

ARTICLE 6

GENERAL DESIGN STANDARDS

SECTION 6.1 General Design Standards, 1990

The Planning Commission in the adoption of the revised Boyle County Subdivision Regulation approved on June 8, 2018, re-titled Article 6 as General Design Standards. The contents of this Article were unchanged from the previously titled as Article 6 in the Boyle County Subdivision Regulations of 1990, as amended.

SECTION 6.2 Purpose

The purpose of this article is to establish the basic and minimum design and improvement standards to which every subdivision plat shall comply. These standards apply to both major and minor (as required) subdivision plats. These standards are established as the minimum and developers are encouraged to exceed these requirements. This Article is intended to promote developments, which are harmonious with the existing environment and surrounding properties, and to protect the public health, safety and welfare.

SECTION 6.3 Streets

STREETS

Conformity with Major Street Plan: The width and general alignment of all arterial or collector streets shall conform to the Major Street Plan as included and developed as a part of the Comprehensive Plan for Danville and Boyle County (Junction City and Perryville included in this document).

6.3.1 Street Extensions

Streets shall be related to topography and the proposed street layout shall provide for the continuation or projection of existing streets to the property line of surrounding undeveloped property(s). Street access to adjoining property shall be to the boundary of such property.

6.3.2 Street Names

Streets, which are in obvious alignment with existing streets, shall bear the name of the existing street. Other street names, including cul-de-sacs shall not duplicate or closely approximate the names of other streets in the community. Approval of all street and subdivision names is within the preview of the Planning Commission.

Durable street signs shall be installed at all intersections. The signs must conform to the specifications for street signs applicable to the County or City in which the subdivision is located. Surety shall not be released until the signs are installed and approved by the City or County Engineer and Administrative Official.

6.3.3 Dedication of Right-of-Way – New Streets

The dedication of right-of-way from lot line to lot line for new streets shall be as shown in the Major Street Plan or if not shown thereon shall meet the following standards:

<u>Street Type</u>	<u>Dedicated Right-of-Way Width</u>		<u>Pavement Width</u>	
	<u>City</u>	<u>County</u>	<u>City</u>	<u>County</u>
Collector – Urban	60		24	
Collector – Rural		60		24
Minor – Urban	50		20	
Minor – Rural		50		20
Marginal Access	40	50	20	20
Arterial	80	80	24*	24*
Alleys	20	20	18	18

(*each side of median)

All streets classified as arterial by the Major Street Plan may be considered limited access in the meaning of Kentucky Revised Statutes Chapter 177 and, as such, points of access to arterial streets shall be approved by the Planning Commission. For subdivisions fronting on arterial streets, marginal access streets may be required.

Dedication of one-half (1/2) of a right-of-way for proposed streets along the boundary of land proposed for subdivision shall be prohibited.

6.3.4 Dedication of Right-of-Way – Existing Streets

Owners of subdivisions platted along existing street(s) or road(s) shall dedicate additional right-of-way along the entire length of any and all street frontage(s), if necessary, to meet minimum width requirements above, i.e.:

- a. The entire minimum right-of-way shall be dedicated where the subdivision is on both sides of the street or road.
- b. When the subdivision is located on only one side of an existing street or road, one-half (1/2) of the required right-of-way measured from the center line of the existing roadway shall be dedicated on all street frontages. In no case shall the resulting total right-of-way be less than forty (40) feet.

6.3.5 Residential Land Use Access

All single-family residential lots shall be allowed one access per lot. Additional points of access shall be allowed for corner lots or loop driveways or other instances where the public safety will not be impaired by allowing the second point of access.

6.3.6 Non-Residential

Non-residential land uses shall generally not have access through local residential streets. It is desirable that non-residential land uses have access to arterials by marginal access streets or collector streets.

6.3.7 Planning for Conflicting Traffic

Whenever the proposed subdivision contains, or is adjacent to a railroad right-of-way, arterial or expressway rights-of-way, or conflicting changes in land uses, the Planning Commission shall require marginal access streets, reverse frontage lots, lot with rear service alleys, lots with additional depth, or other such treatment as may be necessary for protection of abutting properties and to afford separation of conflicting types of traffic or land use. Such marginal access streets shall be constructed to the same specifications as minor streets excepting width.

