall be at substantially right angles or radial to street lines. Where lot lines are not at right angles to the street lines, this shall be shown.
- (5) All remnants of lots less than minimum size left over after subdividing a larger tract shall be added to adjacent lots rather than allowed to remain lot remnants.

- (6) Where the land in a subdivision includes two or more parcels in separate ownership and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be held in either single or joint ownership before approval of the final plan and such ownership shall be recorded in the office of the Kane County Recorder.
- (7) No single lot shall be divided by a municipal or county boundary.
- (8) A lot shall not be divided by a road, alley or other lot.
- (9) No wedge-shaped lot shall be less than 30 feet in width at the front property line, or the lot frontage required by the Zoning Ordinance, whichever is larger.
- (10) All residential lots in subdivisions shall front on a public street or on a private street or court approved by the Kane County Land Use Authority and the Kane County Commission, except as may be approved for Planned Unit Developments or other special dwellings.

7-3 Streets.

- (1) Minor streets shall be laid out to discourage through traffic.
- (2) Stub streets shall be provided where needed to connect to adjacent undeveloped land and new streets must be provided where needed to connect to existing stub streets in adjacent subdivision. Not more than three (3) lots shall front stub streets, except where a temporary cul-de-sac turnaround side is provided.
- (3) Intersections of minor streets with major streets shall be kept to the minimum.
- (4) Half Streets: no half-streets are permitted.
- (5) Dead-end Streets, including stub streets, shall be permitted or required by the Kane County Engineer only to provide future access to adjoining property, except for dead-end street systems in cluster subdivisions, Planned Unit Developments, condominium developments, or similar special projects.
- (6) Permanent cul-de-sac streets serving no more than six lots, and not more than 800 feet long, whichever is more restrictive, may be permitted and shall be provided with a right-of-way at the turnaround of 55 ½ feet radius

or more, and the outside curb or pavement edge radius shall be 48 feet or more.

- (7) No more than four streets shall enter an intersection.
- (8) Streets should intersect at 90 degrees. All others may be designed only with approval of the Kane County Engineer.
- (9) Two subordinate streets meeting a through street from opposite sides shall meet at the same point, or their centerlines shall be offset at least 200 feet.
- (10) Streets shall have the names of existing streets which are in alignment. There shall be no duplication of street names within the area. All street names shall be approved by the Kane County Building Official. Permanent signs shall be installed by developer at his expense at time of installation of other off-site improvements with locations approved by Kane County.
- (11) Where a residential subdivision abuts a major highway, frontage roads may be required.

7-4 Curvature and Alignment.

- (1) Ensure adequate sight distances. When street roadway lines deflect more than five degrees, connection shall be made by horizontal curves.

7-5 Block and Cul-de-sac Standards.

Block lengths shall be 1000 feet or less. Cul-de-sac shall be no longer than 800 feet.

7-6 Pedestrian Cross-Walks.

Pedestrian rights-of-way of not less than 10 feet in width may be required by the Kane County Engineer through blocks where needed for adequate pedestrian circulation. Walk improvements (paving) of not less than five feet in width shall be placed within the rights-of-way, as required by the Kane County Engineer.

7-7 Easement Standards.

- (1) Utility easements shall follow front lot lines wherever possible. (See Design Standards Drawing RD02)
- (2) Where front line easements are not possible, easements shall follow rear and side lot lines and shall have a minimum total width of 15 feet apportioned equally in abutting properties.
- (3) All easements shall be designed so as to provide efficient installation of utilities.
- (4) All power lines, telephone lines, and other normally overhead utility lines shall be placed underground by the subdivider unless the Kane County Engineer determines it is not feasible to do so. This determination would be based upon application by a subdivider, supported by recommendation of the County Engineer, and approved by the Kane County Land Use Authority and Kane County Commission.

7-8 Exterior Perimeters.

- (1) All exterior perimeters of subdivisions shall be fenced with a livestock fence appropriate for the area.

7-9 Alleys.

The Kane County Engineer may approve service access to the interior of blocks in certain instances, in which case alleys must be indicated on the plan and plat.

7-10 Sanitary Sewage Disposal.

- (1) Except as otherwise provided below, the subdivider shall provide, or have provided, an approved piped sanitary sewage system to the property line of every lot in the subdivision. The sewage system shall meet the minimum standards and requirements of the State Department of Environmental Quality. Certification of compliance shall be provided to the Kane County Land Use Authority by the subdivider.
- (2) All subdivisions, and all phases of subdivisions, proposing onsite wastewater disposal systems, which did not acquire onsite wastewater disposal feasibility approval before December 9, 1997, shall comply with the Southwest Utah Public Health Department's Wastewater Ordinance

effective that date. Septic tanks and/or sealed vaults will be approved only when an existing sanitary sewer system is more than one-half mile from the boundary of the subdivision.

- (3) Where the Kane County General Plan or other plans indicate that construction or extension of sanitary sewers may serve the subdivision area within a reasonable time, the Kane County Land Use Authority may require the installation and capping of sanitary sewer mains and house connections by the subdivider. Whenever individual on-lot sanitary sewage disposal systems are proposed, they shall be installed at the time the principal building is constructed, and no building permit shall be issued until such installation is completed. In all other cases, sanitary sewage disposal facilities shall be provided for every lot or parcel by a complete community or public sanitary system.

7-11 Water Supply.

All culinary water systems and plans, whether public or private, shall conform with county ordinances, including but not limited to this Ordinance and the Kane County Standard Specifications and Drawing Details for Design and Construction, and shall be approved by the appropriate state and local authorities.

7-12. Sanitation Collection Sites.

The subdivider shall provide a sufficient number of sites for the collection and removal of solid waste.