

NOTICE

This downloadable, .PDF-formatted City of Kettering Code section is not the official version and is provided only for the convenience of the public. The only official version of the City of Kettering Code is available through the Office of the Clerk of Council, located in the City of Kettering Government Center, 3600 Shroyer Road, Kettering, OH 45429.

This version may, occasionally, differ from the official version and should be relied upon for general information purposes only. Any errors or omissions should be reported to the Clerk of Council. In no event shall the City of Kettering be held liable for damages of any nature, direct or indirect, arising from the use of this service or reliance on this unofficial document.

CHAPTER 1111 STANDARDS OF DESIGN

1111.01	Arrangement and Character of Streets Generally.	1111.16	Street Grades.
1111.02	Arrangement of Streets not on Official Thoroughfare Plan.	1111.17	Alleys.
1111.03	Minor Streets.	1111.18	Easements.
1111.04	Through and Local Traffic.	1111.19	Installation of Utilities.
1111.05	Limited Access Highways.	1111.20	Blocks.
1111.06	Center Lines.	1111.21	Lots.
1111.07	Center Line Radii.	1111.22	Off-street service and parking.
1111.08	Angle of Intersections.	1111.23	Access to Street.
1111.09	Curb and Property Lines at Intersections	1111.24	Double Frontage.
1111.10	Width of Roadways and Rights of Way.	1111.25	Angle of Side Lot Lines.
1111.11	Minimum Width Requirements.	1111.26	Lots Fronting Highways.
1111.12	Pavement Width.	1111.27	Sidewalks.
1111.13	Half Streets.	1111.28	Public Sites and Open Spaces.
1111.14	Dead-end Streets.	1111.29	Effect of Street Vacation.
1111.15	Street Names.		

CROSS REFERENCES

Grade levels – see ADM. 103.01
 Traffic regulations – see Part Four – TRAFFIC CODE
 Street excavations – see Streets, Utilities & Public Services, Chapter 901
 House numbering – see Streets, Utilities & Public Services, Chapter 905
 Utility poles and wires – see Streets, Utilities & Public Services, Chapter 921
 Official Thoroughfare Plan – see Planning & Zoning, Chapter 1103
 Improvements – see Planning & Zoning, Chapter 1113
 Standard drawings – see Planning & Zoning, 1113.04
 Off-street parking – see Planning & Zoning, Chapter 1165
 Common open space in Planned Residential Developments – see Planning & Zoning, 1167.0317
 Street dedication and improvement – see Planning & Zoning, Chapter 1177

**SECTION 1111.01 ARRANGEMENT AND CHARACTER OF STREETS
GENERALLY.**

The arrangement, character, extent, width, grade and location of all streets shall conform to the Official Thoroughfare Plan, this chapter and design policies which the Planning Commission may from time to time adopt, and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets. (Ord. 1941-69. Passed 4-8-69.)

**SECTION 1111.02 ARRANGEMENT OF STREETS NOT ON OFFICIAL
THOROUGHFARE PLAN.**

Where the arrangement, character, extent, width, grade and location of streets is not shown on the Official Thoroughfare Plan, the arrangement of streets in a subdivision shall conform to the following:

- (a) Continuation of Existing Streets. Provision shall be made for the continuation or appropriate projection of existing principal streets in surrounding areas; or
- (b) Conformity to Approved Plan for Neighborhood. Conformity shall be made to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation when topographical or other conditions make continuance or conformity to an existing street impractical. (Ord. 1941-69. Passed 4-8-69.)

SECTION 1111.03 MINOR STREETS.

Minor streets shall be so laid out that their use by through traffic will be discouraged. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.04 THROUGH AND LOCAL TRAFFIC.

Where a subdivision abuts or contains an existing or proposed thoroughfare or arterial street, the Planning Commission may require marginal access streets, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of through and local traffic. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.05 LIMITED ACCESS HIGHWAYS.

