

ORDINANCE # 344

AN ORDINANCE REGARDING PLATS AND SURVEYS
WITHIN THE CITY OF CORYDON, IOWA

Be It Enacted by the Council of the City of Corydon, Iowa:

Section 1. Purpose. The purpose of this ordinance is to adopt regulations pertaining to plats and surveys within the City of Corydon, Iowa.

Section 2. Enactment. The Council of the City of Corydon, Iowa, hereby enacts the following:

PLATS AND SUBDIVISIONS

Chapter 16.04 GENERAL PROVISIONS

16.04.010 Title.

This Chapter shall be known and may be cited as the "Subdivision Regulations Ordinance of the City of Corydon, Iowa."

16.04.020 Purpose.

The purpose of this chapter is to provide for the harmonious development of the City and adjacent territory by establishing appropriate standards for streets, blocks, lots, utilities and other improvements, by promoting coordination with existing development, and by establishing procedures and conditions for the approval of subdivisions of land, all in the interest of the health, safety and general welfare of the community.

16.04.030 Jurisdiction.

All plats, re-plats or subdivision of land for the purpose of laying out a portion of the City, an addition thereto, or, pursuant to Section 354.9 of the Code of Iowa, suburban lots within two (2) miles of the corporate limits of the City, for other than agricultural purposes shall be submitted to the Council and Planning and Zoning Commission of the City in accordance with the provisions of this chapter and shall be subject to the requirements established by

this chapter.

16.04.040 Compliance Required.

No plat or subdivision within the City or within two (2) miles thereof shall be filed or recorded with the County, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

1. Building Permits. The City shall not issue building permits for any structure located on a lot in any subdivision, the plat of which has been prepared after the date of the adoption of this Code of Ordinances but which has not been approved in accordance with the provisions contained herein.

2. Public Improvements. The Council shall not permit any public improvements over which it has any control to be made or any money expended for improvements in any area that has been subdivided or upon any street that has been platted after the date of the adoption of this Code of Ordinances unless such subdivision or street has been approved in accordance with the provisions contained herein.

16.04.050 Enforcement.

The mayor, administrative city clerk, or other official designated by the council shall be responsible for the enforcement of these regulations and to this end all employees and officials of the local government shall report in writing to the aforesaid enforcing official, any violation or suspected violation of these regulations.

Chapter 16.08 DEFINITIONS

16.08.010 Alley.

"Alley" means a minor way, dedicated to the public use, which is used primarily for vehicular access to the back or the side of properties otherwise abutting on a street.

16.08.020 Block.

"Block" means a piece or parcel of land entirely surrounded by public highways, streets, streams, railroad right-of-way, parks, etc., or a combination thereof.

16.08.030 Building line.

"Building line" means a line on a plat generally parallel to the street right-of-way, indicating the limit beyond which buildings or structures may not be erected.

16.08.040 Council.

"Council" means the legislative body of the city.

16.08.050 Cul-de-sac.

"Cul-de-sac" means a minor street having one end open to traffic and being permanently terminated by a vehicular turn-around.

16.08.060 Days.

"Days" refer to calendar days.

16.08.070 Developer.

"Developer" means the owner or agent under legal authority of the owner or owners who undertake to cause a parcel of land to be designed, constructed, and recorded as a subdivision. This term may be used interchangeably with the term "subdivider."

16.08.080 Easement.

"Easement" means a grant by the property owner to the public, a corporation, or persons, of the use of a parcel of land for a specific purpose.

16.08.090 Final plat.

"Final plat" means a drawing to engineering accuracy and containing the items specified by these regulations indicating the layout of lots, blocks and public ways

in a completed and improved subdivision along with legal papers required for recording.

16.08.100 General plan.

"General plan" means the plan or series of plans for the future development of the city and approved, as may be required, as the guide for future development. Such plan may alternatively be called by such descriptive terms as a master plan, a comprehensive plan, or a development plan.

16.08.110 Improvements.

"Improvements" mean changes and additions to land necessary to prepare it for building sites, and including street paving and curbing, grading, monuments, drainage ways, sewers, fire hydrants, water mains, sidewalks, pedestrian ways and other public works and appurtenances.

16.08.120 Lot.

"Lot" means a portion of a subdivision, or other parcel of land, intended as a unit for transfer or for development.

