

WOOD COUNTY, WEST VIRGINIA  
COMPREHENSIVE PLANNING PROGRAM  
LAND USE REGULATIONS

SUBDIVISION REGULATIONS

VOGT, IVERS AND ASSOCIATES  
CONSULTANTS

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# SUBDIVISION REGULATIONS WOOD COUNTY, WEST VIRGINIA

**THE FOLLOWING REGULATIONS FOR THE CONTROL OF PLATS AND SUBDIVISIONS WERE FORMULATED AND PREPARED, AND ARE HEREBY ADOPTED BY THE WOOD COUNTY PLANNING COMMISSION UNDER AUTHORITY GRANTED BY CHAPTER 8A OF THE CODE OF WEST VIRGINIA.**

## **SECTION 1. LIMITS OF REGULATIONS**

The Subdivision Regulations contained herein shall apply to all territory within the jurisdiction of the Wood County Planning Commission. Modifications or exceptions to these Regulations must be approved by the Commission and made a matter of record in the minutes of the Commission.

## **SECTION 2. DEFINITIONS AND EXEMPTIONS**

1. As used in these Regulations, Subdivision shall mean:

The division of a tract or parcel of land into two or more lots, building sites or other divisions for the purpose, whether immediate or future, of the transfer of ownership.

2. The following divisions of land shall be exempt from all Planning Commission review procedure:
  - a. The division of real estate by testamentary devise
  - b. The division of real estate pursuant to a decree of Court of competent jurisdiction.
3. The following divisions of land shall be exempt from review procedure of the entire Planning Commission, but shall be submitted for review by the staff of the Planning Commission for approval for recording:
  - a. The division of a tract or parcel of land into less than five lots, regardless of purpose, which does not involve the dedication of a new public way or the change of an existing public way.

- b. The formation of individual lots, provided such lots are each five acres or larger in size and if located adjacent to the public way, shall have a minimum width (or frontage) of 200 feet along said public way.
- c. The formation of individual lots of less than five acres each provided the deeds for such lots declare that the property is to be merged with adjoining land for the purpose of increasing land area or adjusting shape and not for the purpose of new building sites.
- d. Division of a contiguous tract of real estate to the following named members of the Grantor's family or spouse of family member, or jointly to the below named family members and their spouses:
 

father	daughter
mother	grandson
son	granddaughter
- e. Voluntary division of real estate upon dissolution of a bonafide partnership that has been in existence for two years and the division does not involve any new public ways or the change of existing public ways.

PROVIDED, HOWEVER, that where a tract or parcel of land is divided into two or more parcels for whatever purpose, the owner thereof shall comply with the requirements of West Virginia law pertaining to the platting thereof and the recordation of such plat. (See WV Code 8A-5-5 & 8A-5-9)

Flatland Subdivision – A subdivision where the average cross slope is less than fifteen percent (15%). This slope requirement to be determined by measurement of the average slope perpendicular to the proposed street line between the proposed rear lot lines and the center of the street serving the lots.

Hillside Subdivision – A subdivision where the average cross slope is fifteen percent (15%) or greater, the slope being defined above. Certain proposed subdivisions with areas of generally less than fifteen percent (15%) average slope may have special hillside problems and those may be classified, in part, as hillside subdivision land to benefit from the application of hillside subdivision standards.

Where held appropriate by the Commission, open spaces suitably located and of adequate size for parks, playgrounds, or other recreational purposes for local or neighborhood use shall be provided for in the proposed subdivision, and if not dedicated to the public, shall be reserved for the common use of all property owners in the proposed subdivision by covenant in the deeds.

Thoroughfare Plan – The part of the Comprehensive Plan, now or hereafter adopted which includes a major street and highway plan and sets forth the location, alignment, dimensions, identification, and classification of existing and proposed streets, highways and other thoroughfares.

Zoning Ordinance – The part of the Comprehensive Plan, now or hereafter adopted, including an ordinance and zone map which divides the jurisdiction of the Commission into zones, with regulations, requirements, and procedures for the establishment of land use controls.

Commission – The Wood County Planning Commission.

County Engineer – The Engineer of Wood County, or a qualified person so designated by the Wood County Planning Commission.

Arterial, Collector, and Secondary Highway – The highway or street facilities designed as such in the Thoroughfare Plan of the Commission.

Local Street – A street intended to serve and to provide access to neighborhoods or sub-neighborhoods.

Minor Street – Any street not an arterial, collector, secondary, or local street, and intended to serve and provide access exclusively to the properties abutting thereon.

Alley or Service Drive – A passage or way affording generally a secondary means of vehicular access to abutting properties.

### **SECTION 3. PROCEDURE**

No person, firm or corporation, proposing to make or have made a subdivision within the jurisdictional limits of these Regulations shall make any contract for the sale of, or shall offer to sell said subdivision or any part thereof, or shall proceed with any construction work on the proposed subdivision, including grading, before obtaining from the Commission, the approval of the plat of the proposed subdivision.

No person, firm or corporation shall contract to sell or offer to sell said subdivision or any part or parcel thereof by metes and bounds description with the idea of circumventing these Regulations, nor shall a building permit, now or hereafter adopted, or any other permit be issued for such subdivision or part or parcel thereof.

No person, firm or corporation which has been declared to have been in violation of the Subdivision Regulations at any time, and which said violations have not been corrected to the satisfaction of the Commission, shall be permitted to sell a subdivision or any part thereof, nor shall any such person, firm, or corporation proceed with any construction work on any proposed subdivision, nor shall such person, firm or corporation be granted final approval of any subdivision plat. The Planning Commission shall have the right to deny approval to any person or entity seeking approval of a proposed subdivision upon the grounds that such person or entity has previously been found to be in violation of these Subdivision Regulations.

In planning and developing a subdivision the following procedure shall be followed:

1. The meeting schedule and approval process is as follows:

\* A pre-conference meeting with the Subdivider shall be held by the Director of the Planning Commission prior to completing an application and prior to preparing a plat.

\* Application Approval - Upon completion of the aforementioned pre-conference meeting, the applicant shall provide a written request to the planning commission for a determination of whether or not the application is complete. A one hundred dollar (\$100.00) application fee shall accompany said written request. The planning commission must determine by vote at the next regular meeting or at a special meeting, whether or not the application is complete based upon a finding that the application meets the requirements set forth in these Subdivision Regulations.

\* Meeting Date & Public Notice - At a meeting where the application is determined to be complete, the planning commission must set a date, time and place for a public hearing and a meeting to follow the public hearing to vote on the application. The public hearing must be held within forty-five (45) days, and the planning commission must notify the applicant of the public hearing and meeting in writing unless notice is waived in writing by the applicant. The planning commission must publish a public notice of the public hearing and meeting in a local newspaper of general circulation in the area at least twenty-one (21) days prior to the public hearing.

\* Vote on Application - At a meeting at the conclusion of the public hearing or a meeting held within fourteen (14) days after the public hearing, the planning commission shall vote to approve, deny or hold the application.

\* Holding of Application - The application may be held for additional information necessary to make a determination. An application may be held for up to forty-five (45) days.

\* Approval of Application - The planning commission shall approve the application after it determines that an application is complete and meets the requirements of the Subdivision Regulations of Wood County. If the planning commission approves the application, then the planning commission shall affix its seal on the subdivision or land development plan and/or plat.

\* Conditional Approval - If the planning commission approves the application with conditions, then the planning commission must specify those conditions.

\* Denial of Application - If the planning commission denies the application, then the planning commission shall notify the applicant in writing of the reasons for the denial. The applicant may request, one time, a reconsideration of the decision of the planning commission, which request for reconsideration must be in writing and received by the planning commission no later than ten days after the decision of the planning commission is received by the applicant.

2. The Subdivider shall prepare a plat of the proposed subdivision in accordance with requirements set forth in SECTION 4. and outlined in the Wood County Subdivision – Checklist Form, and shall file with the Commission an application in writing for the approval of said plat, accompanied by two (2) copies of the plat no less than twenty (20) days prior to the Planning Commission meeting in which the Subdivider is scheduled to appear.
3. The Commission shall notify by certified mail adjoining property owners in writing of any proposed subdivision and the date, time and location set for the public hearing on said subdivision.
4. The Commission will check the plat for conformity with the official Thoroughfare Plan and other adopted parts of the Comprehensive Plan of Wood County, along with the principles, standards and requirements hereinafter set forth; and said plat will be referred by the Commission for recommendations or other action to the local and state officials or agencies having jurisdiction. At this time the Commission will decide if a performance bond running to the County will be required of the Subdivider in an amount determined by the Commission to be sufficient to complete the improvements. If said bond is required, it shall be set for an initial period of one(1) year, irrevocable by the developer, and be renewed on an annual basis until reduced or released as stipulated in SECTION 3(11). The Commission will also notify the Subdivider in writing of any maintenance requirements as further described in Section 6. Improvements.