(a) Parallel Street; Distance. Where a subdivision borders on or contains a limited access highway right of way, the Planning Commission may require a street approximately parallel to and on each side of such right of way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts or for commercial or industrial purposes in appropriate districts.

(b) Determination of Distance. Such distances shall also be determined with due regard to the requirements of approach grades and further grade separations. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.06 CENTER LINE.

(a) Street Jogs. Street jogs with center line offsets of less than 125 feet shall be avoided on collector and minor street-type roadways. Street jogs with center off-sets of less than 250 feet shall be avoided on the thoroughfare and arterial-type street systems. (Ord. 2040-69. Passed 11-11-69.)

(b) Alignment of Center Lines. Streets which are a continuation of streets in contiguous territory shall be so aligned as to assure that their center lines shall coincide.

(c) Curved Center Line. In cases where straight continuations are not physically possible, such center line shall be continued by curves. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.07 CENTER LINE RADII.

(a) Thoroughfares. Curved thoroughfares shall have a center line radius of not less than 1,000 feet, except where certain topographical or other physical features makes this impossible, in which cases the radius may be reduced to not less than 300 feet.

(b) Arterial Streets. Curved arterial streets shall have a center line radius of not less than 500 feet, except as in subsection (a) above and then the radius may be reduced to not less than 200 feet.

(c) Collector Streets. Curved collector streets shall have a center line radius of not less than 200 feet.

(d) Minor Streets. Curved minor streets shall have a center line radius of not less than 100 feet. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.08 ANGLE OF INTERSECTIONS.

Streets shall be laid out so as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than sixty degrees. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.09 CURB AND PROPERTY LINES AT INTERSECTIONS.

(a) Curb lines at street intersections shall be rounded with a radius of twenty-five feet on all minor and collector streets and a radius of thirty-five feet on all thoroughfares and all streets intersecting thoroughfares. Property lines shall have a radius of fifteen feet or greater where conditions warrant same. (Ord. 595-58. Passed 7-22-58.)

(b) The Planning Commission may permit comparable cutoffs or chords in place of rounded corners. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.10 WIDTH OF ROADWAYS AND RIGHTS OF WAY.

The width of roadways and rights of way for each type of street shall conform with the standard right of way cross section plan which was adopted as part of Ordinance 1941-69, passed April 8, 1969, and which is on file in the Division of Engineering. Such plan divides streets into the following types and specifies the following requirements for roadway and right of way widths:

Street Type (4)	Right of Way Width (in feet)	Roadway (1)	
		Existing Streets (2) (in feet)	New Locations (3)
Thoroughfares	120	87	Divided
Arterial streets	100	63	Divided
Collector streets	60	41	41 feet
Minor streets (low density residential)	50	29	29 feet

(1) Back to back of curb.

(2) See Exhibit No. 1 of the plan on file in the Division of Engineering

(3) See Exhibit No. 2 of the plan on file in the Division of Engineering

(4) In commercial and industrial areas pavement thickness shall meet thoroughfare requirements.

(Ord. 1941-69. Passed 4-8-69.)

SECTION 1111.11 MINIMUM WIDTH REQUIREMENTS.

The minimum width of a street right of way shall be fifty feet. In low density residential areas the minimum width of roadways shall be twenty-nine feet measured back to back of curbs. When the subdivision is intended for multi-family residential development, the roadway shall have a minimum width of forty-one feet, with a right of way of sixty feet. The minimum street width intended to serve commercial and industrial development shall consist of a forty-one foot roadway and a sixty foot right of way. In addition, pavement thickness shall be as required for thoroughfare construction. (Ord. 1941-69. Passed 4-8-69.)

SECTION 1111.12 PAVEMENT WIDTH.