6.3.8 Dead-End-Streets

Dead-end streets, designed to be so permanently, shall not be longer than 1000 feet including the turn-around, which shall be provided at the closed-end with a full cul-de-sac right-of-way radius of fifty (50) feet, curb radius of forty (40) feet.

Temporary turn-arounds shall be required at the end of "stub" streets, if the street serves more than one (1) lot on each side. See Figure 6 for alternate designs of temporary turn-arounds. Alternate designs will not be acceptable if serving more than six (6) lots.

6.3.9 Private Streets

Private streets shall only be permitted in AR-1 and R-1 zones. Private streets must conform to standard requirements set forth in Article 5.

6.3.10 Reserve Strips

There shall be NO reserve strips except where their control is definitely vested in the City or County under conditions approved by the Planning Commission and said governing body by resolution accepts the terms of the reserve strip(s).

6.3.11 Street Signs

The subdivider shall provide street name signs at all intersections. Signs and posts used shall have approval of City or County Engineer, as appropriate.

6.3.12 Curbs and Gutters

Curbs and gutters shall be required in ALL major subdivisions creating a new street or road within the city limits of Danville, Junction City and Perryville and the unincorporated areas of the County. Curbs and gutters shall be designed and constructed in accordance with the standards described in Article 5. Curbs and gutters are also required in commercial and industrial developments.

SECTION 6.4 Blocks/Lots

BLOCKS/LOTS

6.4.1 General Lot Layout

6.4.1.1 All lots shall front on a public street for a minimum of forty (40) feet except in radius of curves.

6.4.1.2 Each separate principal use building shall be situated on a separate and single subdivided lot of record.

6.4.1.3 All sidelines of lots should be at right angles to straight street lines and radial to curved street lines.

6.4.1.4 Corner lots shall be laid out so as to provide at least minimum front yard requirements along both street frontages.

6.4.1.5 If any portion of a subdivision is within the 1 ½ mile radius of the City of Perryville or Junction City or within the Danville Urban Service Area, the entire subdivision shall be “treated” as if it were within the 1 ½ mile limit or Urban Service Area, for the purpose of these Subdivision Regulations.

6.4.2 Length

Residential block lengths shall not exceed twelve hundred (1200) feet, nor be less than four hundred (400) feet, except when comprised of the sides of two standard lots located back-to-back.

Non-residential blocks shall be of such length, width, and design as the Planning Commission finds necessary for the prospective use and to accommodate screening, parking, and loading.

6.4.3 Width

Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where prevented by topographical conditions or size of the property, in which case the Planning Commission may approve a single tier of lots of minimum depth.

6.4.4 Arrangement in Relation to Street

The arrangement of lots shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in locating a building on each lot, and in providing access to buildings on such lots from an approved, constructed or bonded street. All lots shall front on a public street and, without invalidating any of the provisions of the Zoning Ordinance, such frontage will extend a minimum of forty (40) feet, except for lots which front on turn-arounds for permanent dead-end streets or on curves of a minimum radius of one hundred (100) feet, which shall be allowed a minimum of thirty (30) feet.

6.4.5 Lot Dimensions and Area

For lots created by a major or minor subdivision plat, lot dimensions and area shall conform to the applicable requirements of the Zoning Ordinance.

6.4.6 Side and Rear Lot Lines

Side lot lines shall be at approximate right angles to straight street centerlines, and radial to curved street centerlines. Rear lot lines shall consist of straight lines with a minimum number of deflections.

6.4.7 Guidelines for Intersections and Access to Lots

The following guidelines shall be the basis for the determination of proper spacing for street intersections and driveways. It is recognized that these guidelines will not be able to be adhered to in all cases, especially where existing development is present. The Commission will apply these guidelines to the greatest extent possible to create safe and efficient traffic movement.

