

**601 LAND DIVISIONS AND PROPERTY LINE ADJUSTMENTS**

**601-1 Intent and Purpose**

This article is to provide regulations for land divisions and property line adjustments for land in the urban and rural areas of unincorporated Washington County for the following purposes:

- 601-1.1 To protect and provide for the public health, safety and general welfare;
- 601-1.2 To guide future growth and development in accordance with the Comprehensive Plan;
- 601-1.3 To provide for adequate light, air and privacy; prevent overcrowding of the land and prevent undue congestion of the population;
- 601-1.4 To secure safety from fire, flood, and other danger;
- 601-1.5 To establish reasonable standards of design and procedures for land divisions in order to further the orderly layout and use of land, and to ensure proper legal descriptions and monumenting of land divisions;
- 601-1.6 To ensure that public facilities are available with adequate quality and capacity;
- 601-1.7 To encourage the conservation of energy resources and provide the opportunity for utilization of solar energy through protection of solar access; and
- 601-1.8 To encourage safe and convenient pedestrian and bicycle access.

**601-2 Applicability**

- 601-2.1 Subdivisions, partitions and property line adjustments are subject to approval by the County under this Article. The standards governing property line adjustments and land divisions inside an urban growth boundary are set forth in Section 605. The standards governing property line adjustments and land divisions outside an urban growth boundary are set forth in Section 610;
- 601-2.2 The provisions of Sections 601, 602, and 603 shall apply to all land divisions and property line adjustments except as noted in these Sections. The applicability of other standards of this Code to property line adjustments and land divisions are set forth in each specific section of this Article; and
- 601-2.3 In addition to the standards listed above, all property line adjustments and land divisions shall also comply with the applicable standards and requirements of the Community Plans, the Rural/Natural Resource Plan, and the Transportation Plan listed below:

A. Community Plan Provisions:

- (1) General Design Elements;

- (2) Subarea Provisions, including the Design Elements and Area of Special Concern and Potential Park/Open Space/Recreation Requirements;
  - (3) Significant Natural Resource Designations;
  - (4) Historic and Cultural Resource Designations;
  - (5) Mineral and Aggregate Resource Designations (District A and B designations);
  - (6) Major Bus Stop Designations;
  - (7) Interim Light Rail Station Overlay Designations;
  - (8) Parking Maximum Designations;
  - (9) Local Street Connectivity Lands Designations;
  - (10) Pedestrian Connectivity Areas;
  - (11) Transportation Functional Classification Map;
  - (12) Transportation Circulation Designations; and
  - (13) Street Corridor, Arterial Access and Pedestrian System Designations.
- B. Rural/Natural Resource Plan Provisions:
- (1) Significant Natural Resource Designations;
  - (2) Historic and Cultural Resource Designations;
  - (3) Mineral and Aggregate Resource Designations (District A and B designations);
  - (4) Habitat Protection Plan;
  - (5) Implementing Strategy E of Policy 10; and
  - (6) Transportation Functional Classification Map.
- C. Comprehensive Framework Plan for the Urban Area
- (1) Policy 41, Urban Growth Boundary Expansions
- D. The Transportation Plan:
- (1) Policies 6, 7, 8, 10, 12, 14, 15, 22, and 23, including their implementing strategies;
  - (2) The Functional Classification System Map;

- (3) The Lane Numbers Map;
- (4) The Special Area Streets Overlay Maps;
- (5) The Regional Street Design Overlay Map;
- (6) The Transit System Map;
- (7) The Planned Bicycle System Map;
- (8) The Pedestrian System Maps; and
- (9) The Off-Street Trail Systems Maps.

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**602 GENERAL PROVISIONS**

**602-1 Filing and Recording**

602-1.1 All land divisions shall be created by a subdivision or partition plat and must comply with ORS Ch. 92. All property line adjustments shall be executed by deed and must comply with ORS Ch. 92. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with the Washington County Department of Records, except as required otherwise for the filing of a plat to lawfully establish an unlawfully created unit of land. Plats to lawfully establish unlawfully created units of land must be filed within ninety (90) days of the County's validation of the property – Section 216. Within two (2) years of approval, all deeds necessary to execute a property line adjustment shall be filed and recorded with the Washington County Department of Records.

602-1.2 Prior to acceptance of a final subdivision or partition plat for recording by the Washington County Department of Records, a copy of all supplemental information that must be recorded, such as restrictive covenants, shall be attached to the final plat. Supplemental information that is required to be recorded shall be recorded immediately after recording the plat. The County Clerk shall note the document recording numbers on the plat.