Pavement width on arterial streets and thoroughfares shall be provided as follows:

- (a) Existing Streets. The subdivider shall be responsible for all required street improvements in accordance with Exhibit No. 1 of the standard right of way cross section plan on file in the Division of Engineering. (Ord. 595-58. Passed 7-22-58.)
- (b) Proposed Streets in New Locations. The subdivider shall be responsible for all required improvements up to and including a pavement width of twenty-five feet on thoroughfares and arterial streets for each half of the street, including all necessary grading to the center line of the street and sodding or seeding of the median strip in accordance with Exhibit No. 2 of the standard right of way cross section plan on file in the Division of Engineering. (Ord. 1941-69. Passed 4-8-69.)

SECTION 1111.13 HALF STREETS.

(a) Permissibility. Half streets shall be prohibited, except where essential to the reasonable development of a subdivision in conformity with the other requirements of these Regulations, and where the Planning Commission find it will be practicable to require the dedication of the other half when the adjoining property is subdivided.

(b) Adjacent to Tract. Wherever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.14 DEAD-END STREETS.

Dead-end streets or cul-de-sacs designed to be permanent shall not be longer than 500 feet and shall be provided at the closed end with a turnaround having minimum radii determined by the following street types:

- (a) Minor residential streets shall have fifty feet at the property line and thirty-nine and one-half feet at the curb line.
- (b) Collector streets shall have sixty feet at the property line and fifty and one-half feet at the curb line. (Ord. 1941-69. Passed 4-8-69.)

SECTION 1111.15 STREET NAMES.

(a) Numbers and Names. Names of new streets shall not duplicate existing or platted street names unless a new street is a continuation of or in alignment with the existing or platted street in the City. House numbers shall be assigned in accordance with the house numbering system now in effect in the City. All new streets shall be named in the following manner:

<u>General Direction</u>	<u>Long</u>	<u>Short *</u>
North and south	Street or roads	Places
East and west	Avenues	Courts
Diagonal	Roads or pikes	Ways
Curving	Drives or trails	Lanes

Cul-de-sacs shall be named circles.

Divided by median strips – Boulevards or parkways.

*Less than 1,000 feet. (Ord. 1508-66. Passed 7-26-66.)

(b) Approval. Street names shall be subject to the approval of the Planning Commission. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.16 STREET GRADES.

(a) Maximum. Street grades and vertical curves shall not exceed the values in the following tables. The limiting value of vertical curves is the ratio of length of the vertical curve in feet over the algebraic difference of grades in percent (L/A).

<u>Street Types</u>	<u>Grade (percent)</u>	<u>Vertical Curve Limits (L/A)</u>
Thoroughfares	5	55
Arterial	5	40
Collector	7	28
Minor	7	18
Marginal access	7	18

(Ord. 2039-69. Passed 11-11-69.)

(b) Minimum. No street grades shall be less than one-half percent. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.17 ALLEYS.

(a) Commercial and Industrial Districts. Alleys shall be provided in commercial and industrial districts except that the Planning Commission may waive these requirements where other definite and assured provision is made for service access, such as off-street loading, unloading and parking, consistent with and adequate for uses proposed.

(b) Width. The width of an alley shall be twenty feet.

(c) Alignment; Corners. All intersections and sharp changes in alignment shall be avoided, but where necessary corners shall be cut off sufficiently to permit safe vehicular movement.

(d) Dead-End. Dead-end alleys shall be avoided where possible, but if unavoidable shall be provided with adequate turnaround facilities at the dead end, as determined by the Commission. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.18 EASEMENTS.

(a) Course; Width. Easements shall follow lot lines wherever possible and shall have a minimum of ten feet in total width.

(b) Along Streams. Whenever any stream or important surface drainage course is located in the area being subdivided, provision shall be made for an adequate easement along each side of the stream or drainage course for the purpose of widening, deepening, relocating, improving or protecting the stream for drainage purposes. (Ord. 20A-55. Passed 12-20-55.)