5. The approval of the application by the Commission is to be considered as conditional approval of the layout, with the understanding that the other officials having jurisdiction will examine the grades of the streets, the type of improvements, the layout of the drainage, sewage and water system, as proposed, and may modify any engineering or construction details proposed by the Subdivider.
6. The Subdivider, after the approval of the application (effective for twelve (12) months unless extended by the Commission) may then secure from the officials or agencies having jurisdiction the necessary permits or other authority to proceed with the required improvements.
7. The Subdivider, upon completion of all improvements required by these Regulations, or the posting of bond as stipulated under Subsection 4. above, shall file with the Commission two (2) copies of the final plat of the Subdivision for Final Approval. The final plat shall conform in every respect with the requirements specified in SECTION 6. Improvements, and shall conform substantially to the plat as approved, and, if desired by the Subdivider, it may constitute only that portion of the approved plat which he proposes to record and develop at the time, provided, however, that such portion conforms to all requirements of these Regulations.
8. The Director, after two (2) copies of the final plat have been received by the Commission, provided that the Final Plat is found to conform to all the requirements of these Regulations, will enter such approval thereon, signed by its President<sup>1</sup>. The Commission then will transmit all copies of the Final Plat, with the State Health Department Certificate of Approval, together with the recommendation of the Commission to the County Commission for necessary action on any proposed dedications. Thereupon after acceptance by the County Commission, such acceptance and the date thereof will be indicated on copies of said plat – one copy for the Commission’s files and one for the Subdivider.
9. The Subdivider then shall file one (1) copy of the Final Plat of the Subdivision so approved and accepted in the office of the County Clerk of Wood County before the subdivision or development of the land is commenced. He will also file a copy of the required bond with the Wood County Commission.
10. Inspection for Renewal or Release of Performance Bond - No later than thirty (30) days prior to the expiration or renewal date of the performance

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<sup>1</sup> The approval of the Final Plat by the Commission shall not be deemed to constitute or affect an acceptance by the public of the dedication of any street or other proposed public way, space or area shown on said plat.

bond, the Compliance Officer shall make an on-site inspection of the affected area as well as provide a written recommendation to the Planning Director regarding the status of the bond.

11. Release or Partial Release of Performance Bond - Written recommendation for the release or reduction of the performance bond, if one is in effect, must be provided by the Wood County Compliance Officer. Upon receiving said recommendation, the Wood County Commission's approval is required for the reduction or release of the bond.
12. Approval Process for Amending a Plat or Plan - A minor change to an approved subdivision, as determined by the Planning Director, may be approved by the Planning Director. A major change to an approved subdivision, as determined by the Planning Director, must be approved by the planning commission as a whole, through the same procedure required above for a new subdivision. Upon approval of an amendment to an approved subdivision, a copy of the document recorded in the Wood County Clerk's Office must be filed by the developer in the Office of the Planning Director.

#### **SECTION 4. PLAT**

1. One (1) copy of the Preliminary Plat of a proposed subdivision shall accompany an application in writing to the Commission and shall bear the certification of a licensed Surveyor, also the names and addresses of the owner/owners of the subdivision.
2. The horizontal scale of the plat shall be 100 feet or less to the inch. Drawings – maximum 18" x 24".
3. The plat shall clearly contain and show the following features and information.
  - a. The proposed name of the subdivision, with pertinent tax map, page number and tract number, which shall not duplicate or closely approximate the name of any other Subdivision in Wood County.
  - b. The layout, proposed names, and widths of all proposed streets, alleys and easements; proposed street names shall not duplicate or closely approximate existing street names in the unincorporated areas of the County, except extension of existing streets.
  - c. The layout, assigned numbers, and approximate dimensions of proposed lots; lots will be numbered in numerical order.

- d. Zoning boundary lines; proposed uses of property and proposed front yard setback and other setback lines if required will be noted in the deeds.
  - e. All parcels of land intended to be dedicated or reserved for use, or to be reserved in the deeds for the use of the property owners in the subdivision, with purpose, conditions or limitations of such dedications or reservations indicated.
  - f. North-point, scale (both numerical and graphic) and date.
  - g. Flood Plain Zone must be denoted on the plat and the Wood County WV Floodplain Ordinances must be adhered to where applicable.
4. A vicinity sketch at a scale of four hundred feet (400') or more to the inch shall be drawn on the plat. Such vicinity sketch shall show all street lines immediately adjoining the proposed subdivision and between it and the nearest existing highways and thoroughfares.
  5. All plat boundary lines with lengths of course to hundredths of a foot and bearings to half-minutes – these boundaries to be determined by an accurate survey in the field which shall be balanced and closed with an error of closure not to exceed one (1) to five thousand (5,000).
  6. The exact locations and the widths along the property lines of all the existing or recorded streets intersecting or paralleling the boundaries of the tract.
  7. True bearings and distances to nearest established street bounds, other established survey lines, or other official monuments, which monuments shall be located or accurately described on the plat.
  8. The accurate location and material of all new permanent monuments; as a minimum, permanent points shall be placed at each lot corner.
  9. The exact layout including: (1) street and alley lines – their names, bearings, angles of intersection and widths (including widths along the line of any obliquely intersecting street); (2) the lengths of all arcs, radii, points of curvature and tangent bearings; (3) all easements or rights-of-way, when provided for or owned by public utilities or services (with limitation of the easement rights definitely stated on the plat); (4) all lot lines with dimensions in feet and hundredths, and with bearings or angles to minutes if other than right angles to the street and alley lines.
  10. A notation on the plat that private restrictions, if any, exist.

11. A notation on the plat that an accompanying plan has been filed in the Office of the Wood County Planning Director.

#### **SECTION 4A. PLAN**

1. The plan shall contain and show the following features and information.
  - a. The location and names of adjoining subdivisions and the names and addresses of record owners of adjoining parcels of unplatted land, along with the description of the uses of adjoining parcels, or the intended use, if known.
  - b. Contours normally with intervals of five feet (5') reference to a permanent benchmark (this will be required to be provided on the same sheet as items c & f below).
  - c. Existing sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto with pipe sizes and fire hydrants, also grades included. Sewer on a separate plat must be filed with the Commission; approval of the Health Department for water and sewer with size of pipe, also approval of Public Service District serving the area (this will be required to be provided on the same sheet as b above and f below).
  - d. The maximum grades and typical cross-sections of all proposed streets, with crown; type of construction for each will be identified as "cement concrete", "asphaltic concrete", "stone", or "other" (as further defined in SECTION 6. IMPROVEMENTS).
  - e. A Construction Sediment Control Plan will be required to address ways and means to control soil erosion problems.
  - f. The location and approximate sizes of proposed catch basins, culverts, and other drainage structures (this will be required to be provided on the same sheet as b and c above).
  - g. All parcels of land intended to be dedicated or reserved for use, or to be reserved in the deeds for the use of the property owners in the subdivision, with purpose, conditions or limitations of such dedications or reservations indicated. This should be in the deed language and the homeowner's association agreement.
  - h. Setback Regulations – Not required, but if they are to be instituted the developer may designate at their discretion.

- i. Walkways – Not required, but if they are to be instituted the developer may designate at their discretion.
- j. Sidewalks – Not required, but developer must follow state and/or federal regulations in effect at the time of construction.
- k. Private restrictions, if any, concerning (1) boundaries of each type of use restriction, or (2) other private restrictions for each definitely restricted section of the Subdivision.

## **SECTION 5. MODIFICATIONS AND EXCEPTIONS**

The general principles of design and minimum requirements for the laying out of subdivisions, set forth in APPENDIX A, may be varied by the Commission in the case of a subdivision large enough to constitute a more or less self-contained neighborhood which is to be developed in accordance with a coordinated plan safeguarded by appropriate restrictions, and which, in the judgment of the Commission, makes adequate provision for all essential community requirements, provided however, that no modification shall be granted by the Commission which would conflict with the proposals of the official Thoroughfare Plan of Wood County, or with the intent of said general principles of design and minimum requirements.

In the case of a subdivision of small size and minor importance, situated in a locality where conditions are well defined, the Commission may exempt the Subdivider from complying with some or all of the requirements stipulated in SECTION 4. pertaining to the preparation of the plat.

In any particular case where the Subdivider can show that, by reason of exceptional topographic or other physical conditions, strict compliance with any requirement of these Regulations would cause unusual difficulty or exceptional and undue hardship, the Commission may relax such requirement to the extent deemed just and proper, so as to relieve such difficulty or hardship; provided that such relief may be granted without detriment to the public good and without impairing the intent and purposes of these Regulations or the desirable general development of the neighborhood and the community in accordance with the Comprehensive Plan of Wood County. Modifications or exceptions may be either temporary or permanent. Any modification thus granted shall be entered in the minutes of the Commission setting forth the reasons which, in the opinion of the Commission, justified the modification and the expiration date of the modification or exception if it is temporary. After the expiration date, the responsible party or parties must have complied with these Regulations or, before such expiration date, request the Commission to extend, modify or make permanent the modification or exception.

## **SECTION 6. IMPROVEMENTS**

Improvements shall be installed in accordance with the stipulations below and as enumerated in APPENDIX A: GENERAL PRINCIPLES OF DESIGN AND MINIMUM REQUIREMENTS FOR THE LAYOUT OF SUBDIVISIONS. APPENDIX A is part of the Subdivision Regulations of Wood County, West Virginia and constitutes the detailed instructions to the Subdivider for the development of the subdivision and the required documents described herein.