All lots shall have their primary access only from a street platted on an approved final plat in accordance with these regulations. All points of access from an arterial street shall be approved by the Planning Commission, which may require that several such lots be served by a combined marginal access street in order to limit possible traffic hazards on such arterial streets.

In no case shall access to a lot be closer than one hundred and twenty-five (125) feet from an intersection with an arterial street. If access to a lot is from a collector or a marginal access street, a distance of no less than seventy-five (75) feet from any intersection shall be free from such access. If access to a lot is from a minor street, a distance of not less than fifty (50) feet shall be free from such access. In all cases, if a lot abuts an intersection of two classes of streets, access shall be from the lower class of street. Alleys shall not be deemed as streets to provide primary access to any use.

Where a watercourse separates the buildable area of a lot from the access street, provision shall be made for the installation of a culvert or other structure of a design approved by the engineer or authorized person designated by the Commission.

Streets shall intersect as nearly as practicable at right angles. Street curb intersections shall be rounded by radius of at least twenty (20) feet. When the smallest angle of the

intersection is less than sixty (60) degrees the above minimum radii shall be increased. (See Figure 5)

6.4.8 Building Lines

6.4.8.1 Building Setback Lines

As a minimum, the building setback line shall comply with the requirements of the Zoning Ordinance. Greater building setbacks may be platted.

6.4.8.2 Yard Requirements Platted

Yard requirements for subdivisions or portions thereof, shall be in accordance with the requirement of the Zoning Ordinance.

6.4.9 Off-Street Loading and Parking Facilities

Platting of individual lots for commercial and industrial purposes should be avoided in favor of a Development Plan showing an over-all design of the land to be used for such purposes, but in any case, provision shall be required for convenient and adequate off-street parking and loading. The area of land reserved for off-street service and parking facilities in commercial or industrial zones shall be in compliance with the Zoning Ordinance. Where deemed necessary by the Planning Commission, alleys shall be provided for service access. Parking shall not be located within screening easements.

SECTION 6.5 Sidewalks

SIDEWALKS

Sidewalks shall be required on both sides of the street in all subdivisions where curbs and gutters are required within the cities of Danville, Junction City and Perryville and 1 ½ mile radius of Danville and all development outside these limits where lots are less than one acre and where new street(s) are constructed. The only exception being on marginal access streets where no development occurs between the access street and the arterial. In this case, sidewalks will be required on the developed side of the street only.

Sidewalks on public streets constructed in Industrial zones may not be required at the final plat stage, but the Planning Commission may at that time reserve the right to require sidewalk construction by owner along the right-of-way at the time of development if the Planning Commission deems it necessary for the safe and orderly flow of pedestrian traffic.

SECTION 6.6 Utility Standards/ Easements

UTILITY STANDARDS

The following shall be the minimum standards for utilities such as telephone supply, electric supply, gas supply, water supply or other utilities:

Generally, utilities should be provided in or near lot easements whenever practicable. In cases where underground utilities are provided within the right-of-way of streets, main supply lines

should not be installed under the pavement. All of the in-street work (i.e. service connection lines) including mains and service connections to the lot lines shall be completely installed and approved by the authorized engineer or agent after grading, but before any pavement base is applied.

Telephone, Natural Gas, and Electric Supply

Every subdivision shall be provided with a proper telephone and electric system. Natural gas supply systems shall be provided at the option of the developer, dependent upon the ability of the local gas supplier to meet the demands of new development.

Water Supply

Every lot on a major subdivision plat shall be provided with a complete water distribution system adequate to serve the area being developed with pipelines, valves, fire hydrants, and other water facilities. In the layout or design of the water system, the following factors will be considered: (a) piping characteristics; (b) ground elevations; (c) type of building construction; (d) hydraulic capability of adjacent inter-connected piping; (e) fire flow requirements; and (f) any unusual requirements peculiar to the specific development. In general, the distribution system will be able to supply peak demands and fire flows without reducing pressures below desirable limits. No pipe smaller than 6-inch nominal diameter will be used where water flow is to a fire hydrant. The standards of the American Insurance Association, applicable state or local fire insurance rating association and/or local ordinance will be used as a guide in the matter of fire flow requirements and the spacing of fire hydrants. Each residence or business will be provided with a separate service line and meter. Fire hydrants will be of such construction as will conform to applicable specifications of the American Standards Association and local ordinances. The water system shall be designed and constructed of materials, which will meet the approval of the Health Department and Planning Commission. Fire hydrants shall be located no more than one-thousand (1000) feet apart unless a more restrictive standard applies. All proposed residential subdivisions in the County shall be serviced by a 6-inch water main.

