

by a traffic or other public facilities impact study, if required, at no cost to the City.

- B. Calculation of Fair Share.** The developer's share of improvements to a substandard perimeter road is the equivalent of one-half of the street up to a maximum twenty four (24) feet of pavement (not including curb).

## DIVISION 3: LOTS

### Section 3.6.3.1 Lot Standards

- A. Lot Frontage.** Every lot shall have frontage on a public street except as allowed under the courtyard or cottage court building types in Section 4.4.5.98 or Section 4.4.5.43.

**B. Lot Arrangement.**

1. Lots shall be subdivided to permit conformance with all laws and ordinances and to ensure orderly urban growth, proper building arrangement and to provide city services and facilities.
2. Lot dimensions shall provide for the potential development of all lots and future compliance with the development standards of this Development Code.
3. **Irregularly-Shaped Lots.** Irregularly-shaped lots shall have sufficient width at the front setback line to meet lot width requirements in Chapter 4.
  - a. Triangular, tapered, or flag lots shall be not be permitted except for use as dedicated parkland, open space, or drainage lots.
  - b. **Severely elongated (in excess of a three to one (3:1) length to width ratio) lots shall not be permitted** except for use as dedicated parkland lots, or for use as townhome or zero lot line building type lots.
  - c. Townhome and zero lot line lots may not exceed a six to one (6:1) length to width ratio.
  - d. **Exceptions to the irregularly shaped lot requirements fall under the alternative compliance process in accordance with Section 2.8.4.1.**

(Ord. No. 2019-45, 12-17-19, Ord. No. 2023-72, 10-17-2023)

**C. Lot Dimensions**

1. Lots that are occupied or are intended to be occupied shall conform with the minimum lot size, lot width and lot depth requirements provided under Chapter 4.
  2. Exceptions to the minimum lot size, lot width and lot depth requirements fall under the alternative compliance process in accordance with Section 2.8.4.1.
  3. The measurement of lots shall be in accordance with Section 4.3.2.2.
- D. Recombination of Lots.** The recombination of lots shall be done in accordance with Section 3.3.4.1.

## DIVISION 4: ACCESS

### Section 3.6.4.1 Subdivision Access

- A. Open Access.** Subdivisions must provide roadways that remain permanently open to the public and provide community-wide access as part of an overall connected street network.
- B. Fire Department Access.** Fire department access shall be provided on an all weather surface in accordance with the Fire Code.
- C. Connectivity Required.** Proposed streets must be interconnected and must connect with adjacent streets external to the subdivision in order to provide multiple routes for pedestrian and vehicle trips from, to and within the subdivision.
- D. Stub Streets**
1. Where a development adjoins unsubdivided land, stub streets within the new subdivision shall be extended to the meet maximum block perimeter standards of Section 3.6.2.1.
  2. The stub street must be extended to the boundary of the abutting property to the point where the connection to the anticipated street is expected.
  3. Stub streets must be located so that the portion of the block perimeter located on the subject property does not exceed 50% of the applicable block perimeter maximum.

### FIGURE 3.10 SUBDIVISION ACCESS