602-1.3 All subdivision plats shall be approved and signed by the County Surveyor, the County Assessor, and the Chairperson or Vice-Chairperson of the Board of County Commissioners prior to recording.

**602-2 Expiration**

The final approval for a land division, or the approval of a property line adjustment shall expire after two (2) years unless prior to expiration:

- A. The land division or property line adjustment has been filed and recorded (as approved); or
- B. An extension according to the provisions of Section 201-5 has been requested; or
- C. Development has commenced pursuant to Section 201-6.

**602-3 Subsequent Land Divisions and Property Line Adjustments**

No subsequent land division or property line adjustment may be approved on the same lot or parcel until the previously approved land division or property line adjustment has been filed and recorded in accordance with the provisions of Section 602-1, or the previous approval is withdrawn or otherwise invalidated.

**602-4 Recordation Prior to Sale**

No lot or parcel shall be sold prior to filing and recording as specified in Section 602-1.

**602-5 Minor Revisions to Preliminary Approved Land Divisions**

- 602-5.1 Minor revisions to a preliminary approval for a land division may be made through a Type I procedure for the following:
- A. Lot dimensions;
  - B. Street locations;
  - C. Lot patterns; and
  - D. Density decreases.
- 602-5.2 Minor revisions shall meet the following standards:
- A. Streets within a development that abut an adjacent property or an exterior adjacent street shall not be relocated more than one half ( $\frac{1}{2}$ ) the width of the right of way, easement or tract; or relocated so they abut a different property than approved in the preliminary plat approval, or as required in the primary district;
  - B. Stub streets within a development that abut an adjacent property or an exterior adjacent street shall not be changed to permanent "dead-end" streets (e.g., cul-de-sac or hammerhead) within the development;
  - C. Permanent "dead-end" streets within a development shall not be changed to a stub street which abuts an adjacent property or connected to an exterior adjacent street;
  - D. The revisions shall comply with the circulation standards of this Code. However, where connections were approved as direct, they must remain direct. Where connections were approved as circuitous, they must remain circuitous. The street network must maintain the planned functional classification of new and existing roads in the area. No modification to the review standards of Section 408 is allowed;
  - E. Density decreases shall not exceed five (5) per cent and must meet the minimum density standards required in the applicable land use district;
  - F. Lot dimensions and lot patterns: Minor changes to lot dimensions and lot patterns may occur, but the overall-lotting pattern shall remain the same as the original.
- 602-5.3 All other revisions shall be processed as a new application and shall be subject to the standards that are in effect at the time the new application is submitted.

#### **602-6 Revisions to Land Divisions with Final Approval**

Revisions to a partition or subdivision which has received final approval, with the exception of land divisions for the creation of nonfarm parcels pursuant to Section 602-7, shall be processed as a new application and shall be subject to the standards that are in effect at the time the new application is submitted.

**602-7 Relocation of Access(es) for a Final Approved Partition for Nonfarm Parcels**

For a final approved partition for the creation of a nonfarm parcel(s), a Type II procedure shall be used to process an application to relocate an approved access(es), including a private road, subject to the following:

- A. No existing or final approved property lines can be relocated;
- B. The access(es) can only be relocated on the property which was part of the initial application; and
- C. The request complies with the standards of Subsection 501-8.5 E. (Sight Distance Standards).

**602-8 Standards for Phased Developments**

Within the five-year total time period for recording approved phases of a development, unless the approved plan specifically identified dimensions and uses, new code standards for these requirements may be applied.

**602-9 Waiver or Deferral of Requirement**

If in the judgment of the Director, a requirement is not applicable, the Director may waive the requirement or defer the requirement to a later stage of development.

**602-10 Special Assessments**

No land division or property line adjustment may be approved for land which is subject to special assessments for public improvements by the Clean Water Services or Washington County, unless application has been made to the appropriate entity for division of those assessments under its ordinances or procedures. Applications for division of assessments and for division of land may be processed concurrently.

**602-11 Survey and Monumentation Requirements**

**602-11.1 Property Line Adjustments**

- A. A common property line that is relocated through a property line adjustment shall be surveyed and monumented unless the affected parcels are greater than ten (10) acres.
- B. When required, surveys shall be filed with and approved by the County Surveyor prior to filing and recording the necessary deeds with the County Department of Records.