Sanitary Sewer

Any subdivision of land proposing the creation of six (6) or more lots within a calendar year, shall be connected to a public sanitary sewer system when the subdivision or any part of it is within 1 ½ miles of the city limits (measured in a straight line from the nearest point) of Danville, Perryville, and Junction City (within Boyle County). In areas outside the 1 ½ mile, where public sewer is available within the following distances, based on number of housing units in the residential subdivision, the subdivider or developer shall construct a system of sanitary sewers in accordance with the design and construction standards of the jurisdiction to which the proposed sewers will connect.

<u>Size of Development</u>	<u>Distance</u>
6 – 15 lots	1500'
more than 15	3000'

The subdivider or developer will also provide the connection of the said subdivision system to the public system at a point designated by the public system after the authorized engineer or agent of the public system has approved the subdivision system.

Where a public sanitary sewer is not reasonably accessible, as defined above, individual subsurface sewage disposal plan for each lot complying with the current Boyle County Health Department Regulations must be approved by the Health Department prior to issuance of a building permit.

Storm Drainage

The subdivider or developer shall be responsible for adequate and safe disposal of all surface waters in the subdivision and shall provide for that purpose a drainage system including the necessary retention basins, open ditches, curb and gutter, pipes, culverts, intersection drains, drop inlets, bridges, etc. The design and construction of these facilities shall have the approval of the City or County Engineer, as appropriate. All drainage provisions shall be bonded.

Retention/Drainage Basins

Where required to be included in the subdivision design, retention/drainage basins shall be provided by the developer. City or County Engineer shall approve all designs for such facilities. These facilities shall be designed/constructed so that no standing water will remain in the basin during dry weather, unless a permanent pond is to be constructed of sufficient size that standing water will not stagnate and present health hazards. As above, these shall be bonded.

Utility Easements

Easements for new, or the continuation of existing, utilities shall be provided for all subdivisions with the width or other characteristics as required by the Planning Commission based upon recommendations from the various utility companies. Generally, easements may run completely through one lot, or split along side or rear lot lines. Where the placement of any utility easement would conflict with locations of existing or proposed trees or significant esthetic features, every effort shall be made to locate easement lines in such a fashion that the utility facilities within the easement do not result in the destruction of those features. Any easement labeled as a "utility easement" obtained through the subdivision process shall be for the provision of utility services by franchised local electric supply company, water supply company, natural gas supply company, telephone service provider, and cable television franchise. The governing jurisdiction (i.e. City or County) shall also have the right to utilize such easements for the provision of street light and sanitary sewer services. Release or other modification of utility easements shall require the expressed approval of all such parties holding the right to use the easement.

Further, the City or County may fully dictate standards for and restrictions of use and installation of utility services within any general or specifically labeled utility easement for the purposes of settling disputes between utilities, coordination for major capital improvement projects, and other cases involving the health, safety, and general welfare of residents of Boyle County (including incorporated areas).

Easements Across Lots

Easements across lots or centered on rear or side lot lines shall be provided where necessary for utilities and shall be at least ten (10) feet wide. Above ground utilities shall be located within such easements where possible. No construction shall be undertaken within said easement.

EASEMENTS

The following shall be the minimum standards for other easements:

Storm water/Drainage Easements

A storm water easement or drainage right-of-way may be required by the Planning Commission where necessary for proper drainage within or through a subdivision. Special notes relating to the maintenance of such easements shall be placed on the final subdivision plat. Drainage easements may be combined with utility easement if sufficient widths are provided. No storm water drainage system may be designed, constructed, or connected so as to flow into any public or private sanitary sewer system. Removal or modification of storm drainage easements requires Commission approval.

