

TITLE 15 - Land Use Regulations

Huntsville Town Ordinance – Title 15.25.2 Subdivision Standards

15.25.2 SUBDIVISION STANDARDS

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15.25.2.1 Relation to Adjoining Street Systems

- A. The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) insofar as such may be deemed necessary by the Huntsville Town Planning Commission for public requirements. The street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they subdivide their own land and seek to provide for convenient access to it.
- B. Minor streets shall approach the major or collector streets at an angle of not less than eighty (80) degrees.

15.25.2.2 Street and Alley Widths, Cul-de-Sacs, Easements

- A. Street Dedication. Streets in subdivisions shall be dedicated to Huntsville Town as public streets.
- B. Streets shall conform to the width designated on the Huntsville Town Master Street Plan wherever a Subdivision falls in an area for which the street plan has been adopted. For territory where such a Street Plan has not been completed at the time the Subdivision Preliminary Plan is submitted to the Huntsville Town Planning Commission, streets shall be a minimum width of ninety-nine (99) feet for major streets and sixty-six (66) feet for minor streets.¹
- C. Alleys shall have a minimum width of thirty-three (33) feet.
- D. Terminal streets (cul-de-sacs) shall be used only where unusual conditions exist which make other designs impossible.² If surface water drainage is into the turn around due to the grade of the street, necessary catch basins and drainage easements shall be provided. All temporary turnarounds at the ends of streets which will someday continue through to the adjacent property, shall be provided, with a road-base turning area thereof not less than one hundred (100) feet in diameter, and to be available for public use so long as the terminal street (cul-de-sac) condition exists at the end of the road.

¹ Amended 8-24-2017: Title 15.25.2.2.B added “for major streets and sixty-six (66) feet for minor streets.”

² Amended 8-24-2017: Title 15.25.2.2 D Deleted Each cul-de -sac must be a minimum of one hundred (100) feet in diameter.

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Minor terminal streets (cul-de-sacs) proposed in a subdivision of flat land where through streets are impossible, shall have a maximum length of six hundred and fifty feet (650) to the beginning of the turnaround or may serve a maximum of fourteen (14) lots, whichever is greater.

- E. Half-streets proposed along a subdivision boundary or within any part of a subdivision shall not be approved.
- F. Standard Street Sections. All proposed streets, public, shall conform to the Utah State specifications.
- G. Street Grades. Except where due to special circumstances, street grades over sustained length shall not exceed eight (8) percent.
- H. Protection Strips. Where subdivision streets parallel contiguous property of other owners, the subdivider may retain a protection strip of not less than one (1) foot in width between said street and adjacent property, provided that an agreement with Huntsville Town, and approved by the Huntsville Town Attorney, has been made by the subdivider, contracting to dedicate the one (1) foot or larger protection strip free of charge to Huntsville Town for street purposes upon payment by the then owners of the contiguous property to the subdivider of a consideration named in the agreement, such consideration to be equal to the fair cost of the street improvements properly chargeable to the contiguous property, plus the value of one-half (1/2) the land in the street at the time of the agreement.

15.25.2.3 Blocks

- A. Blocks shall not exceed one thousand (1,000) feet in length. Blocks intended for business shall be designed specifically for such purpose with adequate space set aside for off-street parking and delivery facilities.
- B. Blocks intended for business use shall be designed specifically for such purposes with adequate space set aside for off-street parking and delivery facilities.

15.25.2.4 Lots

- A. The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography and to existing and probable future requirements.
- B. All lots shown on the subdivision plat must conform to the minimum area and width requirements of the Huntsville Town Land Use regulations for the zone in which the subdivision is located, or
 1. Except as otherwise permitted by the grant of a VARIANCE by the Huntsville Town Appeal Authority as authorized by the APPEAL AUTHORITY Title of the Land Use Titles.
 2. Where in accordance with the Cluster Subdivision provisions of the Land Use Title.

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3. As required by the Weber/Morgan County Health Department as being the minimum area necessary for a septic system and setbacks from natural channels and irrigation systems.
- C. Each lot shall abut on a public street, or an existing publicly dedicated street.
- D. Corner lots shall have extra width sufficient for maintenance and safety and provide the required building lines on both sides.
- E. Side lines of lots shall be approximately at right angle, or radial to the street property line, and at an angle of no less than eighty (80) degrees from the street property line.
- F. All remnants of lots below the minimum size left over after subdividing a larger tract must be added to adjacent lots, rather than allowed to remain as unusable parcels.
- G. Where the land covered by a subdivision includes two (2) or more parcels in separate ownership, and the lot arrangement is such that a property ownership line divides one (1) or more lots, the land in each lot so divided shall be transferred by deed to either single or joint ownership before approval of the final plat, and such transfer shall be certified to the Huntsville Town Planning Commission by the Weber County Recorder.
- H. Natural drainage and other easements. The Huntsville Town Council may require that easements for drainage through adjoining property be provided by the subdivider, and easements of not less than twenty (20) feet in width for water, sewers, drainage, power lines and other utilities shall be provided in the subdivision when required by the Huntsville Town Council.

15.25.2.5 Parks, School Sites and Other Public Places

In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds, and other areas for public use. Any provision for such open spaces should indicate when and in what manner such areas will be dedicated to the Huntsville Town on the Preliminary Plan, in order that it may be determined whether the site is suitable for acquisition and use by the appropriate agency.

15.25.2.6 Identification of Flood Plains

- A. The flood plain as used herein shall mean the relatively flat area or lowlands adjoining a river, stream, water course, lake or other body of standing water that has or may be covered by flood water.
- B. In subdivisions with flood plain, base flood and ground elevation data shall be provided for each lot by the developer and approved by the Huntsville Town Engineer. Such data shall appear on the final Subdivision Plat. If this data is not available, then this area shall be shown on the plat as a non-buildable area, and all buildings shall be located out of the non-buildable area. Any existing base flood elevation from federal, state, or local sources shall be utilized to determine such flood elevations.

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15.25.2.7 Power and Telephone Utilities

All electric power, television, cable and telephone utility extensions to and in new subdivisions shall be installed underground to utility company specifications, except in those locations where the utility companies determine, and the Huntsville Town Planning Commission concurs that it is impractical due to steep terrain, inaccessible location, or some other physical impediment exists with the land.