16.08.030 Mayor.

"Mayor" means the city official responsible for the administration of the city, or his duly authorized representative.

16.08.140 Pedestrian way.

"Pedestrian way" means a right-of-way dedicated to public use, which cuts across a block to facilitate pedestrian access to adjoining streets or properties.

16.08.150 Planning commission.

"Planning commission" refers to the planning and zoning commission of Corydon.

16.08.160 Plat.

"Plat" means a map drawn to scale from an accurate survey and including items set forth herein along with all certificates and statements required herein and by statute, for the purpose of recording as a subdivision of land. Without modifying adjectives it refers to land subdivision documents which have been officially recorded. In appropriate context a plat may refer to the land represented by a recorded plat and may be synonymous with the word "subdivision." It may also be used as a verb referring to the act of preparing a plat.

16.08.170 Preliminary plat.

"Preliminary plat" means a drawing with supporting documents which represents a proposal upon which a final plat is to be based. A preliminary plat is not intended as a document to be filed of record.

16.08.180 Replat or resubdivision.

"Replat or resubdivision" means a plat representing land which has previously been included in a recorded plat.

16.08.190 Street.

"Street" means a right-of-way, dedicated to public use, which affords a primary means of access to the abutting property.

16.08.200 Street, collector.

"Collector street" means a street which carries traffic from a local street to a major street.

16.08.210 Street, local.

"Local street" means a street which is used primarily for access to the abutting properties.

16.08.220 Street, major.

"Major street" means a street of considerable continuity connecting various sections of the city, or

a street designated as a major street on the major street plan of the city.

16.08.230 Street, service.

"Service street" means a local street or frontage road which is approximately parallel to and adjacent to or part of a major street and provides access to the abutting properties and protection from through traffic.

16.08.240 Subdivider.

"Subdivider" means the person or firm causing a plat to be prepared.

16.08.250 Subdivision.

"Subdivision" means a parcel of land which has been platted; or the act of preparing a plat.

16.08.260 Other terms.

All other terms used in these regulations shall have their normal meaning, except that terms common to engineering and surveying shall be used in their professional sense.

Chapter 16.12 REGULATIONS GENERALLY

16.12.010 Preparation of plats.

Any plat hereafter made or any subdivision or any part thereof lying within the limits of the city or in unincorporated territory within an area extending two miles beyond the city limits shall be prepared, presented for approval, approved and presented for recording as herein prescribed. These regulations are enacted under the authority of and provide authorized additions to the provisions of Section 354 of the Code of Iowa.

16.12.020 Application of regulations to land divisions.

A subdivision plat is required when a tract of land is subdivided by repeated divisions or simultaneous

division into three or more parcels. A subdivision plat is not required when land is divided by conveyance to a governmental agency for public improvements.

16.12.030 Division of platted lots.

The division or consolidation of existing platted lots or parts of existing platted lots by description for the purpose of sale or development shall not be considered a subdivision within the scope of these regulations, provided however, that any existing platted lot containing in excess of fifteen thousand square feet which is to be divided into three or more parcels intended as primary building sites or when such division involves a dedication to public use such division shall fall within the jurisdiction of these regulations. The division and sale of a minor portion of any parcel of land for the purpose of adding land to an adjoining building site when the adjoining parcel of land constitutes more than fifty percent of the newly created building site shall not be counted as a division in determining the jurisdiction of these regulations.

16.12.040 Approvals necessary.

No plat or subdivision falling within the jurisdiction of these regulations shall be recorded or presented for recording under the provisions of Section 345 of the Code of Iowa until all provisions and approvals set forth herein have been met or obtained.

16.12.050 Building permits and utility connections prohibited.

No officer, employee, or agent of the city shall issue any building permit, make any water or sewer connection, or issue any permit for any water or sewer connection for any building or buildings constructed or proposed to be constructed on land divided contrary to the provisions of these regulations. No officer, agent or employee of the city shall perform or cause to be performed any construction or maintenance upon any street or public way purported to be dedicated as a public street or public way by virtue of being shown on a plat, unless such plat shall have been approved as provided by these regulations.

16.12.060 Improvements to be completed.

No final plat shall be approved for recording unless street and utility improvements, as set forth herein, necessary to serve the intended occupants of the subdivision have been completed in a satisfactory manner or other assurances, as provided herein, that such improvements will be completed are executed.