1. Where development of a Subdivision may require cutting or filling of the existing ground surface, the Commission, shall require the applicant to submit a Soil Report that points out the soils found on the proposed development and how the soils are suited to the planned use. The Little Kanawha Soil Conservation Service, or private firms are suggested sources for soil information.
2. Every Subdivision shall be provided with a storm-water sewer or drainage system adequate to serve the area being platted and otherwise meeting the approval of the Commission.
3. The application and plat shall be accompanied by evidence acceptable to the Commission that the developer of the Subdivision has made application for a National Pollutant Discharge Elimination System General Permit for Storm Water Discharges associated with Industrial Activities (hereafter "NPDES") for any subdivision with an area of three (3) or more acres, or a Sediment Control Plan (hereafter "SCP")<sup>2</sup> if the area of the subdivision is less than three (3) acres when required by Federal or State Law.
4. A statement informing the owner/builder that prior to the issuance of a building permit, there must be an individualized Sediment Control Plan (SCP), approved by the West Virginia Soil Conservation Committee for that lot on file with the Commission when required by Federal or State Law.
5. Every Subdivision shall be provided with a complete water distribution system adequate to serve the area being platted including a connection for each lot and appropriately spaced fire hydrants. The entire water system shall be designed to meet the approval of the State Health Department and the Public Service District by which the area is served.

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<sup>2</sup> This SCP is in addition to the NPDES, mandated by the 1987 Clean Water Act, which developer is required to file if the development is more than three acres in area. See SECTION 6, Paragraph 3.

6. In every Subdivision, provision shall be made for the satisfactory disposal of sanitary sewage, as follows:
  - a. Where a public sanitary sewer main is reasonably accessible that meets Health Department Regulations, in the opinion of the Commission and officials having jurisdiction, the Subdivision shall be provided with a complete sanitary sewer system connected with such sewer main, including a lateral connection for each lot.
  - b. Where a public sanitary sewer main is not reasonably accessible, in the opinion of the Commission and the Wood County Health Department having jurisdiction, proper provisions shall be made for the disposal of sanitary wastes.
7. Poles for electric service or telephone poles shall be placed in easements provided along rear or side lot lines, as agreed upon with the public utilities concerned, wherever this is practicable. Underground conduits for electric service shall be placed in easements provided along rear, or along side lot lines, or along subdivision streets, as agreed upon with the public utilities concerned, wherever this is practicable.
8. All new Subdivisions shall have six inch (6") water lines, and fire hydrants installed every one thousand feet (1000').
9. Street Requirements – General
  - a. Subdivision streets which are continuations of existing subdivision streets must be up to the specifications of these Regulations or of the same quality as the existing streets, relative to the type of service, paved width, shoulders or curbs, etc., whichever standard is higher.
  - b. Cross-section of each proposed street, at a scale of ten (10) feet or less to the inch showing the width of and location of utility mains.
  - c. Streets shall be established to avoid jogs at intersections and shall intersect other streets as near to a 90-degree angle as topography permits. Any intersection angle less than 70 degrees shall require approval of the Commission.
  - d. At the discretion of the Commission, certain proposed streets shall be extended to the boundary line of the tract to provide for adequate circulation of traffic within the vicinity.

- e. Dead-end streets shall be approved if limited to one thousand feet (1000') long for Flatland Subdivisions and two thousand feet (2000') long for Hillside Subdivisions.
- f. A complete and comprehensive traffic flow pattern design must be presented to the Commission for consideration.
- g. Where it can be clearly demonstrated by the Subdivider that the topographic conditions will prevent the utilization of all possible building sites in the Subdivision if all lots are required to abut on a street, some variation from that requirement may be permitted by the Commission by means of the careful design and adequate construction of private drives subject to the following requirements:
  - (1) Not more than three (3) lots shall be served by any one private drive.
  - (2) Private drives shall be constructed of the same material and with the same design characteristics as required for wider streets, except that the minimum surface width of a private drive may be sixteen feet (16').
  - (3) Common and joint maintenance by all owners, present and future, of the lots served by the private drives shall be made a part of the deed of each of the lots, stipulating adequate maintenance and insuring passability.
  - (4) When private drives are utilized, provision shall be made on the lots for the off-street parking of at least three (3) automobiles for each lot served by the private drive. Such additional off-street parking may be provided in a common and shared lot on the premises.
  - (5) When the Commission approves the use of private drives in the Subdivision, such approval shall be entered in writing in the Commission minutes together with a copy of the deed restrictions which is required by Item 3. above.
- h. At a street and an alley intersection, property line corners shall be rounded by an arc; minimum radii of which shall be ten feet (10') and five feet (5') respectively. The street curb shall be rounded by a radius of at least fifteen feet (15').

10. Street Requirements – Right-of-Way

- a. Collector or Secondary highways: Not less than sixty feet (60') wide in any case.
- b. Local streets: All local streets should be uniform, that is forty feet (40').

- c. Minor streets and Dead-end streets: Forty feet (40') wide, terminating in a circular turn-around with a minimum right-of-way diameter of seventy-five feet (75'); a "Y" or a "T" turnaround is also permissible.
- d. Alleys and service drives: Twenty feet (20') wide.
- e. Easements for Utilities shall be at least fifteen feet (15') wide and located according to the following options:
  - (1) centered on rear lot lines
  - (2) centered on the side lot lines
  - (3) along one side of subdivision streets
  - (4) half of the easement on each side of subdivision streets

11. Street Requirements – Minimum Pavement Widths

- a. Pavement widths for collector streets will be as designed in the Thoroughfare Plan, or as determined by the Commission. Where required to be provided as part of the Subdivision, the Subdivider will be responsible for the total paved width of thirty-one feet (31') including curbs.
- b. Local streets, minor streets, and dead-end streets shall have minimum paved widths of twenty-two feet (22') without curbs, twenty-four feet (24') (face to face of curb) where curbs and gutters are required.
- c. Pavement of a turning circle shall have a minimum outside diameter of sixty feet (60').

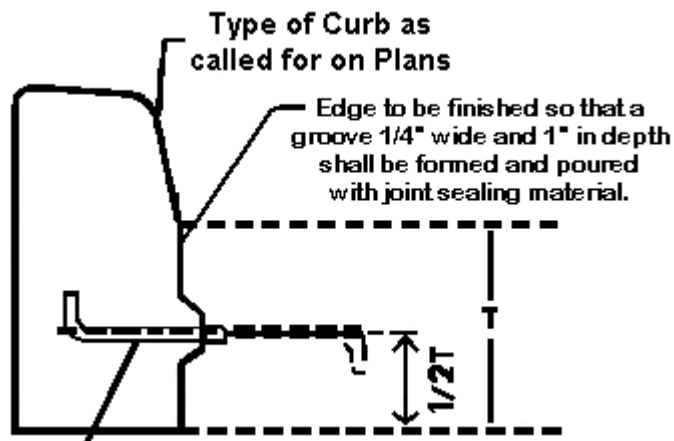
12. Street Requirements – Grade, Curves, and Sight Distances

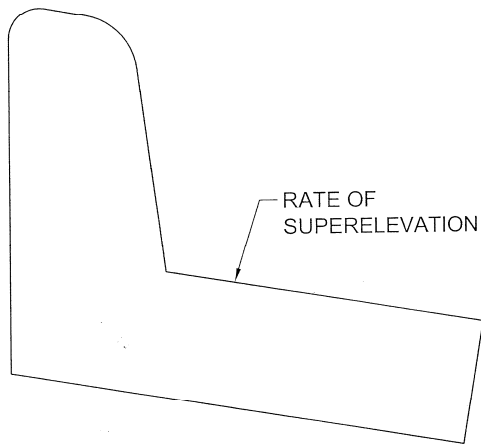
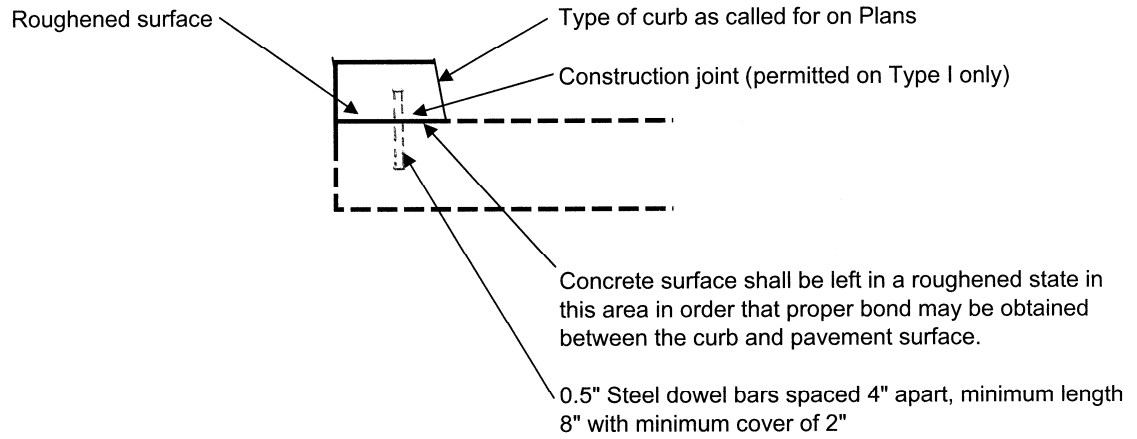
- a. The grades of any street or alley shall not be less than five-tenths percent (0.5%).
- b. Arterial, collector, or secondary highways as designed by the Thoroughfare Plan shall be limited to a maximum grade of seven percent (7%).
- c. Local streets, minor streets, and dead-end streets shall be limited to a maximum grade of ten percent (10%) for Hillside Subdivisions.
- d. Alleys shall be limited to a maximum grade of ten percent (10%) where they are primarily for residential service, but shall be limited to a maximum grade of eight percent (8%) when used to provide services to commercial property.

