

(B) Streets should be planned to be extended to the boundaries of any adjoining land planned for industry, except for severe physical conditions or if the Board finds such extension is not in accord with the approved plan of the area. (Ord. 24655, passed 2-20-73)

§ 151.44 SIDEWALKS.

(A) Sidewalks shall be required on both sides of a street in all subdivisions where all lots have either a width of less than 80 feet at the building line, or where the lot area is less than 15,000 square feet. The Board may require that sidewalks be constructed where lot frontage is greater than 80 feet where they may be essential to pedestrian movement and safety. Sidewalks may be required to be constructed along secondary or main highways as indicated in the official thoroughfare plan and these regulations.

(B) Sidewalks shall be required on both sides of the street in all apartment developments.

(C) Public sidewalks shall be required for all commercial lots.

(D) Public sidewalks may be required for industrial lots. (Ord. 24655, passed 2-20-73)

§ 151.45 BLOCKS.

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

(A) The arrangement of blocks shall be such as to conform to the street planning criteria set forth in §§ 151.33 to 151.44, inclusive, and shall be arranged to accommodate lots and building sites of the size and character required for the district as set forth in these regulations or applicable zoning resolutions and to provide for required community facilities.

(B) Irregularly shaped blocks, those intended for cul-de-sacs or loop streets, and those containing interior parks or playgrounds, may be approved by the Board if properly designed and located and if the maintenance of interior public space is covered by agreements.

(C) No block shall be longer than 1500 feet and the block width shall accommodate 2 tiers of lots, except where unusual topography or other exceptional physical circumstances exist.

(D) Where blocks are over 900 feet in length a dedicated walkway not less than 10 feet in width at or near the halfway point may be required, if necessary, to provide proper access to schools, recreational areas, shopping centers, and other facilities.

(E) For slope areas where the average topographic slope is 15% or greater, refer to §§ 151.110 to 151.122. (Ord. 24655, passed 2-20-73)

§ 151.46 LOTS.

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

(A) The lot arrangement and design shall be such that all lots will provide satisfactory building sites, properly related to topography and the character of surrounding development.

(B) All lots shall conform to or exceed the requirements of these regulations and the zoning district requirements for the district in which they are located and the use for which they are intended.

(C) Each lot shall front on a dedicated street. The minimum lot sizes and frontage shall be as specified in the following table:

TYPE OF DEVELOPMENT	WITHOUT PUBLIC SEWER OR WATER	WITH SEWER AND WATER
Single-family	125' Frontage 20,000 sq. ft.	50' Frontage 5,000 sq. ft.
Two-family	Not permitted	50' Frontage 5,000 sq. ft.
Multiple-family	Not permitted	50' Frontage 5,000 sq. ft.

Where soil conditions are of such nature that proper operation of wells and septic tanks may be impaired, the Plan Board may increase the size of any or all lots in the subdivision.

(D) All side lot lines shall be at right angles to street lines and radial to curved street lines, except where the Board determines that a variation to this rule would provide a better layout.

(E) Lots with double frontage shall be avoided except where the Board determines that it is essential to provide separation of residential development from arterial streets.

(F) No corner lot shall have a width at the building line of less than 65 feet. Property lines at intersections for corner lots shall be curved and conform generally to the curb line.

(G) The maximum depth of a lot shall not be greater than 3