602-11.2 Partitions

Parcels created through a partition shall be surveyed and monumented in accordance with the requirements of ORS Ch. 92, with the exception of parcels greater than ten (10) acres which are created by a partition outside of the Urban Growth Boundary.

602-11.3 Subdivisions

Subdivision plats shall be surveyed and monumented in accordance with the requirements of ORS Ch. 92.

**603 SUBDIVISION COMMITTEE**

- 603-1** The Director may establish a Subdivision Committee to act in a technical advisory capacity for the review of urban and rural land division applications that involve the creation of a public or private street or road. The Subdivision Committee shall meet when a meeting is called by the Director.
- 603-2** The Subdivision Committee shall consist of representatives of appropriate County departments, service providers, and other appropriate or affected departments or agencies. The Subdivision Committee may request any information from any affected municipality, district, department, other governmental agency or County department or agency which will aid in the performance of its duties.
- 603-3** The Subdivision Committee shall review preliminary subdivision plats and partition plats that involve the creation of a street or road when required by the Director. The Subdivision Committee shall then make recommendations to the appropriate Review Authority as to the compliance of such plats and applications to the provisions of this Code.
- 603-4** The Director may schedule a Subdivision Committee meeting with an applicant or an applicant's agent(s). Representatives of other affected governmental entities or of County departments or agencies may, and shall be encouraged to attend the conferences.

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**605 LAND DIVISIONS AND PROPERTY LINE ADJUSTMENTS INSIDE A UGB**

**605-1 Property Line Adjustment (Property Line Relocation)**

A property line adjustment is the relocation of a common boundary line between two or more abutting properties where an additional lot or parcel is not created, and when the existing lot or parcel reduced in size by the adjustment is not reduced below the minimum lot size established by the applicable land use district. Notwithstanding the above, equal area land exchanges among existing lots below the minimum lot size of the district are allowed.

605-1.1 Procedures

Property line adjustments shall be processed through a Type I procedure.

605-1.2 Submission Requirements

In addition to the requirements of Section 203-4, all applications for a property line adjustment shall include the following:

- A. Name(s), address(es) and telephone number(s) of the owner(s), agent(s) and surveyor(s).
- B. A plot plan showing:
  - (1) All existing and proposed lot lines;
  - (2) All existing and proposed structures;
  - (3) Existing and proposed easements;
  - (4) The location of any flood plain, drainage hazard areas and other areas subject to flooding or ponding; and
  - (5) The location of any water quality sensitive areas and vegetated corridors.
- C. Existing and proposed lot sizes.

605-1.3 Review Standards

The proposed property line adjustment must be found to comply with the applicable provisions of this Code and the applicable Community Plan, including the definition set forth above and the dimensional requirements of the district. No property line adjustment shall result in a boundary line that violates the setback standards of the applicable land use district unless a variance to the setback is approved. Property line adjustments shall comply with Section 501-8.5 (Access to County and Public Roads) except as provided in this subsection. Property line adjustments for parcels or lots which do not meet the sight distance standards of Section 501-8.5 E., (including existing accesses), shall be approved if the parcel or lot's sight distance is not decreased as a result of the property line adjustment.

## 605-1.4 Survey Requirements

As set forth in Section 602-11.

## 605-1.5 Filing and Recording

As set forth in Section 602-1.

**605-2 Urban Land Divisions (Partitions and Subdivisions)**

Land within the urban unincorporated portions of Washington County may be divided through a partition or subdivision plat. To partition land means to divide a unit of land into two (2) or three (3) parcels within a calendar year. To subdivide land means to divide a unit of land into four (4) or more lots within a calendar year. A partition or subdivision may or may not involve the creation of a street or road.

Subdivisions and partitions are subject to the general standards of the land use districts, the applicable development standards of Article IV, the applicable standards of Article V (Public Facility and Service Requirements) and the provisions of this Article, including standards in Section 605-3 (Development Standards for Urban Land Divisions).

## 605-2.1 Procedures

Partitions and subdivisions shall be processed through a two-step process consisting of a preliminary review and a final review.

## A. Preliminary Review:

The preliminary review of a partition or subdivision shall:

- (1) Be through a Type I procedure when in an approved SID and in conformance with the approved SID.
- (2) Be through a Type II procedure when no variance from the standards of this Code is required; or
- (3) Be through a Type III procedure when a variance from the applicable standards of this Code is required or when required by the applicable Community Plan or when in conjunction with a Type III development.
- (4) Expire automatically two (2) years from the date of approval unless prior to expiration:
  - (a) A request for final review, which includes all required information, is filed with the County; or
  - (b) A request for an extension is filed with the County pursuant to Article II; or
  - (c) Development is commenced pursuant to Section 201-6. If the Director determines that development has commenced prior to final

approval, the preliminary review shall expire three (3) years from the date of approval unless final approval is granted.