- e. All changes in street grade of one percent (1%) or more shall be connected by vertical curves. The length of the vertical curve will be determined on the basis of providing stopping-sight distances for each road classification where design-speed for arterial, collector, and secondary speed is forty (40) mpg., local streets is twenty-five (25) mph., and minor streets, dead-end streets and alleys is twenty (20) mph. In no case shall the length of the required vertical curve be less than fifteen (15) times the algebraic difference in rate of grades for arterials, collectors and secondary streets or one-half (1/2) of this minimum for all other streets.
- f. The radii of curvature on the centerline of the street shall not be less than that required to produce stopping-sight distance as defined in Item 12e above. In no case, however, shall the radii of curvature for arterials, collectors, and secondary streets be less than three hundred feet (300') or for local streets, minor streets, service drives, and alleys be less than fifty feet (50').

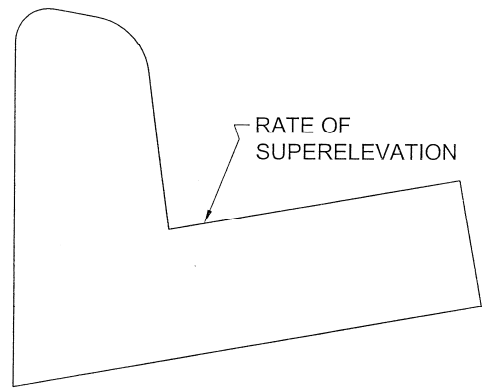
13. Street Requirements – Curb Specifications

**Curbing** for concrete and asphaltic concrete streets. Details showing placing of concrete curb by separate methods [Reference: WV Department of Transportation, Division of Highways, PVT6:





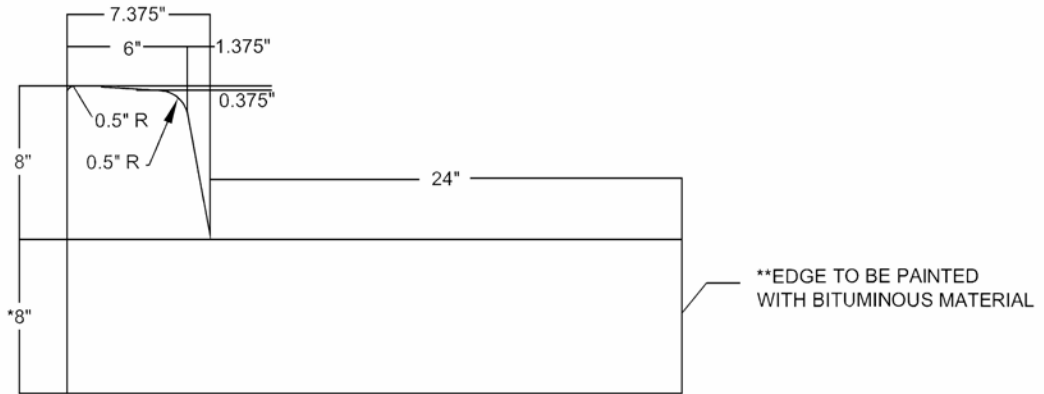
METHOD OF PLACING CURB ON HIGH SIDE OF SUPERELEVATED SECTION



METHOD OF PLACING CURB ON LOW SIDE OF SUPERELEVATED SECTION

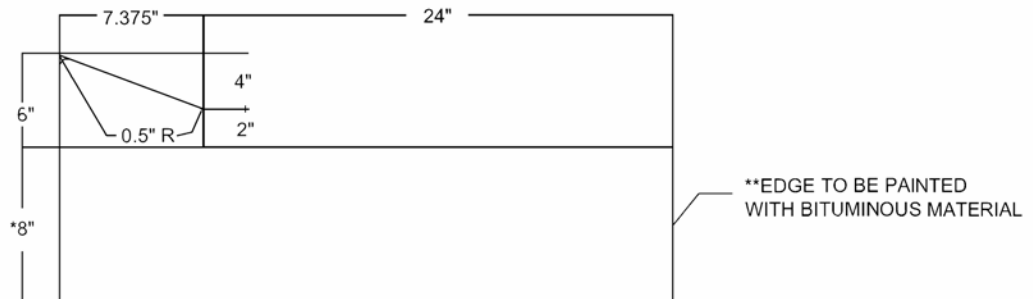
**Combination Concrete Curb and Gutter:**

COMBINATION TYPE I



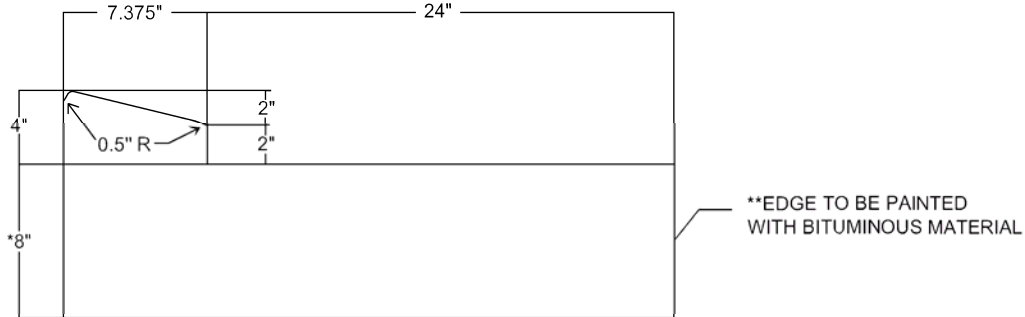
\* OR THICKNESS OF PAVEMENT, WHEN ABUTTING CONCRETE PAVEMENT

\*\* DOES NOT APPLY WHEN ABUTTING CONCRETE PAVEMENT. INSTEAD A LONGITUDINAL JOINT WITH TIE BARS OR TIE BOLT ASSEMBLIES SHALL BE CONSTRUCTED AT THIS LOCATION.