(c) Open Channel. Easements to the City shall be required for all open channels. Easements for channels shall be of sufficient width to provide adequate working area and ingress and egress for maintenance purposes. (Ord. 1941-69. Passed 4-8-69.)

SECTION 1111.19 INSTALLATION OF UTILITIES.

(a) Definitions. For the purpose of this section, unless it is plainly evident from the context that a different meaning is intended:

- (1) “High-voltage line” means any electrical conductor used to transmit electrical energy having a nominally rated voltage greater than 480 volts and all appurtenances and services.
- (2) “Minimum distance” means a horizontal component distance of eight feet from the occupiable structure plus a vertical component distance of eight feet above the highest point of an occupiable structure. However, for each foot increase in a particular component distance beyond eight feet, the remaining component distance may be decreased a like amount until a like amount of the other component distance reaches zero; a horizontal component distance of eight feet plus a vertical component distance of eight feet.
- (3) “Utility company” means any organization, person, firm, corporation or cooperative furnishing electric services to the City and its inhabitants.
- (4) “Utility distribution facilities” means all high-voltage line equipment and appurtenances above or below ground in streets, alleys, utility easements, rights of way and properties and ways of the City, used in supplying electrical energy.
- (5) “Occupiable structure” means any inhabitable residential structure or addition thereto.
- (6) “Utility easements” means those parcels, strips, areas or other portions of land available for installations, maintenance, repair or operation of utility distribution facilities.
- (7) “Extra charge or rate” means any charge for underground facilities greater than regularly charged by a utility company for the installation of aboveground utilities for similar service.

(b) Location of Utility Distribution Facilities. Any other provision of the Codified Ordinances or the Unified Building Code relating to subdivision or construction to the contrary notwithstanding, within the area of any new residential plat and new residential subdivision all newly installed utility distribution facilities, shall be placed and maintained underground within utility easements or public ways. However, this section shall not apply to the following situations:

- (1) Equipment appurtenant to utility distribution facilities, such as surface mounted transformers, pedestal mounted terminal boxes and meter cabinets, switching enclosures and substations.
- (2) Poles and lines supporting only street and traffic lights, electric trolley wires or “Police-Fire call boxes”, traffic or cantilever poles and traffic signal interconnects.
- (3) In cases of emergency where electrical or communication underground lines are temporarily disconnected or damaged, but not to exceed a period of ninety days duration, except that renewal for one additional ninety-day period may be given for good cause by the Division of Building Inspection.
- (4) During periods of construction or reconstruction of buildings when open ditches or unusual topographical, soil or other physical conditions make underground installation of such utility distribution facilities unreasonable or impractical.
- (5) To service “model homes” or buildings under construction or temporary structures with 110-220 volt service only. For good cause shown the Division of Building Inspection may allow up to twelve months of such service.
- (6) Poles, overhead wires and associated overhead structures used for the transmission of electrical energy at voltages of 22,000 volts or more. However, such wires shall not be located closer than the minimum distance from an existing occupiable structure nor shall any occupiable structure be constructed closer than the minimum distance from such wires or overhead structures or except in those instances where a side yard of less than eight feet has been permitted, in which case the width of the permitted side yard shall be considered as the minimum horizontal component distance permitted.
- (7) Additions or extensions of high-voltage lines to existing permitted aboveground utility distribution facilities provided such additional facilities conform to the minimum safe distance requirements of this section.

(c) Easements. The owner, subdivider or consumer shall furnish the necessary easements to accommodate all the utility distribution facilities required to be placed underground; shall also establish the final grade before the utility company is required to

install the utility distribution facilities; and shall provide the trench and backfill the same for the service line extending from the utility distribution facilities to the occupiable structure.

(d) Approval of Plat. No plat shall be approved by the Planning Commission unless such plat complies with this section. However, if aboveground utility distribution facilities have already been constructed as of the date of the adoption of this section, based upon a previously approved preliminary plat, and no part of such utility distribution facility is located closer than the minimum distance from any proposed occupiable structure, the final plat may be approved with an exception for such installed above-ground utility distribution facilities only, except in those instances where a side yard of less than eight feet has been permitted, in which case the width of the permitted side yard shall be considered as the minimum horizontal component distance permitted.