Easements for Pedestrian Access

The Planning Commission may require, in order to facilitate pedestrian access from streets to schools, parks, playgrounds or other nearby streets, a perpetual unobstructed easement of at least twenty (20) feet in width.

Scenic Easements

The Planning Commission may request for the applicant to provide scenic easements, which are shown on the plat. The easements shall be drawn in such a manner to protect the character of the natural environment of the land to be subdivided and may include trees, general vegetation, water courses and bodies, sinkholes, stone fences, rock formations and topography. In all subdivisions, due regard shall be shown for natural features such as large trees, water courses, historical spots, and similar community assets such as stone fences which, if preserved, will add attractiveness and value to the property. The Planning Commission may list all such natural features within the area of subdivision jurisdiction, which it wishes to preserve.

Screening Easements

A planting screen easement not less than (10) feet in width, shall be located along all lot lines separating an industrial or commercial lot or development from residential development and other locations as required by the Zoning Ordinance. Such planting screen easement is not required on lot lines bordering a street. A planted screen determined by the Planning Commission to be of height and density sufficient to adequately protect residences from higher density residential, industrial or commercial use shall be placed within such easement at the time of installation of other improvements prior to final plat approval. In lieu of this, the surety for the subdivision shall include sufficient amounts to assure planting of this screening.

Existing landscape material, which is proposed to be used to fulfill requirements for landscape screening, shall be nursery stock and identified on the subdivision plat. Cars or other objects shall not overhang or otherwise intrude into the required screening/landscaping easement more than 2 ½ feet and wheel stops or curbs will be required. Owner of the property shall be responsible for the proper maintenance of the screening buffer. The required screening buffer may be combined with a utility easement or other easement if planting material is approved by the utility, and Planning Commission. Plant material to be used in screening easements shall be identified on the final subdivision plat.

Street and Sidewalk Lighting and Easements

In Danville, Junction City, and Perryville, all streets, sidewalks and walkways shall be properly lighted. Such lighting shall be installed at the direction and expense of the City. Easements necessary for provision of such lighting shall be provided and may be labeled as “street light easement”. Release or modifications of street light easements shall require the expressed approval of the City Commission/Council and require a final plat amendment. Encroachments and provision of street light facilities shall be by the approval of the City Engineer. If it is the desire of the developer to install street lighting other than to City specifications, the developer will be responsible for securing City approval and additional costs involved.

Reservation of Land for Parks and Open Space

It is recognized that reservation of land pending acquisition by the Fiscal Court, City Commission or City Councils will be necessary in certain instances. The developer in the design of the subdivision plan and the Planning Commission in its review of the plan, shall consider the adequate provision of sites for public parks and open space, as indicated on the Comprehensive Plan. Where such areas are shown and located in the Comprehensive Plan or where the Planning Commission otherwise determines that a portion of the plan is required for such uses, the developer may be required to reserve such sites for a period not to exceed two (2) years after preliminary subdivision plan approval, after which time the Fiscal Court, City Commission, or City Council shall either acquire the property or release the reservation.

SECTION 6.7 Environmentally Sensitive Areas

This term applies to any area, which due to its natural or physical setting may have environmental problems with regard to development. Sites of this nature, in the determination of the Planning Commission, may require more detailed site planning and additional safeguards to overcome the physical limitations of the land. Such lands include, but are not limited to floodplains, areas of steep slope (in excess of 12%), areas with numerous sinkholes, fill areas, areas of significant tree stands and stone fences. The location of such sensitive areas may be found in the Comprehensive Plan or identified by the USASCS office or upon field inspection by Commission staff. Adequate provision shall be taken to prevent any surface waters from damaging areas of excavation or fill. The Planning Commission shall require safeguards to assure said protection and sediment control. Watercourses shall be protected from the effects of sedimentation and erosion at all times during and after construction.