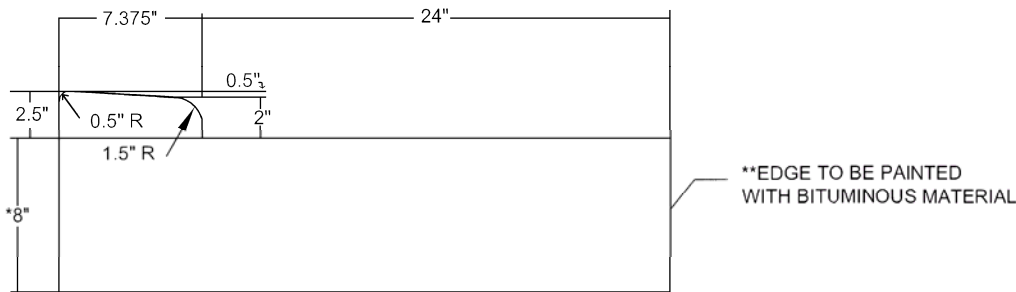
COMBINATION TYPE II

COMBINATION TYPE III



\* OR THICKNESS OF PAVEMENT, WHEN ABUTTING CONCRETE PAVEMENT

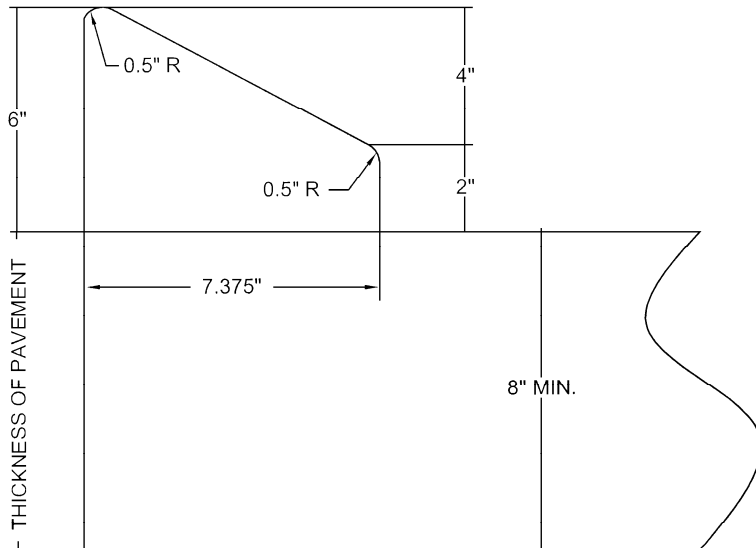
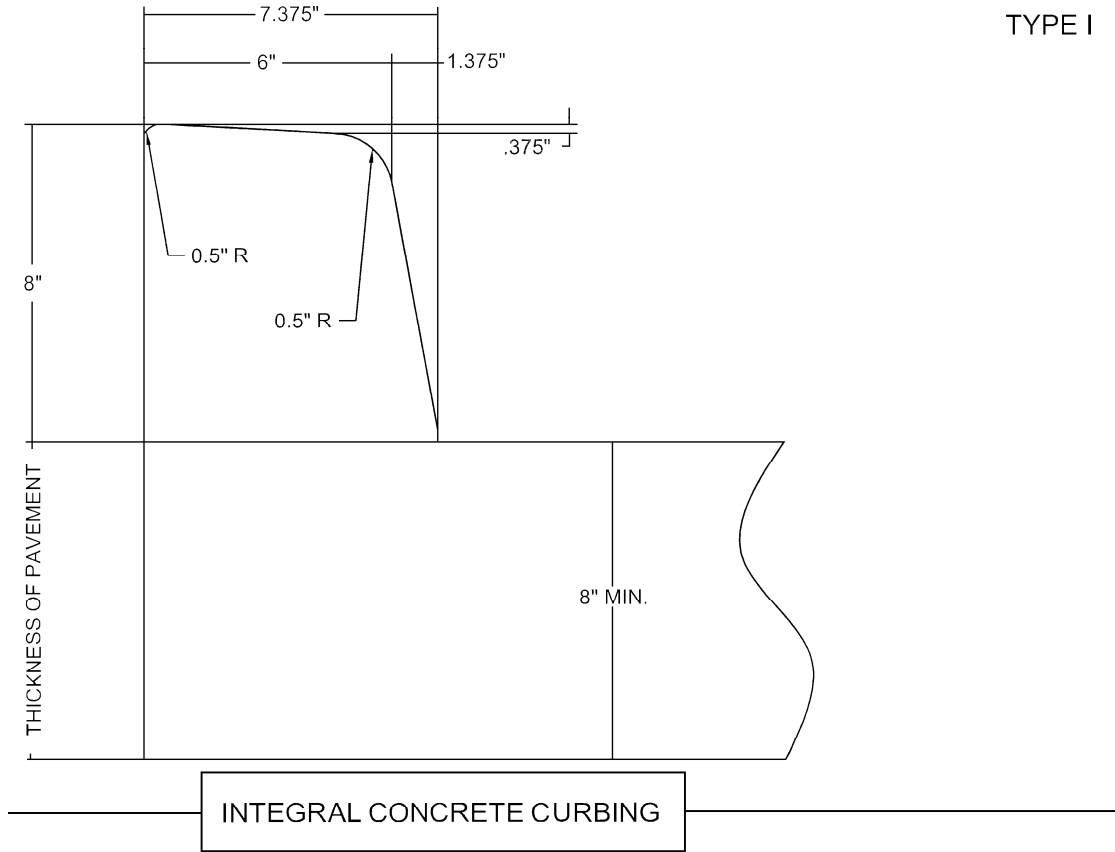
\*\* DOES NOT APPLY WHEN ABUTTING CONCRETE PAVEMENT. INSTEAD A LONGITUDINAL JOINT WITH TIE BARS OR TIE BOLT ASSEMBLIES SHALL BE CONSTRUCTED AT THIS LOCATION.



COMBINATION TYPE IV

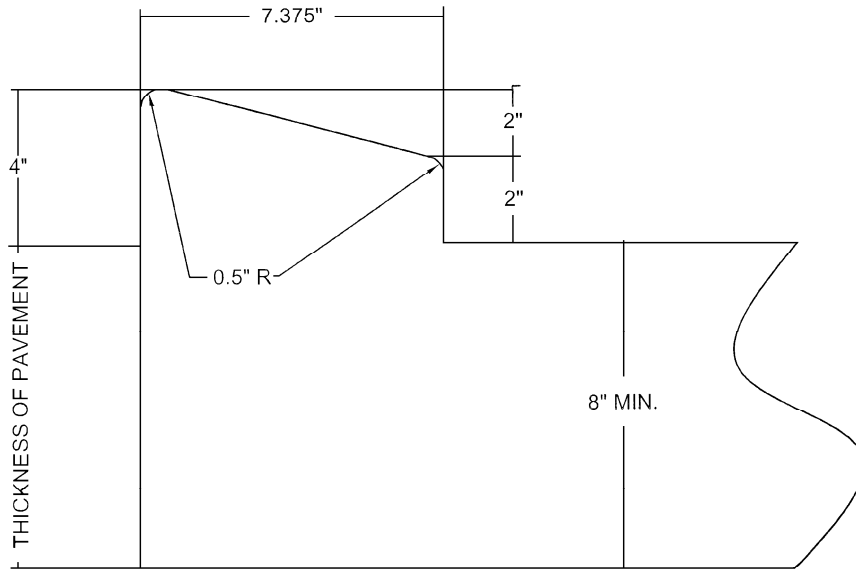
# Integral Concrete Curbing:

TYPE I

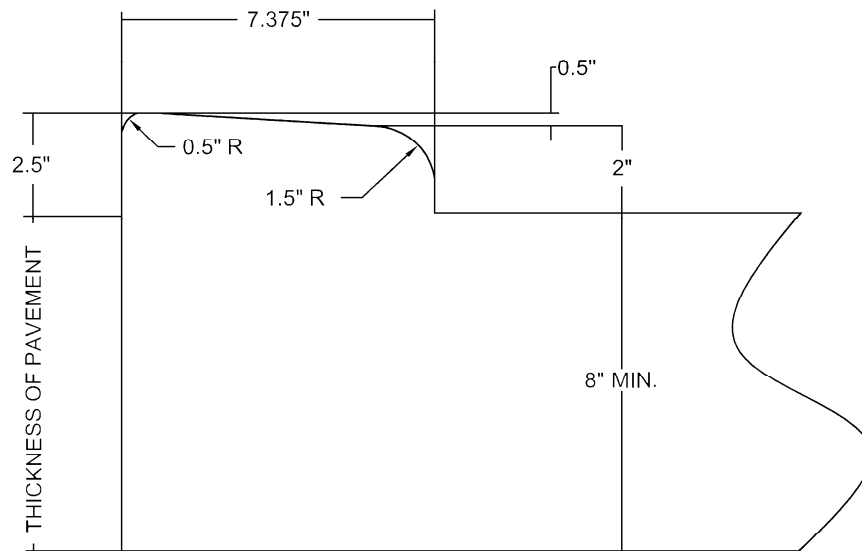


TYPE II

TYPE III



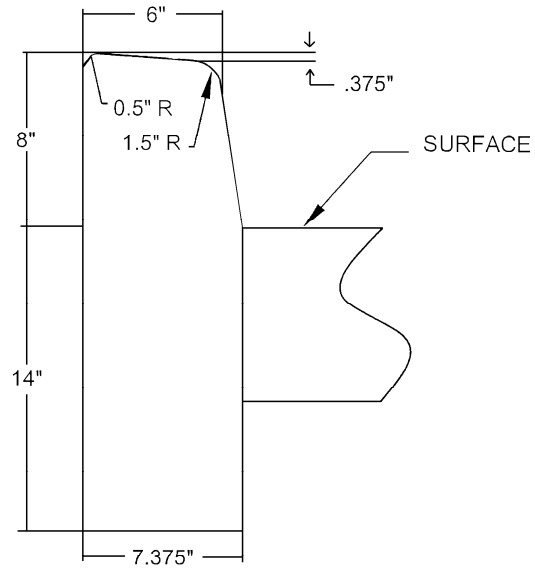
INTEGRAL CONCRETE CURBING



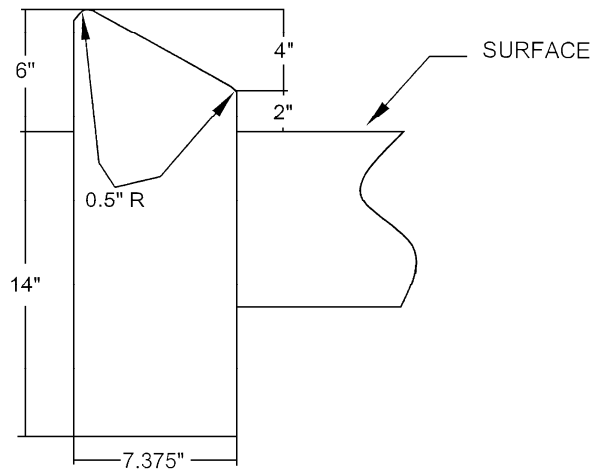
TYPE IV

**Plain Concrete Curbing:**

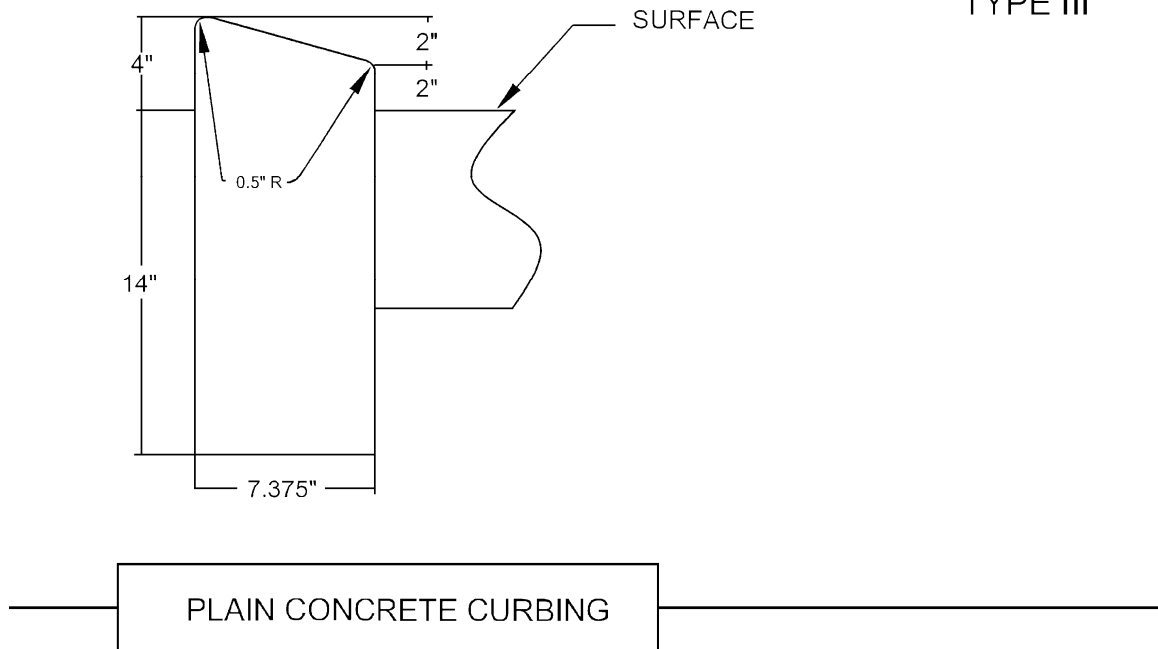
TYPE I



TYPE II



TYPE III



14. Street Requirements – Construction Specifications

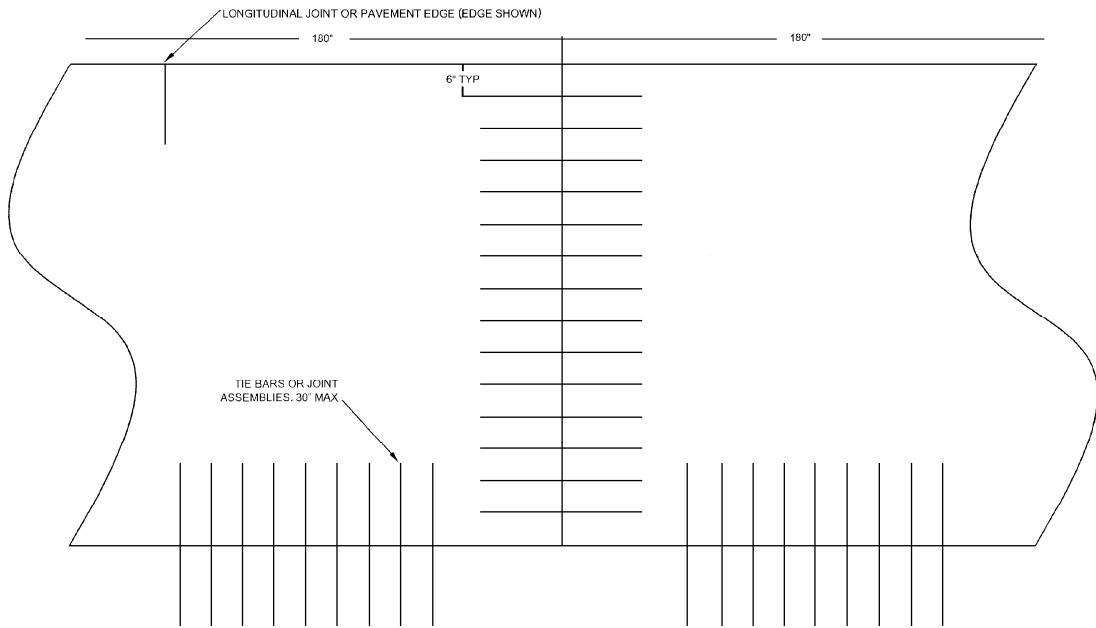
- a. Subgrade shall be bladed smooth to the correct slope and grade. All large stones, boulders, and debris shall be removed; subgrade shall be free from organic materials, sludge, rubbish, brush, limbs, spongy or frozen soil, and other objectionable substances.
- b. One four inch (4") layer of one inch(1") to one and one-half inch (1-1/2") crushed stone shall be spread and rolled to proper crown and contour.
- c. If surface is to be left as crushed stone, a second layer of one-quarter inch (1/4") to one-half inch (1/2"), two inches (2") thick, shall be spread and rolled. In the case of a stone road surface, the Subdivider will be responsible for completing the road to the specifications of these Regulations up to and including the location of any lot that has been sold by that Subdivider.

Further, the Subdivider shall be responsible for the maintenance of any stone surfaced road to the specifications set forth in these Regulations for a period of two (2) years following the assumption of residence by the first homeowner in the Subdivision or for six (6) months following the completion of any additional section of stone roadway, whichever time period is longer. Such responsibility shall be made a matter of record in

all deeds pertinent to the Subdivision, along with the expiration date for such responsibility. If the Subdivider cannot maintain or complete the roadway to the specifications set forth in the Regulations, the Subdivider may ask the Planning Commission for an exception or modification as provided in SECTION 5. of these regulations.

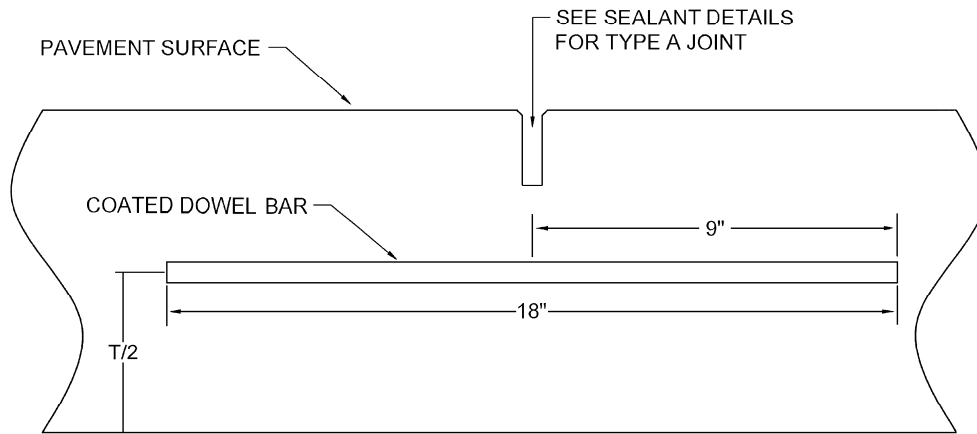
- d. If the surface is to be cement concrete, a minimum of six inches (6") of six-bag concrete with No. 6 (6x6x6) road mesh shall be placed over the first stone course described in (b) above.

The typical joint spacing and specifications are as follows:

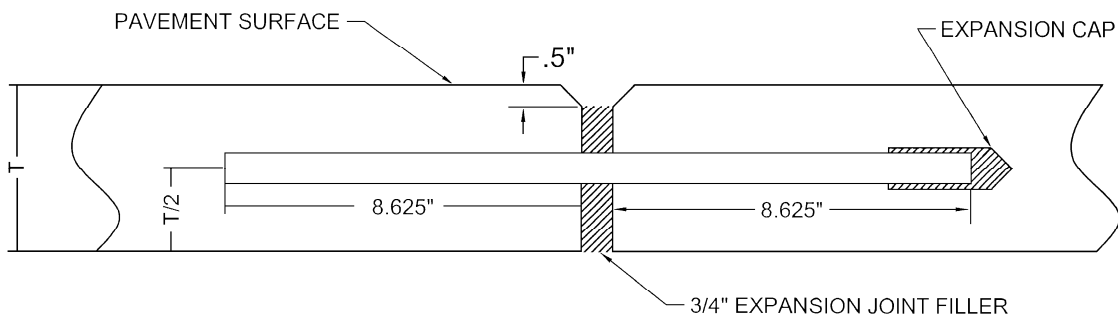


LONGITUDINAL JOINT SPACING

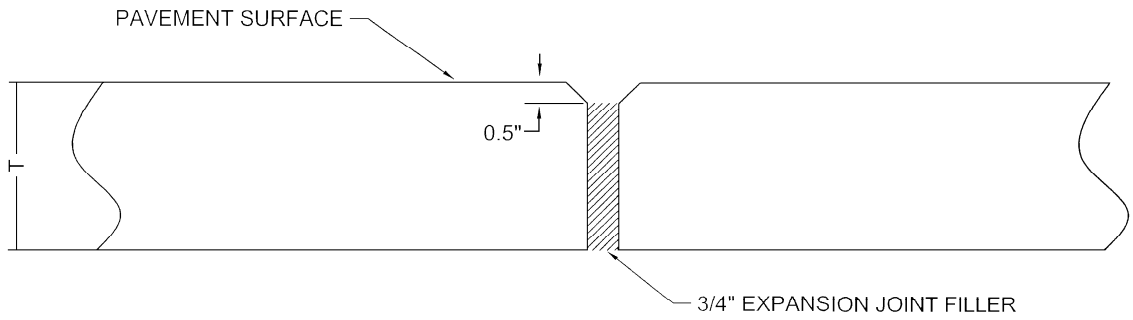
Joint types – Contraction or construction, expansion, longitudinal and keyed.