B. Final Review:

Final review of a partition or subdivision shall be through a Type I procedure, unless otherwise specified by the Review Authority in the preliminary approval. Final approval shall be granted prior to approval of the partition or subdivision plat by the County Surveyor.

605-2.2 Review Standards

A. Preliminary Review:

The proposed partition or subdivision shall be reviewed for compliance with the applicable provisions of this Code, including Section 601-2.

B. Final Review:

- (1) The request for final approval of a partition or subdivision shall be reviewed for consistency with the preliminary approval and shall comply with the standards and conditions of the preliminary approval.
- (2) Any request for final approval submitted prior to expiration, but the expiration date subsequently passes and final approval is not granted for lack of the required information, shall be denied if the required information is not submitted within sixty (60) days of expiration. In this situation, the preliminary approval has expired and shall be null and void.

C. Notwithstanding any other provisions, a proposed subdivision or partition shall comply with all applicable provisions of State law.

605-2.3 Submission Requirements for Preliminary Review of Urban Land Divisions

In addition to the requirements of Section 203-4 and the applicable requirements of Article IV, all applications for partitions and subdivisions shall include the following information. The preliminary plat and other drawings shall accurately represent all graphic data to scale. Drawings showing other information not shown on the preliminary plat shall be drawn to the same scale as the preliminary plat unless approved otherwise by the Director.

A. A preliminary plat which includes the following:

- (1) A graphic representation of the land division drawn to scale which is noted on the drawing. In all cases the scale used shall be standard, being ten (10), twenty (20), thirty (30), forty (40), fifty (50), or sixty (60) feet to the inch or multiples of ten (10) of any one of these scales;
- (2) Names and addresses of the owner(s) and, when applicable, names and addresses of the designer of the subdivision or partition, engineer or surveyor;

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- (3) Date of preliminary plat preparation;
  - (4) For subdivisions, the proposed name;
  - (5) Existing streets or roads (public or private) - location; names; right-of-way and pavement widths on and abutting the site; and the location of existing and proposed access points;
  - (6) Proposed streets or roads (public or private) - location, right-of-way and pavement widths, approximate radius of curves and approximate grades of proposed streets on the subject property and within three-hundred (300) feet of the site. An outline plan illustrating a future street plan shall also be provided for all property adjacent to the proposed site, including all contiguous property under common ownership;
  - (7) Easements - locations, widths, and purpose of all recorded or proposed easements in or abutting the proposed site;
  - (8) Public utilities - location of all existing and proposed storm sewers, sanitary sewers and water lines;
  - (9) Flood areas - the location of any flood plain, drainage hazard areas and other areas subject to flooding or ponding (see Sections 410 and 421);
  - (10) Significant Natural Resources - the location of areas designated as a Significant Natural Resource on a Community Plan (see Section 422);
  - (11) Lot dimensions - all existing property lines and their lengths and the approximate location and dimensions of all proposed lots or parcels;
  - (12) Lot size - the minimum proposed lot or parcel size. For proposed lots or parcels that are within five (5) percent of the district's minimum lot area, the proposed lot area shall be provided. The lot area for lots or parcels less than one (1) acre in size shall be shown in square feet;
  - (13) Existing structures - location and present use of all structures on the site and indication of which, if any, structures are to remain after platting;
  - (14) Identification of land (e.g., lots or tracts) to be dedicated or reserved for any purpose, public or private, to distinguish it from lots or parcels intended for sale. Land not intended to be buildable shall be so identified; and
  - (15) The location of any water quality sensitive areas and vegetated corridors.
- B. Location, size and species of trees six (6) inches or greater in caliper DBH. The general location of trees less than six (6) inches in caliper DBH shall also be shown. This information may be shown on the preliminary plat provided all information is legible.
- C. Preliminary utility plans for sewer, water, storm drainage, and street lighting for new public streets. This information may be included on the preliminary plat provided all information is legible;

- D. Supplemental information - including deed restrictions, if any; and a statement of ownership, use, conditions or limitations and responsibility for maintenance of all nonbuildable areas or tracts, or areas or tracts to be dedicated or reserved for public use.

