

#### (7) Intersections<sup>608</sup>

Intersections shall comply with the standards in Appendix A unless the Director of Public Works determines that a more restrictive requirement is necessary to safeguard the public health, safety and general welfare from potentially hazardous street design.<sup>609</sup>

#### (8) Alleys<sup>610</sup>

- (i) Residential alleys shall be permitted in all Residential districts.<sup>611</sup>
- (ii) Nonresidential alleys shall be provided in Mixed Use and Special districts when off-street loading and parking are not otherwise provided.
- (iii) The right-of-way width of an alley shall be twenty (20) feet and the pavement width shall be sixteen (16) feet, except in the M-DT district, where alley improvements and new alleys should be designed in accordance with the M-DT Alley cross-section in Appendix A, when feasible.
- (iv) When alleys intersect, the intersection right-of-way lines shall be rounded by a curve with a radius of five (5) feet in length.

#### (9) Transportation Impact Analysis

An estimate of the trips generated by a proposed development(s) will be completed. Any proposed development that would produce 100 or more trips in and out of the site at peak hour shall be required to submit a transportation impact analysis (TIA) in accordance with the provisions contained in the UDC Administrative Manual.

**Comment [PRZ208]:** New provisions. Added per request of City Traffic Engineers. (9/16)

#### (d) Sidewalks<sup>612</sup>

##### (1) Applicability

- (i) The following standards apply to any subdivision that receives final plat approval after the effective date of this Code and any subdivision platted before 2001 that is less than twenty (25) percent built-out. Any subdivision platted before 2001 and built-out by

<sup>608</sup> Current Sec. 25-46 relocated to Appendix A or an Administrative Manual.

<sup>609</sup> Prohibition on more than two streets coming together was deleted. Creative and environmentally sensitive site design may require this to happen, and traffic circles are increasingly used.

<sup>610</sup> New section that includes alley standards from existing Sec. 25-47.

<sup>611</sup> Revised from residential areas to residential districts.

<sup>612</sup> Carries forward current Article VI (Sidewalks), with revisions as noted, to implement the 2013 sidewalk master plan, and reference additional sidewalk requirements contained in Chapter 24 (Public streets, sidewalks, and public spaces). Current Section 25-48 (Sidewalks generally, plats approved before Jan. 1, 2001) has been deleted because if these areas are replatted they would need to meet the new standards. Current Sec. 25-48.1 (Sidewalks generally, plats approved after Jan. 1, 2001) is broken down with additional headings for readability and Chapter 24 requirements have been incorporated. Provisions for waiver or variance of sidewalk standards by Council have been deleted, because these issues can be addressed by the Planning Commission in the same way it addresses other subdivision design issues.

twenty-five (25) percent or more shall complete construction in accordance with the sidewalk standards in place at the time of final plat approval.<sup>613</sup>

- (ii) Undeveloped lots shown on subdivision plats that received final approval before January 1, 2001 shall install sidewalks in compliance with the City street and storm sewer specifications and design standards now applicable or later issued by the Director of Public Works or adopted by the Council, along their respective street frontage(s), unless otherwise specified in this Chapter.

## (2) Standard Requirements<sup>614</sup>

- (i) No permit shall be issued for the construction of a new building or additions to buildings on property located on an arterial or collector street unless:
  - (A) A sidewalk exists adjacent to the property along the arterial or collector street; or
  - (B) The plans for the building provide for the construction of such a sidewalk; or
  - (C) Otherwise specified as a note on the plat or in a performance contract between the developer and the City.<sup>615</sup>
- (ii) The requirements of subsection (i) do not apply to construction of accessory buildings.
- (iii) No certificate of occupancy shall be issued for any building described in subsection (i) if the building plans provide for construction of a sidewalk along an arterial or collector street unless the sidewalk has been constructed or the property owner has provided a bond, letter of credit or other instrument acceptable to the Director of Public Works guaranteeing construction of the sidewalk within six (6) months of issuance of the certificate of occupancy.
- (iv) Sidewalks are not required along streets classified as freeways.<sup>616</sup>
- (v) Sidewalks shall be required on both sides of expressways and frontage roads unless the Council determines that potential or existing pedestrian volumes do not necessitate sidewalks to safeguard the public health, safety and general welfare.<sup>617</sup>
- (vi) Sidewalks shall be constructed within all pedestrian easements and on both sides of all internal streets and on the abutting side of any adjacent street unless otherwise specified in this UDC.<sup>618</sup>
- (vii) A sidewalk shall not be required along a residential access street that is less than two hundred-fifty (250) feet in length and terminates in a cul-de-sac. Sidewalks shall be a minimum of five (5) feet in width along all other streets.<sup>619</sup>

**Comment [PRZ209]:** Added to ensure enhanced sidewalk installation on high-volume streets. (5/16)

**Comment [PRZ210]:** Removed limited use list to ensure that "all" types of construction require installation of sidewalk unless the exceptions apply. (5/16)

<sup>613</sup> New provision to balance the elimination of Sec. 24-48 (plats approved before Jan. 1, 2001) acknowledging that the City has some unbuilt subdivisions that should be treated differently than partially built subdivisions.

<sup>614</sup> Integrates materials from this topic from Chapters 24 and 25. Provisions regarding sidewalks are obsolete and were deleted.

<sup>615</sup> Provisions 1 and 2 are from chapter 24; provision 3 is from current Sec. 25-48.1(d).

<sup>616</sup> Current Sec. 25-50.

<sup>617</sup> Current Sec. 25-51.

<sup>618</sup> Part of Current Sec. 25-48.1(a).

<sup>619</sup> Part of Current Sec. 25-48.1(a).