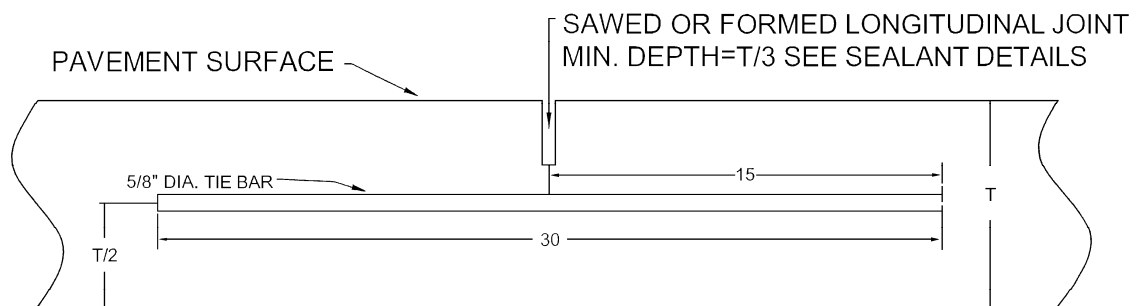
CONTRACTION OR CONSTRUCTION JOINT  
TYPE A



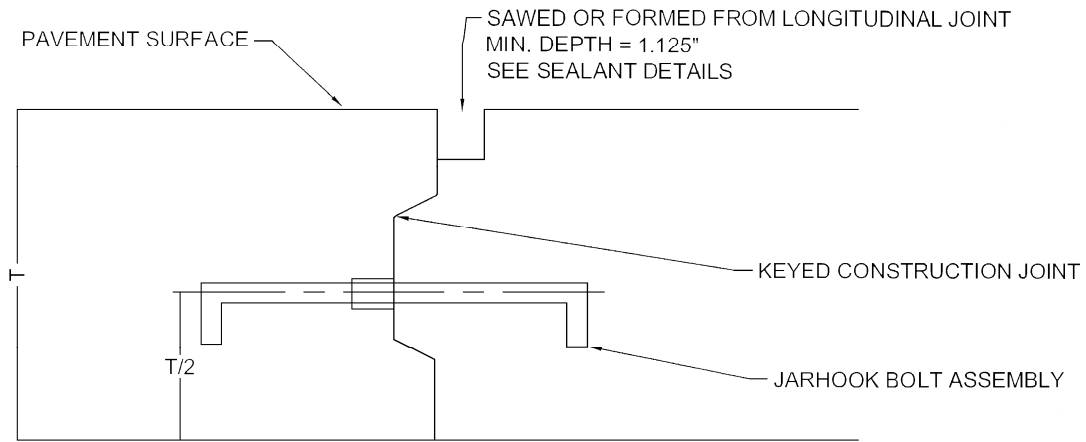
EXPANSION JOINT  
TYPE B



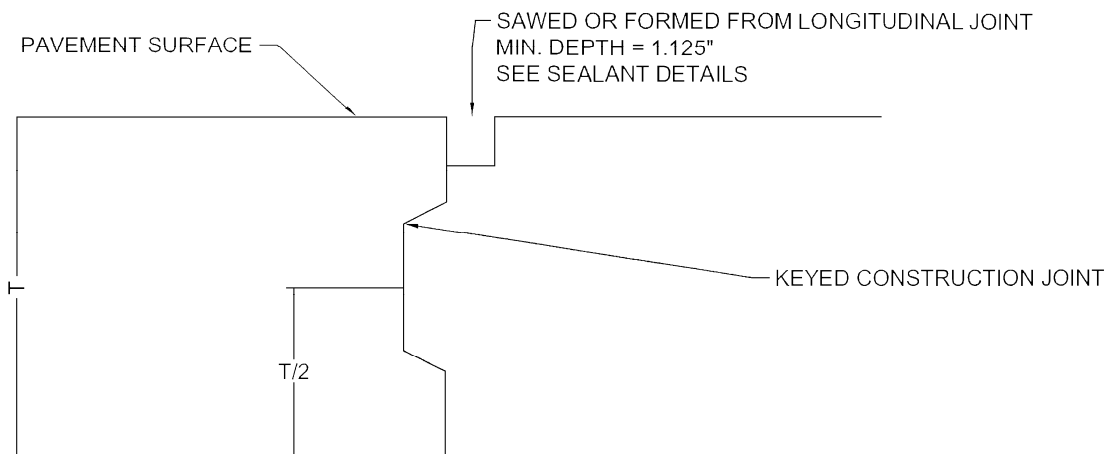
EXPANSION JOINT  
(WITHOUT DOWEL BARS)  
TYPE C



LONGITUDINAL JOINT  
(FULL-WIDTH CONSTRUCTION)  
TYPE D



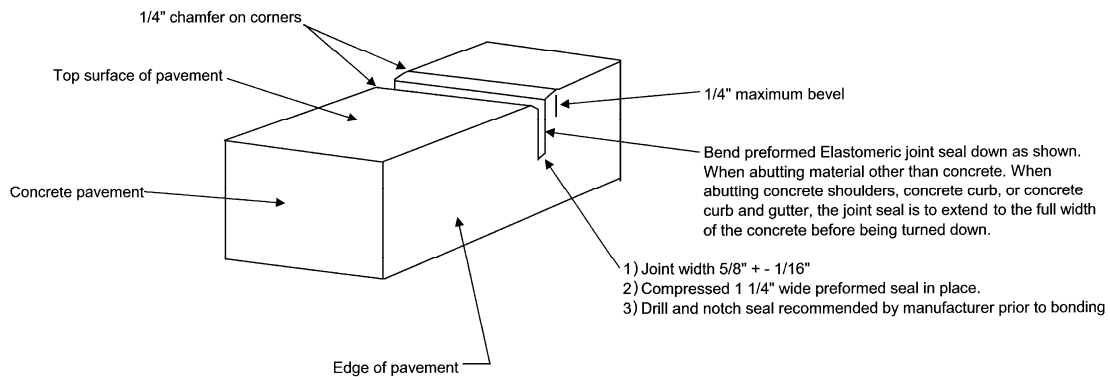
LONGITUDINAL JOINT  
(LANE-AT-A-TIME CONSTRUCTION)  
TYPE E



KEYED JOINT  
TYPE F

Type D Longitudinal Joint may be used as an alternative to Type E Longitudinal Joint for lane-at-a-time construction. When so used, the construction joint between lanes shall be keyed as shown for Type E Joint. Type F Joint is not intended, as an alternative to Type D or E Longitudinal Joints between main-line pavement slabs.

Below is an example of the shape for preformed elastomeric seals used in Type A Joints.



**Pavement edge treatment for transverse contraction or construction joint (Type A) when using preformed seals**

- e. If the surface is to be asphaltic concrete, one (1) emulsion coat shall be sprayed on the first stone course, and four (4) inches of asphaltic concrete shall be laid and rolled in two (2) courses of two and one-half inches (2-1/2") of base coat and one and one-half inches (1-1/2") of top coat.
- f. The Subdivider is not responsible for maintenance of cement or asphaltic concrete surface once the final inspection has been made and the bond has been released by the Commission on the finished street unless further development activity by the Subdivider causes damage to the surface, in which case the Subdivider will be responsible for acceptable repairs.
- g. The County Compliance Officer shall be notified twenty-four (24) hours prior to the pouring of any concrete for streets in subdivisions. The Compliance Officer is to take a minimum of one (1) cylinder from each mixture of concrete. Strength is only one indicator of the durability of the Portland cement concrete. Evaluation of a pavement may include evaluation of freeze-thaw durability, including scaling characteristics,

abrasion resistance, and such other factors as deemed appropriate to the pavement.

15. Lots

- a. The size, not less than 7,200 sq. ft., shape and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated.
- b. Every lot shall abut on a street except that in Hillside Subdivisions, in accordance with SECTION 6. paragraph 8 (2) private streets may be utilized.
- c. Side lot lines shall be approximately at right angles to the right-of-way line of the street on which the lot fronts.
- d. Corner lots for residential use shall be platted so as to permit conformance with the setback requirement of any Zoning Ordinance now in effect, or hereafter adopted, on side streets.

16. Driveways

- l. The Subdivider shall install driveway approaches for each connection to the street and when the street is provided with curb and gutter, the Subdivider shall install curb turns on the driveway
- m. Driveways shall be constructed so as not to impede the surface drainage system and where curbs are not required, the Subdivider shall provide one of the following types of improvements:
  - (1) A corrugated metal or concrete pipe at least 12 inches (12") in diameter and sixteen feet (16') in length to be placed for each driveway approach.
  - (2) A properly dipped or swaled concrete pavement sixteen feet (16') in length and six inches (6") thick from edge of pavement to the property line at the entrance of each driveway, designed so as not to create a hazard to the under parts of automobiles.