Chapter 16.16 PLANNING CONFERENCE

16.16.010 Arrangement—Purpose—Waiver.

Any owner, developer or agent wishing to subdivide a parcel of land shall contact the designated city official and arrange for a planning conference. This conference shall be for the purpose of determining the general requirements to be met in developing the subdivision. If the subdivision does not involve new streets or utilities the planning conference may be waived by the planning commission.

16.16.020 Findings.

The proceedings of the planning conference shall be informal and no record need be kept. It shall be the responsibility of the subdivider to determine the areas of agreement among the conferees and the problems which must be explored further through individual conferences with departments charged with administering the provision of utilities, streets, drainage and other public facilities. During the conference it shall be the responsibility of the designated city official to aid the subdivider in determining the general features to be required in the subdivision. All agreements arrived at by the conferees shall be subject to ratification by the planning commission as a whole.

16.16.030 Preliminary plat.

After the subdivider has determined the general features to be required in the subdivision he may proceed to cause a preliminary plat to be prepared. An application in writing for tentative approval of the preliminary plat together with six prints thereof shall be filed with the planning commission at least two

weeks before the meeting of the planning commission at which the preliminary plat is to be acted upon.

16.16.040 Form of preliminary plat.

The preliminary plat shall be drawn to a scale of one hundred feet to an inch, or larger scale as may be approved by the planning commission and shall show the following information:

- (1) The proposed name of the subdivision;
- (2) North point, scale, and date;
- (3) The names and addresses of the subdivider and of the engineer or surveyor;
- (4) The tract designation and other description according to the real estate records of the city or county auditor and recorder, also, designation of the proposed uses of land within the subdivision;
- (5) The boundary lines (accurate in scale) of the tract to be subdivided;
- (6) Contours with intervals of five feet or less, referred to official city datum;
- (7) The names of adjacent subdivisions or the names of record owners of adjoining parcels of unsubdivided land;
- (8) The location, widths, and names of all existing or platted streets or other public ways within or adjacent to the tract, existing permanent buildings, railroad rights-of-way, and other important features, such as section lines, political subdivision or corporation lines, and school district boundaries;
- (9) Existing sewers, water mains, culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, and locations indicated;

- (10) All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purpose of conditions or limitations of such reservation, if any;
- (11) The layout, names, and widths of proposed streets, alleys and easements;
- (12) A plan of proposed water distribution system, sanitary sewers and storm sewers showing pipe sizes and the location of valves, fire hydrants, and fittings;
- (13) The layout, numbers, and scaled dimensions of proposed lots;
- (14) Indication of any portion of the subdivision for which a final plat is to be proposed when the subdivision is to be developed in stages.

16.16.050 Review and approval of preliminary plat.

Upon receipt of the preliminary plat, the mayor shall cause copies thereof to be distributed to the representatives of any utility entities not under the control of the aforesaid mayor. The mayor shall report the combined recommendations of the utility companies to the planning commission. The mayor may recommend approval or disapproval of the preliminary plat or any features thereof, but in expressing disapproval the reasons for such action shall be set forth in writing. The planning commission shall approve or disapprove a preliminary plat within sixty calendar days of receipt unless a longer time is agreed upon with the subdivider. Upon approval or disapproval by the planning commission the preliminary plat and the planning commission's recommendation shall be transmitted to the council within seven calendar days.

16.16.060 Approval of preliminary plat.

The council shall approve or disapprove the preliminary plat not later than the fourth regular meeting following the receipt of the report from the planning commission. The council may give notice and hold public

hearings.

16.16.070 Effect of approval of preliminary plat.

Approval of the preliminary plat as set forth herein shall constitute authority to proceed with construction of the subdivision and preparation of the final plat subject to approval of detailed plans and specifications for improvements as set forth herein. The subdivision shall be constructed and the final plat prepared in conformity with the approved preliminary plat. Material deviation from such approved preliminary plat shall require resubmission for approval.

Approval of a preliminary plat shall not constitute authority to sell lots, record the plat, advertise the future or conditional sale of lots based on the preliminary plat, or authority to construct permanent buildings in reliance upon the preliminary plat layout.