605-2.4 Submission Requirements for Final Review of all Land Divisions

Requests for final review of a subdivision or partition shall be submitted within two (2) years of preliminary approval and shall include the following information:

A. Necessary copies of the final plat which shall include the following information:

- (1) The location, right-of-way, width and centerline of all streets within the boundary of the site;
- (2) All existing and proposed easements shall be shown and shall be clearly identified as to intended purpose. The width of the easement, its length and bearing and sufficient ties to locate the easement with respect to the plat shall be shown;
- (3) The name of new streets as approved by the County Surveyor;
- (4) Identification of land (e.g., lots or tracts), to be dedicated or reserved for any purpose, public or private, to distinguish it from lots or parcels intended for sale. Land not intended to be buildable shall be so identified;
- (5) A declaration as required by ORS Ch. 92.075;
- (6) A non-graphic notation on the plat of any flood plain or drainage hazard area, including the flood plain or drainage hazard area elevation and the affected lots or parcels; and
- (7) Plat restrictions required in the preliminary approval.

B. Supplemental information, including but not limited to:

- (1) A copy of any proposed deed restrictions;
- (2) Dedication deeds requiring separate documents;
- (3) Warranty deeds conveying property to the County, the State of Oregon or other public agency;
- (4) Certification that public street improvement construction plans have been approved by the Engineering Division and the applicant has either:
  - (a) Installed all improvements required pursuant to the provisions of the preliminary approval and this Article; or
  - (b) Executed an agreement accompanied by the financial assurance as provided by Section 501-8.6 for public improvements.
- (5) For private streets, any documentation required by Section 409-3.4.

- (6) Provisions for access to and maintenance of off-right-of-way drainage, if any.
- C. Convey to Washington County by fee title a one-foot non-access tract at the terminus of all on-site public stub streets, if any.
- D. For new public streets, certification of a street lighting plan approved by the County Engineering Division and meeting the materials and installation requirements of the electrical utility company providing service to the area.

#### 605-2.5 Survey Requirements

As set forth in Section 602-11.

#### 605-2.6 Filing and Recording

Final plats shall be filed and recorded as set forth in Section 602-1.

### **605-3 Development Standards for Urban Land Divisions**

In addition to the other standards in this Code, the following standards shall apply to all land divisions within the urban unincorporated portions of Washington County.

#### 605-3.1 Sewers

Sanitary sewer plans shall conform to the standards and specifications adopted by the Board of Directors of the Clean Water Services of Washington County. Sewer lines shall be installed to serve all properties within the boundaries of the subdivision or partition except as permitted otherwise by Section 501-2.1, 501-4, or 501-5.

#### 605-3.2 Storm Drainage Systems

- A. Storm drainage systems shall provide for the adequate drainage of surface water on and crossing a site. Storm drainage systems include but are not limited to ditches, pipes, inlets, creeks, rivers and detention facilities. Storm drainage systems may be located within public rights-of-way; easements or tracts for public travel, including private streets; drainage easements; and tracts of common ownership. Drainage plans and street plans shall indicate the direction of storm drainage flow.
- B. Storm drainage systems shall:
  - (1) Be approved by the County;
  - (2) Be constructed and installed throughout the development site to carry off water from all inlets and catch basins;
  - (3) Be connected to a discharge facility which may include detention and retention basins or other storage facilities as may be found appropriate by the County;

- (4) Provide extension to the boundaries of the development site to facilitate pickup of all storm water runoff from all portions of the drainage basin lying above and naturally draining through the development site. Sufficient capacity shall be provided to carry such storm water through the development's storm drainage system to a storm drainage facility; and
  - (5) Conform to any official drainage master plan adopted by the Board.
- C. Provisions for the access and maintenance of storm drainage facilities that are not located in a public right of way shall be provided as required by the Clean Water Services and in accordance with adopted County standards. An easement or tract with adequate width for access and maintenance of drainage facilities shall be provided.
- D. Copies of design computation of the storm water system shall be provided for review and approval by the County.
- E. If a development site is traversed by a water course, drainageway, channel or stream, the development shall:
- (1) Include retention and detention basins when part of an approved drainage plan and;
  - (2) Provide an easement or tract over the water course, drainage way, channel or stream for drainage or storm water purposes. The easement or tract shall:
    - (a) Substantially conform to the boundaries of the water course, drainage way, channel or stream at design flood, except as permitted by Section 421; and
    - (b) Provide adequate width for access and maintenance of drainage facilities;

