

## **ROANOKE CITY SUBDIVISION ORDINANCE, 2007**

### *Section 3 1.1-400. Standards for streets.*

- (a) The specific street design standards herein apply to streets with a projected Average Daily Traffic (ADT) of 4,000 or less. For street design and construction standards not explicitly set forth herein, and any street with a projected ADT which exceeds 4,000, the applicable standards of the VDOT Subdivision Street Design Requirements, 2005, shall apply.
- (b) Whenever a subdivision is classified as a major subdivision, the subdivider shall provide street improvements as set forth in Table 400-1 below.
- (c) Curb and gutter, planted strips, street trees, and sidewalks shall be provided on both sides of a new street. Where lots are being established on only one side of a new street, and where topographic conditions would preclude future establishment of lots on the undeveloped side of the street, sidewalks shall not be required on the side of the street where no lots are being created. Where a subdivision takes place only on one side of an existing street, such improvements shall be required only on the side on which the subdivision takes place.
- (d) Required street improvements shall have minimum dimensions as set forth in Table 400-2 below.

**ROANOKE CITY TABLE 400-1. REQUIRED STREET IMPROVEMENTS**

<b><u>CONDITION/LOCATION</u></b>	<b><u>IMPROVEMENTS REQUIRED</u></b>
<p><b>Subdivision which requires creation of a new street in the following zoning districts:</b> <i>RA, R-1, R-7, R-5, R-3, RM-1, RM-2, RMF, and ROS.</i></p> <p><b>Subdivision along an existing street, within the following zoning districts:</b> <i>R-7, R-5, R-3, RM-1, RM-2, and RMF.</i></p>	<ul style="list-style-type: none"> <li>• Street paving</li> <li>• Curb and gutter</li> <li>• Planted strip</li> <li>• Large deciduous street trees</li> <li>• Street lighting</li> <li>• Sidewalks</li> </ul>
<p><b>Subdivision within the following zoning districts:</b> <i>CN, CG, CLS, MX, D, I-1, I-2, IN, and AD.</i></p>	<ul style="list-style-type: none"> <li>• Street paving</li> <li>• Curb and gutter</li> <li>• Large deciduous street trees, except the Subdivision Agent may approve small deciduous trees in the CN or D district where the area available is inadequate for large trees.</li> <li>• Planted strip or extended width sidewalk</li> <li>• Street lighting</li> <li>• Sidewalks</li> </ul>
<p><b>Subdivision along existing street in an RA, R-12, or ROS district.</b></p>	<ul style="list-style-type: none"> <li>• Street paving</li> <li>• Curb and gutter</li> <li>• Street trees</li> </ul>
<p><b>Subdivision on a private street in a MXPUD, PUD or INPUD district.</b></p>	<ul style="list-style-type: none"> <li>• Requirements for asphalt street paving, curb and gutter, planted strips, street trees, street lighting, and sidewalks shall be specified on a PUD development plan approved by City Council.</li> </ul>

**ROANOKE CITY TABLE 400-2. REQUIRED STREET IMPROVEMENTS:**

**SPECIFICATIONS AND DIMENSIONS FOR LOCAL STREETS**

<b><u>TYPE OF IMPROVEMENT</u></b>	<b><u>STREETS WITH PROJECTED ADT LESS THAN 1,500</u></b>	<b><u>STREETS WITH PROJECTED ADT 1,500 TO 4,000</u></b>
Minimum right-of-way width	50 feet	58 feet
Minimum paved way. Parking on both sides of the street	26 feet	34 feet
Minimum width of planted strip or extended-width sidewalk (back of curb to edge of sidewalk)	6 feet	6 feet
Minimum width of sidewalk	4 feet in the R-12 and R-7 districts; 5 feet in all other districts	5 feet
Curb design	VDOT CG-6	VDOT CG-6
Maximum pedestrian crossing distance <sup>1</sup>	26 feet	20 feet
Maximum street grade	16%	16%
Maximum grade of intersection approach	5%	5%
<i>1. This regulation shall apply only to a newly-created street</i>		

(e) A reduced-width right-of-way may be permitted where the sidewalk and planted strip are located on private properties within a public access easement running parallel to the right-of-way line, and perpetual maintenance of the sidewalk and planted strip is provided for by an owners' association.