(e) Installation Charges. No utility company may make or assess against a subdivider, owner or consumer an extra charge or rate for, or resulting from, the installation of the underground utility distribution facilities required by this section, except that in the years 1972 and 1973 an extra charge of a maximum of seventy-five (\$75.00) per lot may be made. If, as a result of a change of a utility company policy, a utility company grants to any owner, subdivider or consumer located within a seventy-five mile radius of the City a lesser extra charge or rate for, or resulting from a specific type of installation of underground facilities required by this section than the extra charge or rate authorized by this section, the lesser rate for such specific type of installation shall then become the maximum rate chargeable hereunder during 1972 and 1973. This limitation or prohibition shall not apply to any just and reasonable extra charge or rate which has been specifically and clearly approved by the Public Utilities Commission of Ohio under any applicable provisions of the Ohio Revised Code.

(f) Authority to Grant Variance. The Planning Commission of the City may grant a variance from the requirements of this section where underground construction would not be practicable due to the nature of the soil or rock formations in the area or other unusual condition which cannot reasonably be corrected, or when a hardship, as referred to in Section 1107.06(a) as to an existing occupiable structure is or may be created.

(g) Submission of Plans. Prior to the approval of a final plat by the Planning Commission for new additions or subdivisions within the City, the utility company, or the owner or subdivider duly authorized by the utility company, shall submit to the City Engineer plans showing the location of easements and rights of way for all underground utility distribution facilities. The utility company shall also furnish to the City Engineer drawings showing the location and depth of such underground utility distribution facilities within street rights of way and real property of the City.

(h) Construction Standards. All utility distribution facilities shall be installed and maintained in accordance with the provisions of the National Electrical Safety Code, issued by the U.S. Department of Commerce, National Bureau of Standards, March, 1948, or the

order of the Public Utilities Commission of Ohio and/or the Industrial Commission of Ohio and good utility practice, provided that such provisions are not inconsistent with the requirements and provisions of this section. Additionally, the construction standards set forth below shall supplement or supersede the provisions set forth in such Code or order and shall be controlling in the event of a conflict therewith.

- (1) Except as provided in Section 545.06 of these Codified Ordinances, no blasting shall be permitted for trench excavation in the installation of underground utility distribution facilities.
- (2) All underground utility distribution facilities placed under the paved surface of a street right of way in any new additions or subdivision acreage of the City shall be properly insulated consistent with good utility practices.
- (3) Wherever possible, underground electric lines, cable television lines and telephone lines shall be located within the same trench but shall be maintained in separate conduits or by the use of equivalent electrically protective means.
- (4) All underground utility distribution facilities and all pipes for water, oil or sewage shall be a minimum of twelve inches apart when crossing, and a minimum of two feet apart when paralleling each other measured from the outer shell thereof. Such distances shall be measured from the nearest part of each of such underground utility distribution facilities and pipes.
- (5) Handholes or service boxes for street light services shall be located within the curb lawn between the street and the property line or within an easement.
- (6) Survey pins which are distributed or destroyed by the installation of underground utility distribution facilities shall be replaced at their correct location by the person, firm or corporation installing such underground utility distribution facilities.
 - (i) Excavations. In any case where underground installation of utility distribution facilities is required pursuant to the provisions of this section, further compliance with the provisions of Chapter 901 of these Codified Ordinances shall be required.
 - (j) Compliance. All newly installed utility distribution facilities in all new residential plats or new residential subdivisions of the City from the effective date of this section (Ordinance 2413.72, passed July 18, 1972) shall be placed and maintained underground in accordance with the requirements and provisions of this section.