16.16.080 Large development staging procedure.

In order to discourage premature subdivision and uneconomic improvements, the following procedure is provided for large development schemes:

- (1) When a developer or group of developers have in their control an area of land which they wish to plat, but of so large a size that the majority of the lots would take more than a year to sell, they may cause to be prepared a preliminary plat for the entire area;
- (2) On such preliminary plat successive development divisions may be designated;
- (3) Upon approval of the preliminary plat the developer may cause a final plat to be prepared for one or more development divisions, provided the order of development allows for logical provision of streets and utilities;
- (4) Each development division shall be considered as a final plat and provisions of these regulations shall apply individually to each development division presented as a separate filing for record.

16.16.090 Fees.

Before delivering the preliminary plat to the office of the planning commission for approval, the subdivider shall pay to the city the following fees:

- (1) Processing fee: \$25.00
- (2) Engineering check fee: Cost incurred by the City for completion of engineering report, review, and cost of survey and/or plat filed.

The processing fee shall not be refundable. The engineering check fee shall be refundable if the plat is withdrawn before any actual checking is done on a preliminary plat. If any preliminary plat or final plat, or any improvement plans or specifications are found to be in error and must be returned for revision, an additional engineering check fee shall be paid for each resubmission for approval. The city shall receipt stamp proof of the payment of fees upon the face of each copy of the preliminary plat. Such fees shall not be considered payment for supervision of construction.

16.16.100 Approval of improvement plans.

After approval by the council of the preliminary plat the subdivider may proceed to prepare and submit plans, profiles and specifications for improvements to the mayor for approval. Such plans, profiles and specifications shall conform to standard practice of the city and shall be in essential conformity with the approved preliminary plat. The mayor shall give his approval in writing and no field changes shall be made without the written permission of the designated city official.

Chapter 16.20 FINAL PLAT

16.20.010 Filing.

Within two years of the approval by the council of preliminary plat, the subdivider shall file a final

plat of the area covered by the preliminary plat with the City. Sufficient copies not to exceed six, shall be submitted to facilitate review and approvals. If a final plat is not filed within two years of the aforesaid approval of the preliminary plat the latter shall be subject to review, revision or cancellation of approval by the council.

16.20.020 Form.

The final plat shall meet the following specifications:

- (1) It may include all or only part of the preliminary plat.
- (2) The plat shall be drawn to the scale of one hundred feet (100') to one inch (1").
- (3) The final plat shall contain the following:
 - (A) Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one foot in 3,000 feet.
 - (B) Accurate references to known or preliminary monuments, giving the bearing and distance from some corner of the congressional division of which the City or the addition thereto is a part.
 - (C) Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - (D) Accurate legal description of the boundary.
 - (E) Street names.
 - (F) Complete curve notes for all curves included in the plan.
 - (G) Street lines with accurate dimensions in feet and hundredths of feet with angles to street, alley and lot lines.

- (H) Lot numbers and dimensions and bearing of all lot lines.
 - (I) Block numbers, if used.
 - (J) Building lines if different than yard requirements of the Zoning Regulations.
 - (K) Accurate dimensions for any property to be dedicated or reserved for public, semipublic or community use.
 - (L) Location, type, material and size of all markers.
 - (M) Name of the subdivision.
 - (N) Name and address of owner and subdivider.
 - (O) Existing and proposed zoning of the proposed subdivision and adjoining property.
 - (P) North point, scale and date.
 - (Q) Certification by a registered land surveyor of the State of Iowa.
 - (R) Certification of dedication of streets and other public property.
 - (S) Resolution and certificate for approval by the Council and signatures of the Mayor and Clerk.
 - (T) Location and dimensions of utility easements and certificate of utility easement dedication.
- (4) The final plat shall also be accompanied by the following items: A. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets,

alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.

16.20.030 Action by planning commission.

The planning commission shall consider the final plat at the regular meeting during the month following the month of filing and shall either approve or disapprove the plat. If the planning commission finds that the final plat has been prepared in compliance with these regulations and in substantial compliance with the preliminary plat such plat shall be approved. In the event of disapproval, specific points of variance with the aforesaid requirements shall be spread upon the record of the planning commission and a copy shall be transmitted to the subdivider.

