

CHAPTER 9

SUBDIVISION AND SITE DEVELOPMENT DESIGN STANDARDS

SECTION 901

GENERAL PURPOSE

The purpose of good subdivision and site design is to create a functional and attractive development, minimize adverse impacts, and ensure that a project will be an asset to the city. To promote this purpose, the subdivision shall conform to this chapter's standards which are designed to result in a well-planned community without adding unnecessarily to development costs. These design controls shall help insure creation of convenient and safe streets, usable lots, space for public purposes, and will minimize the undesirable features of unplanned, haphazard growth.

SECTION 902

SUBDIVISION AND SITE DESIGN

Design of the subdivision shall take into consideration the existing comprehensive plan, and shall be based on a site analysis. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alterations of natural features. The following specific areas shall be preserved as undeveloped open space, to the extent consistent with the reasonable utilization of land, and in accordance with the U.S. and Mississippi Constitutions and state or federal regulations:

- A. Unique and/or fragile areas, including wetlands, as may be defined in Section 404, *Federal Water Pollution Act*, as amended; and in Mississippi Department of Environmental Quality standards.
- B. Land in the floodway as identified and mapped using the Federal Emergency Management Agency's Flood Hazard Boundary Maps.

The development shall be laid out to avoid adversely affecting groundwater and aquifer recharge; to reduce cut and fill; to avoid unnecessary impervious cover; to prevent flooding; to provide adequate access to lots and sites; and, to mitigate adverse effects of noise, odor, traffic, drainage, and utilities on neighboring properties. The placement of buildings in residential developments shall take into consideration topography, building height, orientation and drainage.

SECTION 903

MONUMENTS, MARKERS, AND PINS

- A. Monuments shall be placed at all corners or changes of alignment along the boundary of the subdivision and at all block corners, angle points, or points of curves in street right-

of-way lines. These monuments shall be an iron rod or pipe 3/4 to 1" inch diameter and at least eighteen (18) inches long, driven flush with the surface of the ground.

- B. Markers shall be placed to locate all lot corners or changes in alignment in lot boundaries and driven flush with the surface of the ground. These markers shall consist of iron pipe not less than one-half (1/2) inch in diameter and not less than twenty-four (24) inches in length. Where utility service lines are shown to terminate near each front lot corner, these front corner markers are to be offset along the property line at least 10 feet. Such offset shall be shown on the Final Plat.
- C. Monuments shall be set with the top thereof flush with finish grade. Where farming operations or other land uses might destroy or disturb the monument, it shall be sunk underground and referenced to permanent landmarks.
- D. Elevations (mean sea level datum) shall be established for each monument described in Section 903.A

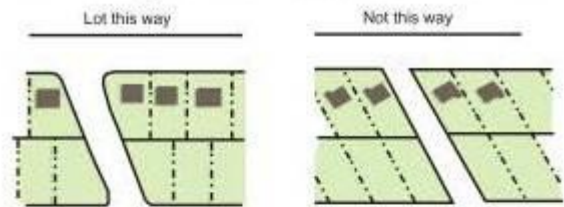
SECTION 904

BLOCKS

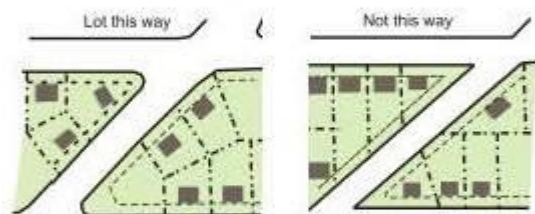
The following regulations shall govern the design and layout of blocks:

- A. The arrangements of blocks shall conform to the street design criteria set forth in these regulations.
- B. Blocks shall be arranged to accommodate lots and building sites of the size and character required by these regulations and any applicable zoning requirements, to provide for adequate community facilities, and with regard of the limitations and opportunities of topography.
- C. Irregularly shaped blocks, blocks intended for cul-de-sacs and loop streets, and blocks containing interior parks and playgrounds may be approved by the Planning Commission if properly designed and located.
- D. No block shall be larger than 1,200 feet, or be less than 400 feet, but the Planning Commission may elect to make exceptions in particular cases. Cross streets shall be provided between blocks.

