

CHAPTER 1191
Supplemental Regulations for All Subdivisions

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1191.01 INTENT.

The planning principles and construction standards for subdivisions set forth in this Chapter are fundamental principles and standards to be applied with professional skill in the planning for the division of land as to produce functional, attractive, distinctive, convenient, and economical subdivisions.

1191.02 APPLICABILITY.

The design of all subdivisions and planned developments shall conform to the requirements set forth in this Chapter.

1191.03 BLOCK DESIGN.

Streets shall be laid out so that blocks are created in compliance with the following:

- (a) General Layout
 - (1) Blocks shall be designed to accommodate lots of the size required for the zoning district as set forth in this Planning and Zoning Code and to provide for convenient access, circulation, and safety of traffic on the bounding streets. The lines and boundaries of blocks shall be adjusted to conform to the topography and other natural features.
 - (2) When a parcel is too small to be laid out economically for the use intended and would result in fractional or odd shaped lots, the Commission may request the developer to include adjoining unsubdivided land so a complete block may be planned and developed as a unit.
- (b) Blocks for Single-Family Subdivisions. Block lengths, within a subdivision, shall be planned to average of 1000 feet and shall not exceed 1500 feet or be less than 800 feet, unless approved by the Commission. Block widths, shall be planned to accommodate two tiers of lots, except that a single tier of lots may be required by the Commission to separate residential development from arterial and collector streets, adjoining nonresidential land uses, or unusual topographic or natural features

- (c) Blocks for Non-Single-Family Developments. Blocks for multi-family, business or industrial subdivisions shall be adequate to accommodate the building sites and provide the yards, setbacks, service drives, off-street parking and other required facilities, and shall be designed for unit development and not necessarily according to the typical lot and street pattern.
- (d) Pedestrian Ways. Where blocks are over 750 feet in length or at the end of cul-de-sacs, pedestrian ways having a minimum right-of-way or easement of thirty (30) feet shall be required for access to schools, playgrounds or bus stops, or to other public facilities where convenient pedestrian circulation has not been provided by sidewalks and or streets. The Planning Commission may eliminate or lessen the requirements of this subsection based on the following: the existing sidewalk network in the area; topographic and/or other natural constraints; and other similar circumstances.

1191.04 LOTS.

- (a) Building Sites. The lot arrangement and design shall be such that all sublots will provide satisfactory and desirable building sites for the type of building to be developed, properly related to topography and the character of surrounding development. The lots shall be more or less rectangular in form; triangular, elongated, or other shapes that restrict its use as a building site shall be avoided.
- (b) Side Lot Lines. All side lines of lots shall be at right angles to street lines and radial to curved street lines except where the Planning Commission determines that a variation to this rule will provide a better street and subplot layout.
- (c) Radius of Property Lines. Property lines at street intersections shall be rounded with a minimum radius of twenty-five feet.
- (d) Access. Every lot shall have access to it that is sufficient to afford a reasonable means of ingress and egress for emergency vehicles as well as for all those likely to need or desire access to the property in its intended use.
- (e) Area and Width. The size and width of each lot in a subdivision shall be not less than required by the Planning and Zoning Code and shall be appropriate for the neighborhood and type of development proposed. On curved streets the arc of the front lot line or a rear lot line shall be not less than sixty percent of the required width at the building line.
- (f) Depth. No lot shall have an average depth that is more than two and one-half times its average width. Where extraordinary and unnecessary hardship may result from strict compliance with this regulation, the Zoning Administrator in consultation with the City Engineer or their designee may vary this requirement.

(g) Lot Sizes.

- (1) For subdivisions located within the corporate limits of the City, lot width and size shall conform to the requirements of this Planning and Zoning Code. In case of unusual soil conditions or other factors which may impair the health and safety of the neighborhood in which a subdivision may be located, upon the recommendation of the appropriate Board of Health or the City Engineer, the Planning Commission may require larger lot widths and sizes, as deemed necessary.
- (2) For subdivisions located within three (3) miles of the corporate limits of the City, the developer or sub-divider shall comply with the criteria listed in Table 1191.04 below. Except in case of unusual soil conditions or other factors which may impair the health and safety of the neighborhood in which a subdivision may be located, upon the recommendation of the appropriate Board of Health or the City Engineer, the Planning Commission may require larger lot widths and sizes, as deemed necessary.