The planning commission may approve final plats at a special meeting called in accordance with the rules and regulations of the planning commission.

Upon approval or disapproval, the planning commission shall within ten days transmit to the council the final plat along with the report of the planning commission.

16.20.040 Council action.

The council shall consider the final plat along with the report of the planning commission not later than the second regular meeting following the date of filing with the city clerk. If the council finds that the plat has been prepared in compliance with the preliminary plat, such final plat shall be approved. In the event of disapproval, the record shall show the specific points on which the final plat varies from these regulations or the preliminary plat. The council may give notice of and hold any public hearings.

16.20.050 Bonding incomplete improvements.

In lieu of final completion of the improvements required herein before approval of the final plat, the subdivider shall post a bond approved by the city attorney. Such bond shall insure to the city that improvements will be completed by the subdivider within two years after approved by the city council and shall

be not less than the estimated cost of completing the improvements as specified by these regulations, other ordinances, resolutions or regulations of the city, and by the plans and specifications as approved for the preliminary plat.

If the improvements are not completed within the specified time, the council may use the bond or any necessary portion thereof to complete the improvements. Failure of the council to take action on the bond immediately shall not bar it from taking appropriate action within a reasonable time.

16.20.060 Filing of record.

No subdivision plat, resubdivision plat, or street dedication within the City or within two (2) miles of the corporate limits of the City shall be filed for record with the County Recorder, or recorded by the County Recorder, until a final plat of such subdivision, resubdivision, or street dedication has been reviewed and approved in accordance with the provisions of this chapter. Upon the approval of the final plat by the Council, it shall be the duty of the subdivider to file such plat immediately with the County Auditor and County Recorder, as required by law. Such approval shall be revocable after thirty (30) days, unless such plat has been duly recorded and evidence thereof filed with the City Clerk within such thirty (30) days.

16.20.070 Plats outside corporate limits.

Procedure for approval of preliminary and final plats of land within two (2) miles of the corporate limits shall be the same as set out in this chapter, except that five (5) copies of the plat shall be filed with the Clerk. The Clerk shall refer two (2) copies to the County and request the County recommendations to be submitted to the Commission. The Commission shall not take action on the plat prior to receiving the recommendations of the County, provided that the County shall submit its recommendations within thirty (30) days after the referral of the plat to the County.

16.20.080 Professional Assistance.

The Council or the Commission may request such professional assistance as it deems necessary to properly evaluate the plats as submitted.

Chapter 16.24 STREETS

16.24.010 Conformance with general plan.

The arrangement, character, extent, width, grade and location of all streets shall conform to the general plan of the city and to any plans which may be adopted by the planning commission or the council.

16.24.020 Continuation of existing streets.

New streets shall normally continue as an extension of existing streets unless good planning indicates a different solution. Street patterns shall take into consideration access needed to develop adjoining properties and shall conform to topography so as to provide the best building sites. Sketches of a proposed street system for adjoining property may be required if it is owned or under the control of the subdivider. Street names shall take the name of existing streets on the same general alignment. New street names shall be approved by the planning commission and not be so similar to existing names as to cause confusion.

16.24.030 Traffic circulation.

When possible, local service streets shall be planned so as to discourage through traffic and to conveniently channel traffic onto the collector and major streets.

16.24.040 Dead end streets prohibited.

Dead end streets are prohibited, except that where the general plan indicates a street is to continue past the subdivider's property, a temporary dead end may be allowed until such time as the street is continued.

16.24.050 Cul-de-sacs.

Cul-de-sacs will be permitted where topography and other conditions justify their use. They should normally be less than three hundred feet in length, but in unusual situations may be permitted up to five hundred feet in length. Every cul-de-sac shall have a turn-around at its closed end with right-of-way of one hundred feet diameter for residential streets and one hundred twenty feet diameter for industrial or commercial access streets.

16.24.060 Half streets.

Half streets will normally be prohibited, except that they may be required to complete the remaining half of a street already dedicated or where the general plan or other adopted plan indicates that the alignment of the street will center on the property line.

16.24.070 Angle of intersection.

Streets shall be laid out so as to intersect as nearly as possible at right angles except where topography and other conditions justify variations. The minimum angle of intersection of streets shall be seventy-five degrees.

16.24.080 Street jogs.

Street jogs with centerline off-sets of less than one hundred feet shall be avoided.