### 605-3.3 Streets and Street Improvements

- A. Street improvements may include but not be limited to street construction; grading; surfacing; curbs and gutters; sidewalks and bicycle facilities; street trees; utilities; and fire, water, storm and sanitary sewer facilities. Construction, installation or repair shall be in accord with the adopted Washington County Road Standards and this Code;
- B. Storm water inlets, catch basins and fire protection facilities shall be constructed and installed in the right-of-way at points approved by the County;
- C. Street plans shall indicate the direction of storm drainage flow along all curbs;
- D. Streets shall be designed and constructed to be compatible in character, width, grade and alignment with the overall design of the streets which abut the proposed development. Where streets are a continuation or projection of existing streets the centerline shall be continuous;

- E. The adopted Transportation Plan shall prevail in location, course, grade and widths of streets. Where there is a conflict between the Transportation Plan and existing street pattern, the Transportation Plan shall prevail;
- F. The minimum right-of-way of streets shall comply with the adopted Transportation Plan;
- G. All developments shall comply with adopted County sight distance standards;
- H. Streets, existing and future, shall:
  - (1) Be consistent with the standards of Section 408 (Neighborhood Circulation);
  - (2) Provide for general public convenience and safety in the areas to be served;
  - (3) Not allow the intersection of more than two streets at any one point;
  - (4) Be designed to encourage safe and efficient traffic flow;
  - (5) Be designed to discourage through traffic on minor streets; and
  - (6) A Local or Neighborhood Route street may be established which exceeds the maximum County standard for cul-de-sac length when the street is planned to be ultimately connected to another public street and meets Fire Marshal approval for adequate terminus;
- I. All Local and Neighborhood Route stub streets which abut a proposed development site shall be extended within the site to provide through circulation when not precluded by environmental or topographic constraints, existing development patterns, or strict adherence to other standards of this Code; and
- J. At street intersections, the property line shall be rounded by an arc bearing a radius of not less than fifteen (15) feet. However, when an arterial street is an intersection street, the arc shall bear a radius of not less than twenty-five (25) feet. Property lines at arterial street intersections, or at other locations where the Review Authority anticipates traffic hazards or congestion, shall be designed for a greater radius as may be necessary to alleviate such hazards.
- K. County and public streets shall not be gated or barricaded except when required by the Director to address an operational or safety issue or as permitted by Section 431-4.2E(2).

#### 605-3.4 Public Utilities

- A. Utility lines for telephone, gas, cable television and electric services, which serve more than one lot or parcel, shall conform to ORS Ch. 92 and be placed in

easements as set forth in Section 605-4.2 B. (4). All utilities shall be underground except as approved through Section 416;

- B. All conduits and cables for cable television, gas and electric service lines shall be placed within easements or rights-of-way in a manner which does not conflict with other underground services and in compliance with adopted road standards;
- C. Transformers shall be located in a manner not hazardous to the public or unsightly in appearance; and
- D. The Board of Commissioners may, by resolution and order or ordinance, promulgate rules and regulations governing location of public utilities.

605-3.5 Sidewalks

Sidewalks shall be provided as required in Articles IV and V.

605-3.6 Lots or Parcels

- A. Double-frontage lots or parcels shall be prohibited unless the Review Authority finds:
  - (1) They are essential to provide separation of existing or proposed residential uses from Collectors or Arterials or adjacent nonresidential activities; and/or
  - (2) They are needed to overcome specific disadvantages of topographical orientation.
- B. An additional lot depth may be required by the Review Authority on double frontage lots.
- C. Wherever possible, side lot lines shall be at right angles or radial to the street on which the lots face except where lots abut a cul-de-sac or hammerhead street terminus.
- D. Remnant lands which cannot meet Code requirements shall be added to adjacent lots or parcels, not left as unusable parcels unless such lands are designated as permanent open space.
- E. Lots or parcels intended to be buildable which abut a watercourse, drainageway, channel or stream may be required to have additional width or depth to provide a building site which meets Code requirements. In addition, the Review Authority may require dedication of a portion of this land for pedestrian ways or bicycle paths.

605-3.7 Blocks

- A. Length, width and shape of blocks shall be designed to provide adequate building sites for proposed uses, convenient motor vehicle, pedestrian, bicycle and transit access, control of traffic circulation and provision for maximum advantage of topography and other natural characteristics.

- B. Blocks shall not exceed six-hundred (600) feet in length and eighteen-hundred (1,800) feet in perimeter, except as allowed through the provision of Sections 408-5 and 408-6.

605-3.8 Easements

Sewer, water, utility or planting easements shall be sized as deemed appropriate by the Review Authority.