Table 1191.04 Minimum Lot Characteristics for Areas Outside the Corporate Limits of the City of Wooster		
Type of Development	Minimum Width at Building Line	Minimum Lot Sizes¹
Single-Family	60 feet	6,500 square feet
Two-Family	80 feet	10,800 square feet
Multi-family (3 or more dwelling units)	80 feet	4,350 per dwelling unit
Commercial	100 feet	20,000 square feet
Industrial	200 feet	2 acres
<p><u>Notes to Table 1191.04:</u></p> <p>¹ These regulations are based on the provision of group water and/or sewer facilities. If proposed subdivisions are based on individual water and/or sewer facilities, the minimum lot size shall be that which will be approved by the appropriate Board of Health for individual water and/or sewer facilities except that in no case shall lots be smaller for subdivisions located within three (3) miles of the corporate limits of the City that are permitted in Table 1191.04.</p>		

(h) Lots on Arterial Streets.

- (1) Reverse frontage lots abutting an arterial street and fronting on a local street within a subdivision shall be of sufficient depth so as to provide for a minimum rear setback of seventy (70) feet. Within this setback, a twenty (20) foot buffer strip shall be reserved abutting the arterial street for the planting of screening. This screening shall include dense vegetative plantings incorporating trees and/or shrubs of a variety which shall be equally effective in winter and summer. Trees and/or shrubs shall be adequately spaced to form a solid, continuous visual screen within three (3) years after the initial installation. At a minimum, at the time of planting, the spacing of trees shall not exceed twelve (12) feet on center, and the planting pattern shall be staggered. Shrubbery shall be more closely spaced.
- (2) Lots with double frontage shall be avoided except where the Commission determines that it is essential to provide separation of residential development from arterial or collector streets.
 - (i) Corner Lots. Corner lots in a single-family subdivision shall have extra width to obtain the required side setbacks and appropriate orientation to both streets and as may be required by this Planning and Zoning Code. Lots abutting a pedestrian access or way shall have extra width.
 - (j) R-T District. In the R-T, Traditional Residential District, the Commission may, at its discretion, approve the plat of a subdivision containing lots of less width than the minimum required in the zoning district if the lots conform generally to the other lots in the neighborhood.
 - (k) Entrances to Streets. All driveway entrances and other openings onto streets within the City shall be constructed so that:
 - (1) Vehicles can exit from the lot in question without having to back up, except single-family residential lots.
 - (2) Interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized.
 - (l) Setbacks Outside of the City of Wooster's Corporation Boundary. Where the subdivided area is not under zoning control and is to be used for residential purposes, the average front building setback shall not be less than thirty feet from the right of way of the street or thoroughfare upon which the lots front. Restrictions requiring greater setbacks than the above may be required for commercial and industrial uses and for residential uses along arterial and collector streets as determined by the Commission.

1191.05 MODIFICATIONS TO REQUIREMENTS IN TITLE FIVE.

The Planned Development approach to development is greatly encouraged. The applicable regulations in Title Five may be modified by the degree necessary to accomplish the objective and

standards required for the Planned Development Overlay District in accordance with Chapter 1145 of the Planning and Zoning Code. Nothing within this section, however, shall exempt the developer from the requirements of subdivision plat approval as specified in Chapter 1109, Subdivision Procedures.

1191.06 MONUMENTS.

When necessary in accordance with the accepted surveying practice and legal requirements the surveyor shall set boundary monuments so that, upon completion of the survey, each corner of the property and each referenced control station shall be physically monumented.

- (a) When it is impossible or impracticable to set a boundary monument on a corner, the surveyor shall set a reference monument, similar in character to the boundary monument and preferably along one of the property lines which intersect at that corner. When such a reference monument is used, it shall be clearly identified as a reference monument on the plat of the property and in any new deed description that may be written for the property.
- (b) Every boundary monument and/or reference monument set by the surveyor shall, when practicable:
 - (1) Be composed of a durable material.
 - (2) Have a minimum length of thirty inches.
 - (3) Have a minimum cross-section area of material of 0.2 square inches.
 - (4) Be identified with a durable marker bearing the surveyor's Ohio registration number and/or name or company name.
 - (5) Be detectable with conventional instruments for finding ferrous or magnetic objects.
- (c) When a case arises, due to physical obstructions such as pavements, large rocks, large roots, utility cables, etc., so that neither a boundary monument or a reference monument can be conveniently or practicably set in accordance with sub-section (c) hereof, then alternative monumentation which is essentially as durable and identifiable (i. e., chiselled "X" in concrete, drill hole, etc.) shall be established for the particular situation.
- (d) Street Monuments. Per Engineering Construction Standards, current edition, monuments shall be located at all intersections and changes in street alignment as well as whenever designated by the City Engineer.