16.24.090 Street grades.

Street grades shall conform with the overall drainage pattern of the locality of the subdivision and shall fall within the minima and maxima as follows: Major street six percent; local and collector streets ten percent. No street grade shall be less than five-tenths percent.

16.24.100 Vertical sight distances.

Change of grade shall conform to current standards of the city for the type of street in question, provided that in no case shall there be constructed a sight

distance of less than one hundred feet measured four feet above pavement surface at the ends of the tangent.

16.24.110 Horizontal sight distances.

A tangent at least one hundred feet long shall be introduced between reverse horizontal curves on collector and major streets. When connecting street lines deflect from each other at any one point by more than ten degrees, they shall be connected by a curve with a radius adequate to ensure a sight distance of not less than one hundred feet for collector streets and of such greater radii as the planning commission shall determine for major streets and in other special cases.

16.24.120 Pedestrian ways.

Pedestrian ways may be required by the planning commission so as to allow cross access for pedestrians in very long blocks. In general, blocks of eight hundred feet or more in length should have a pedestrian way near the center of the block.

16.24.130 Alleys.

In general, alleys shall be prohibited in residential areas and required in commercial areas with normal street frontage orientation. Dead end alleys shall be prohibited unless there is provided a turn-around with a right-of-way diameter of one hundred feet. Sharp changes in direction in alleys should be avoided.

Where such changes cannot be avoided there shall be a corner cutoff with a minimum radius of fifty feet or equivalent chord.

16.24.140 Standard right-of-way widths.

For all streets, alleys and other thoroughfares hereafter dedicated and accepted, the minimum right-of-way widths shall not be less than the minimum dimensions for each classification of public way as follows:

Major streets: eighty feet or as set forth in the general plan or other plan adopted by the planning commission or the council.

Collector streets: sixty feet. Local service streets: fifty feet.

Cul-de-sac: sixty feet with a one hundred foot diameter turnaround at the closed end, provided however, in industrial or commercial subdivisions, such turn-around shall be one hundred twenty feet in diameter.

Alleys: twenty feet. Pedestrian ways: ten feet.

For details of grades and pavement widths, see provisions under the heading of improvements, Chapter 17.40.

Reserve strips controlling access to streets shall be allowed under conditions adequate to protect future public interests.

Chapter 16.28 BLOCKS

16.28.010 Length.

Intersecting streets determining block lengths shall be provided at such intervals as to serve cross traffic adequately and to meet existing streets and customary subdivision practice in the immediate area.

Blocks shorter than four hundred fifty feet and longer than twelve hundred feet in residential districts should be avoided. Blocks longer than six hundred feet should be avoided in business districts.

16.28.020 Width.

The width of a block shall be sufficient to allow for two tiers of lots with alley or utility easement if required. Blocks intended for business or industrial use shall be of such width as may be best suited for the contemplated use of the property taking into consideration the probable arrangement of parking and truck loading and maneuvering upon the property.

16.28.030 Very large lots and blocks.

When a tract is subdivided into larger than normal lots or parcels, such lots or parcels shall be so arranged as to permit the logical location and opening of future streets and appropriate resubdivision with provision for adequate utility connections for such resubdivision. Easements for the future openings and extension of such streets may at the direction of the planning commission be made a requirement of the plat.

Chapter 16.32 LOTS

16.32.010 Minimum lot dimensions.

Lot sizes and dimensions shall meet or exceed the requirement of the zoning ordinance as to lot size and shall as near as practical meet or exceed the typical lot size for existing building sites in the immediate vicinity. Each lot shall be a buildable site after taking into account all yard spaces required by the zoning ordinance. Excessive lot depth in relation to width shall be avoided. In general the ratio of width to depth should be one to one and one-half.

16.32.020 Corner lots wider.

Corner lots in residential areas shall be enough wider than inside lots so as to allow an appropriate setback from both streets.

16.32.030 Side lines perpendicular.

Side lines of lots shall be approximately at right angles to straight street lines and radial to curved street lines.

16.32.040 Double frontage.

Lots with street frontage at both front and rear shall be avoided except when backing on a major street.

16.32.050 Street frontage.

Each lot shall have frontage on a street. An alley shall not suffice as a sole means of access.