

Section 3.1.1.1 or if no platting is required a site development permit under Section 2.7.1.1.

B. Block Standards

1. Residential blocks must provide two (2) tiers of residential lots, except:
 - a. Where across from a public park or open space;
 - b. To allow for unusual topographical conditions;
 - c. When adjacent to the outer perimeter of a subdivision, as illustrated in Section 3.6.4.1, where the second tier of lots can be accommodated on the adjacent property; or
 - d. When adjacent to an existing or proposed thoroughfare to which lot access is prohibited, provided a Multi Use Greenway shall be constructed adjacent to the thoroughfare including a 12 ft. wide multi use path within a minimum 32 ft. public access easement.

(Ord. No. 2023-72, 10-17-2023)

2. The following table establishes the maximum block perimeter and maximum length for a dead-end street by zoning district. In the event that a single block contains more than one zoning district, the most restrictive requirement applies.

TABLE 3.1 BLOCK PERIMETERS

ZONING DISTRICT	BLOCK PERIMETER (MAX)	DEAD-END STREET (MAX)
FD, CD-1, CD-2	N/A	500 Ft.
SF-6, ND-3, SF-R, SF-4.5	3,000 Ft.	300 Ft.
ND-3.2, ND-3.5, ND-4, CD-2.5, CD-3	2,800 Ft.	250 Ft.
CD-4	2,400 Ft.	200 Ft.
CD-5, CD-5D	2000 Ft.	NOT ALLOWED
CM, BP, HC, HI, LI, MH, ETJ	5,000 Ft.	400 Ft.
LEGACY DISTRICTS	3,000 Ft.	300 Ft.

(Ord. No. 2020-60, 9-1-2020)

3. An Internal Drive in accordance with Section 3.7.2.6 may be used to satisfy the maximum block perimeter in the following circumstances:
 - a. Re-development in a CD-5 or CD-5D district where the existing transportation network does not meet the block requirements of this section.
 - b. In an CM, BP, HC, HI, or LI District.
 - c. In the City’s Extraterritorial Jurisdiction (ETJ)

(Ord. No. 2023-72, 10-17-2023)

C. Block Measurement

1. A block is bounded by a public right-of-way, not including an alley. All public rights-of-way proposed in order to meet the block standards must be improved with a street.
2. Block perimeter is measured along the edge of the property adjoining the public right-of-way, except for the measurement of dead-end streets, which are measured from intersecting centerlines.

FIGURE 3.1 RESIDENTIAL BLOCK



FIGURE 3.2 COMMERCIAL BLOCK