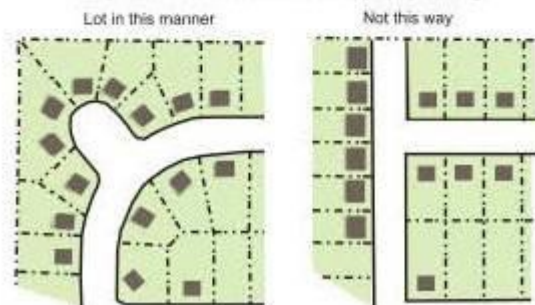
When diagonal streets cannot be avoided



When existing intersecting streets form acute-angled intersections



When future street extensions are not required in corners of the property

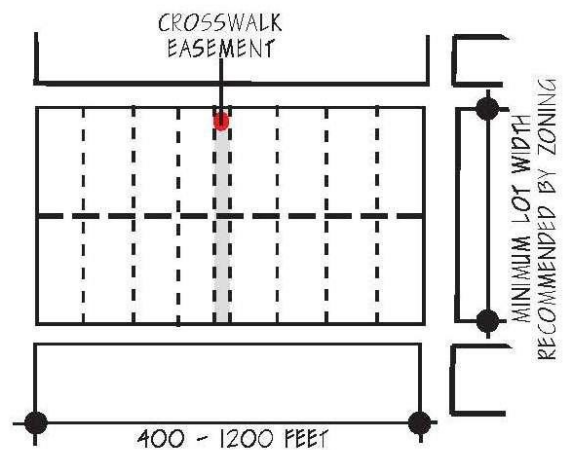


- E. Where blocks are more than 600 feet in length, a walkway easement not less than 10 feet in width or near the halfway point of the block may be required between streets.
- F. Blocks in the traditional gridiron pattern should consist of two tiers of lots and an easement may be included to separate them.
- G. Through lots (extending from one parallel street to the other) shall be discouraged to avoid problems between adjoining owners, and to reduce the number of streets.
- H. No building lots shall be platted in areas known to be subject to flooding or in areas, which for other reasons, are unsuitable for such use. Areas subject to inundation shall be clearly indicated on the Preliminary and Final Plat.

SECTION 905

EASEMENTS

- A. Location of utility line easements within the road right-of-way shall be located outside of the improved portion of the roadway. Utility easements may also be located along the front of line or centered on the rear or side lot line as necessary for utility lines. Easements shall give access to every lot, park or public grounds. Such easements shall be a total of not less than twenty (20) feet wide at ground level.



- B. Recommendations on the proposed layout of telephone and electric company easements should be sought from all of the utility companies serving the area. It shall be the responsibility of the subdivider to submit copies of the preliminary plat to all appropriate public utility companies.
- C. Where a subdivision is traversed by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way of not less than fifteen (15) feet conforming substantially with the lines of such water course or an accepted canal or drainage course plus additional width as necessary to accommodate future construction and channel maintenance as recommended by the City Engineer, Road Manager, and the Planning Commission. No fences, poles or any other obstruction will be permitted within the drainage channel. Fences and poles will be permitted along the edge of the drainage easement if such fences and poles will not obstruct the water flow. The plat shall specify the entity or person responsible for maintenance of storm water facilities.
- D. Whenever practicable, the utilities shall be placed underground, according to the standards of the appropriate utility company.

- E. The location of mailboxes and similar structures in the right-of-way of a public or private street shall be constructed so as to not create a hazard to the public and shall be constructed pursuant to standards of the Mississippi Department of Transportation.
- F. Easements across lots or centered on rear or side - lot lines shall be provided for utilities or drainage where necessary and shall be at least twenty (20) feet wide at ground level. Where drainage easements are required and are to be located adjoining utility easements, the combined easement shall be thirty-five (35) feet; twenty (20) feet for utility and fifteen (15) feet for drainage. Drainage easements shall not be combined with utility easements.
- G. Where easements intersect or sharp changes in alignment are necessary, corners shall be cutoff sufficiently to permit equipment access as determined by the City Engineer, Road Manager, and Planning Commission.
- H. No buildings or structures will be placed or permitted within easements.
- I. The City shall maintain only those improvements specifically accepted for public maintenance. Other easements shall stipulate that contiguous owners shall be responsible for general maintenance of such easements. The City and utility companies with lines in such easements shall have full right of access. No structures of any kind (including fences) shall impede access to any parts of the City or utility company's system including water meters, sanitary sewer connections or components thereof (including power and control panels).