All existing high-voltage lines shall be located or relocated when determined by the Planning Commission to be economically feasible, a safe distance of not less than the minimum distance from any part of an existing occupiable structure. Any location of such

high-voltage line at less than such minimum distance is determined to be an extreme hazard to the health, safety and welfare of the general public and is hereby declared a public nuisance and prohibited, and the costs of relocation of such high-voltage line shall be at the expense of the utility company.

Reasonable time for the removal, relocation, replacement or insulation of such utility lines shall be allowed having due regard for the availability of necessary labor, materials and equipment, but in any event shall be initiated within twelve months and completed within three years from the effective date of this section (Ordinance 2413-72, passed July 18, 1972). Any extensions of such time shall be granted only by Council.

(k) Unlawful Construction. From and after the effective date of this section (Ordinance 2413-72, passed July 17, 1972) or an amendment of this section no person shall erect, construct, use or maintain any pole, overhead line or structure or any portion of a utility distribution facility contrary to the provisions of this section. Any violation thereof shall constitute a public nuisance and shall be subject to the penalty provided in Section 1107.99.

(l) Occupiable Structures; Antennas. No person shall install, construct or replace any occupiable structure, radio or television antenna or other facilities within the minimum distance of existing overhead utility distribution facilities. (Ord. 2413-72. Passed 7-18-72.)

SECTION 1111.20 BLOCKS.

The length, width and shape of blocks shall be determined with due regard to:

- (a) Building Sites. Provision of adequate building sites suitable to the special needs of the type of use contemplated;
- (b) Zoning. Zoning requirements as to lot size and dimensions;
- (c) Traffic. Needs for convenient access, circulation control and safety of street traffic;
- (d) Topography. Limitations and opportunity of topography;
- (e) Maximum and Minimum Length. Block lengths shall not exceed 2,000 feet or be less than 600 feet. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.21 LOTS.

(a) Appropriate. The lot sizes, width, depth, shape and orientation and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

(b) Minimum Dimensions. The minimum dimensions of lots shall be governed by the requirements of the Zoning Ordinance. (Ord. 20A-55. Passed 12-20-55.)

(c) Width and Length. Lot dimensions shall be such that the lot width measured at the building setback line shall be not less than one-fourth the average lot depth. (Ord. 1941-69. Passed 4-8-69.)

SECTION 1111.22 OFF-STREET SERVICE AND PARKING.

Depth and width of properties where laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the Zoning Ordinance for the type of use and development contemplated. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.23 ACCESS TO STREET.

The subdivision of land shall be such as to provide, by means of public streets, each lot with satisfactory access to an existing public street. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.24 DOUBLE FRONTAGE.

Double frontage and reverse frontage lots should be avoided except where essential to provide separation of a residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.25 ANGLE OF SIDE LOT LINES.

Side lot lines shall be substantially at right angles or radial to street lines. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.26 LOTS FRONTING HIGHWAYS.

Lots fronting on major highways shall have a depth of at least 150 feet. (Ord. 20A-55. Passed 12-20-55.)

SECTION 1111.27 SIDEWALKS.

Sidewalks are an essential element for pedestrian safety in the development of most residential subdivisions and, as such shall be installed in accordance with the following standards as required by the Planning Commission:

- (a) High Density Areas (R-2). In high density single-family areas (R-2) with lot frontage of sixty feet or lot areas of 7,500 square feet, or both, (four and three-tenths homes or fifteen persons per gross acre), sidewalks shall be installed on both sides of all streets.
- (b) Apartment Areas. Sidewalks shall be installed on both sides of all streets in apartment areas.
- (c) Medium Density Areas (R-1). In medium density single-family areas (R-1) with lot frontage of eighty feet or lot area of 12,500 square feet, or both (two and one-half homes or eight and one-half persons per gross acre), sidewalks shall be installed as follows:
 - (1) On both sides of all thoroughfares and arterial streets having rights of way of 100 feet and wider;
 - (2) On one side of all collector streets having rights of way of sixty feet or wider, but less than 100 feet wide;
 - (3) On one side of all minor residential streets, the side to be determined by the Commission on the recommendation of the City Engineer.
- (d) Low Density Areas (R-E). In low density single-family areas (R-E) with lot frontage of 100 feet or lot area of 20,000 square feet, or both, (one and eight-tenths homes or six persons per gross acre), sidewalks shall be installed as follows:
 - (1) On both sides of all thoroughfares and arterial streets having rights of way of 100 feet and wider;
 - (2) On one side of all collector streets having rights of way of sixty feet or wider, but less than 100 feet wide;