**SECTION
906**

LOT ARRANGEMENT AND DIMENSIONS

- A. Lot arrangement, design and dimensions shall be such that all lots will provide satisfactory building sites. Driveway access to buildings on the lot shall be from a dedicated public street (existing or proposed or on a private street meeting public street standards). Lots shall be properly related to topography and the character of the surrounding development, and shall be in compliance with the *Fulton Zoning Ordinance* for the district in which they are located and for the use for which they are intended.
- B. The minimum lot size, width and frontage shall be as specified in these regulations.
- C. Dimensions of corner lots shall be large enough to allow the erection of buildings, observing the minimum front-yard setback from both streets.

**SECTION
907**

LOT ORIENTATION

- A. Residential lots shall front on a dedicated public street (existing or proposed) or on a private street meeting public street standards. All side lot lines where practicable should be at approximate right angles to street lines or radial to curving street lines, unless a variation from these rules will give a better street or lot plan. Variations are permitted to accommodate barriers such as streams and existing utility easements. However, side lot

lines shall not deflect more than (30) degrees from the perpendicular in relation to street center lines. A side lot line shall maintain the same angle of deflection between the front lot line and the minimum building setback line as established by the *Fulton Zoning Ordinance*.

- B. The lot line common to the street right-of-way shall be the front line. All lots shall face the front line and a similar line across the street. Wherever feasible, lots shall be arranged so that the rear line does not abut the sideline of an adjacent lot.

SECTION 908

DOUBLE FRONTAGE LOTS AND ACCESS TO LOTS

- A. Double frontage and reversed frontage lots shall be avoided except where essential to provide separation of residential development from traffic arterials or to overcome specific disadvantages of topography and orientation.
- B. Lots may not be created by dividing land at the end of stub streets in adjacent subdivisions, such stub streets being intended to promote continuity of street systems in adjoining subdivisions.
- C. Fifty (50) feet (minimum) of additional lot depth or a buffer strip in accordance with these regulations may be required where a residential lot in a subdivision backs up to a railroad right-of-way, a natural gas line, open drainage ditch, an arterial street or interstate highway, an industrial area or other existing land use which may have a detrimental effect on the residential use of the property, and where no local street is provided at the rear of such lot.

SECTION 909

STANDARDS FOR NONRESIDENTIAL SUBDIVISIONS

- A. In addition to the principles and standards in these Regulations, the applicant shall demonstrate to the satisfaction of the Planning Commission that the streets, parcels, blocks, and lot patterns proposed are specifically adapted to the uses anticipated and take into account other uses in the vicinity.
- B. Proposed industrial parcels shall be suitable in area and dimension to the types of industrial development anticipated.
- C. Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.
- D. Blocks intended for commercial and industrial subdivisions shall be designed specifically for such purposes and shall include adequate provision for parking, loading and delivery services. Such blocks shall not be less than (250) feet in width and not less than (500) feet in length.

- E. Lots intended for other nonresidential use shall be specifically noted and designed for such purposes, and shall have adequate provisions for off-street parking, setbacks, and loading and unloading areas.

**SECTION
910**

CLUSTERING

On lots or parcels where significantly environmental resources exist, owners or developers may use or be required to use a land development technique known as clustering.

- A. The concept of clustering involves allowing development on the most suitable parts of a development site (also known as the developable area) while avoiding the environmentally sensitive areas of the site (which is called the preservation area). In order for clustering to be allowed, the following criteria must be met:
 - 1. The resource or preservation area to be protected must be clearly identified.
 - 2. In order to determine the allowable development of a site, the number of units allowed for the entire parcel must be determined, subject to availability of supporting facilities and services such as water and sewer.
 - 3. This number of units will then be allowed on the portion of the parcel that remains after the environmental resources are perpetually preserved. Clustering does not permit the development of duplex or multi-family units in areas not specifically zoned for such use, but does permit the reduction in individual lot size, with Planning Commission approval.