- (3) The Commission may require sidewalks on one or both sides of minor residential streets.
- (e) Commercial and Industrial Areas (B and M). Sidewalks in commercial and industrial plats may be required at the option of the Commission, except as are required on arterial streets and thoroughfares.
- (f) Cul-de-sac Areas. Sidewalks in cul-de-sacs less than 500 feet in length or containing five lots or less may be required at the option of the Commission. (Ord. 1941-69. Passed 4-8-69.)

SECTION 1111.28 PUBLIC SITES AND OPEN SPACES.

Where a site for a proposed park, playground or other public use as shown on the Comprehensive Development Plan, adopted by the Planning Commission for the immediate or future development of the City, is located in whole or in part in an area proposed to be subdivided, the Commission may determine that a portion of the plat is required for such public sites and open spaces.

The subdivider shall provide space of a character, extent and location deemed suitable by the Commission to the needs created by this subdivision for recreational or other public uses and such space shall be provided by the subdivider, if concurred in by the Commission by one of the following methods:

- (a) By providing an area within the subdivision for use for recreational purposes, which recreational area so provided shall have an area equal to a minimum of 260 square feet for each lot platted in the subdivision, and which area shall be developed and maintained by the subdivider or by the lot owners in the subdivision under a legal arrangement adequate to secure such end; or
- (b) By conveying by warranty deed to the City an amount of land within the subdivision equal to a minimum of 260 square feet for each lot platted in the subdivision which land or the proceeds thereof shall be held by the City to be used for the acquisition or improvement of land for one or more park or recreational areas in the area of the subdivision; or
- (c) By contributing to the City such a sum of money as shall be equivalent to the reasonable market value of the area comprising 260 square feet for each lot platted in the subdivision, which reasonable market value shall be computed by the City Appraiser on the basis of full and fair market value of the land. If the owner is not satisfied with such appraisal, he may appeal such determination in which case an appraisal board consisting of one appraiser selected by the City at its own expense, one selected by the property owner at

his expense and a third selected by the two other appraisers at City expense, shall determine the value. Such contributions shall be made in cash and all sums so contributed are to be held by the City to be used for the acquisition or improvement of land for one or more parks or recreational areas in the neighborhood of such subdivision in conformity with the Comprehensive Development Plan.

- (d) In instances where the Commission determines that a portion of a plat is needed for recreational or other public uses and such space is provided by the subdivider under one of the three methods set forth above, the minimum lot area may be reduced by two percent in that particular plat. In no instance, however, shall the minimum lot area be less than 7,500 square feet. (Ord. 1941-69. Passed 4-8-69.)

SECTION 1111.29 EFFECT OF STREET VACATION.

Upon petition of a majority of persons whose property abuts unimproved street right of way or when in the opinion of Council there is good cause for vacating or narrowing a street or alley or any part thereof, Council may, by ordinance, vacate or narrow such street or alley or part thereof consistent with the notice requirements as provided by Ohio R.C. Chapter 723. Passage of an ordinance vacating or narrowing a street or alley or any part thereof which has been previously dedicated to the public use shall operate as a vacation of the street right of way, pursuant to the street vacation statutes, unless the vacation ordinance provides that title to the real estate shall be retained by the City. (Ord. 2240-71. Passed 3-23-71.)