17. Continuation of Improvements

Where no public body having jurisdiction to provide for maintenance and improvements such as streets, sidewalks, and water and sewer systems exist in the area where the Subdivision is located; the Commission shall require the Subdivider to provide for the continuation and maintenance of improvements

through the formation of a Homeowner's Association, or by other adequate means.

#### **18. Building Permit Requirement**

Approval of a subdivision serves as an improvement location permit for infrastructure only. In accordance with The Wood County Building Permit Ordinance, a building permit must be obtained prior to any and all structures constructed within the approved development.

### **SECTION 7. AMENDMENTS**

The regulations, restrictions and boundaries set forth in this Ordinance may, from time to time, be amended, supplemented, changed or repealed, provided however, that no such action may be taken until after a public meeting in relation hereto, at which parties in interest and citizens shall have the opportunity to be heard. A notice of the time and place of such meeting shall be published at least once in a newspaper of general circulation at least fifteen (15) days prior to such meeting.

### **SECTION 8. PROVISIONS OF ORDINANCE DECLARED TO BE MINIMUM REQUIREMENTS**

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. Wherever the requirements of this Ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive, or that imposing the higher standards, shall govern.

### **SECTION 9. ENFORCEMENT, VIOLATIONS**

Complaints. Whenever a violation of this Ordinance occurs or is alleged to have occurred, any persons may file a written complaint with the Secretary of the Planning Commission. Such complaint shall state fully the causes and basis thereof. The Commission shall record properly such complaint, immediately investigate and take action if warranted, as provided by this Ordinance.

Enforcement. Enforcement of these Regulations shall be the responsibility of the County Compliance Officer, who shall make an initial interpretation that a violation occurred. The County Compliance Officer shall prepare a written Violation Notice and Directive To Comply and/or Cease and Desist and shall transmit such notice to the party or parties responsible for the violation. This

notice shall give the party or parties responsible thirty (30) days in which to comply with the terms of the written Notice and Directive, or to appeal the Notice and Directive in writing to the Planning Commission, which shall hear the case de novo. The party charged with the violation may appeal the decision of the Planning Commission to the County Commission, and assert such rights and appeals as otherwise allowed by law. If the case is not heard by the Planning Commission within sixty (60) days after the request for appeal is received, the complaint shall be dismissed. Nothing herein shall prevent a complaint from being refilled with the Commission. Failure to comply with the written Notice and Directive shall be cause for the Planning Commission to declare a violation of these Regulations against the party or parties responsible. Upon such declaration, the Planning Commission shall instruct the County Compliance Officer to request the assistance of the County Prosecuting Attorney and:

- a. Seek an injunction in the Circuit Court of Wood County to restrain the responsible parties from continuing the violation or to order them to comply with the requirements of these Regulations.

**AND/OR**

- b. Proceed by criminal warrant or information against the party or parties in violation.

**VIOLATION.** It shall be unlawful for any person, whether an owner or tenant of any building, structure, premises, or part thereof, or any architect, builder, contractor, agent or other persons to commit, participate in, assist or allow a violation of any provision of these Regulations.

**PENALTIES.** Violations of the provisions of this Ordinance, or failure to comply with any of its requirements, shall constitute a misdemeanor. Any person who violates this Ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined up to three hundred dollars (\$300.00), and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

Nothing herein contained shall prevent the Wood County Planning Commission, the Wood County Commission or any other persons or corporation from taking such other lawful action as is necessary to prevent ant violation.

**SECTION 10. SEPARABILITY CLAUSE**

Should any section or provision of this Ordinance be declared to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to unconstitutional or invalid.

**SECTION 11. REPEAL OF CONFLICTING ORDINANCE**

All ordinances or parts of ordinances in conflict with these Regulations or inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

## APPENDIX A

### GENERAL PRINCIPLES OF DESIGN AND MINIMUM REQUIREMENTS FOR THE LAYOUT OF SUBDIVISIONS

In laying out a subdivision, the Subdivider shall comply with the following general principles and requirements:

#### **SECTION A. GENERAL**

1. The layout shall conform to the official Thoroughfare Plan and other parts of the adopted Comprehensive Plan of Wood County.
  - (a) Whenever a tract to be subdivided embraces any part of a highway primary or secondary thoroughfare or parkway, so designated on said Thoroughfare Plan, such part of such public way shall be platted by the Subdivider in the location and at the width indicated on said Plan.
  - (b) Where a proposed park, playground, or other recreational are, proposed school site or other public ground, under the adopted Comprehensive Plan of Wood County, is located in whole or in part, if not dedicated to the County or the Wood County Board of Education, shall be reserved for a period of not less than three (3) years from the date of final approval of the Final Plat by the Commission, for acquisition by the County or Board of Education by purchases or otherwise.
2. Where held appropriate by the Commission, open spaces suitably located and of adequate size for parks, playgrounds, or other recreational purposes for local or neighborhood use shall be provided for in the proposed subdivision, and if not dedicated to the public, shall be reserved for the common use of all property owners in the proposed subdivision by covenant in the deeds.

#### **SECTION B. THE STREET AND BLOCK LAYOUT**

1. Flatland Subdivisions – The following requirements are applicable to all Flatland Subdivisions within the jurisdiction of the Commission.
  - (a) The street layout shall be in general conformity with a plat for the most advantageous development of adjoining areas and the entire neighborhood.
  - (b) The street layout shall provide access to all lots and parcels of land within the subdivision.

- (c) Where appropriate to the design, streets shall be established to avoid jogs at intersections and to promote continuity of local streets and those of higher classification.
- (d) Streets shall be established to take advantage of the contour of the land so as to produce usable lots, cause a minimum of cutting and filling, and to produce streets with reasonable grades as defined in SECTION E. (1).
- (e) Certain proposed streets, where appropriate, shall be extended to the boundary line of the tract to provide for adequate circulation of traffic within the vicinity.
- (f) Streets shall intersect other streets as near to a 90-degree angle as topography and other factors permit. Intersections of streets with arterial or collector streets shall be limited to a minimum angle of 70 degrees unless specifically approved by the Commission.
- (g) Whenever there exists a dedicated or platted portion of a street or alley adjacent to the proposed subdivision which conforms to the Thoroughfare Plan, the remainder of the street or alley shall be platted to the prescribed width within the proposed subdivision.
- (h) Street and right-of-way widths shall conform to those indicated in the Thoroughfare Plan. Where such widths are not prescribed therein, the widths shall not be less than the minimums stated in SECTION 6.
- (i) Alleys shall be platted (1) in the rear of all lots to be used for business; (2) in the rear of residential lots fronting on arterial or collector streets as a means of safe access thereto. Alleys will not be approved in other locations in residential areas, unless required by unusual topography or other exceptional conditions.
- (j) Lands abutting arterial or collector streets shall be platted with the view of making the lots, if for residential use, desirable for such use by cushioning the impact of heavy traffic on such traffic ways; and with the view also of minimizing interference with traffic on such traffic ways as well as the accident hazard. This may be accomplished in several ways:
  - (1) By platting the lots abutting such traffic ways at very generous depth, with set-backs or front yards at least ten (10) feet greater or deeper than otherwise required; and providing vehicular access to them by means of either alleys or service drives in the rear, or frontage access roads next to the traffic ways, connected therewith at infrequent intervals;

- (2) By not fronting the lots on the highway or thoroughfare, but on a parallel local street at a distance of a generous lot depth, in which case private driveways shall connect with such local street;
  - (3) By a collector street platted more or less parallel with the highway or thoroughfare, six hundred (600) feet to one thousand (1,000) feet distance there from, from which loop streets or dead-end streets would extend toward the highway the ends of which provide access to the lots abutting the highway to their rear.
- (k) Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depth, unless, in the opinion of the Commission, prevented by unusual topography or other physical conditions.
  - (l) The length of blocks shall be such as are appropriate, in the opinion of the Commission, for the locality and type development contemplated, but shall not exceed eighteen hundred (1,800) feet where the average lot size does not exceed two (2) acres in area.
  - (m) In any block over nine hundred (900) feet in length, the Commission may require that a crosswalk or pedestrian way, not less than ten (10) feet wide, be provided near the center and entirely across the block.
  - (n) The number of intersecting streets along arterial and collector streets shall be held to a minimum, and where practicable, blocks along such traffic ways shall not be less than twelve hundred (1,200) feet in length.
- (2) Hillside Subdivisions – The following requirements are applicable to all Hillside Subdivisions within the jurisdiction of the Commission.
- (a) The following requirements of SECTION B. (1) of Appendix A for Flatland Subdivisions: B (1)a, B (1)e, B (1)f, B (1)g, B (1)n.
  - (b) The Commission may, at its discretion, modify the following requirements of SECTION B. (1) of APPENDIX A for Flatland Subdivisions where they are to be applied to Hillside Subdivisions: B (1)b, B (1)l, B (1)j, B (1)k, B (1)i, B (1)m.

**SECTION C. STREET TREES, SCREEN PLANTING AND REPLACEMENT OF NATURAL GROUND COVER**

The following requirements are applicable to both Hillside and Flatland Subdivisions except where noted otherwise.

- (a) Any trees or shrubs proposed to be installed on the street right-of-way by the Subdivider or Developer shall be approved by the Commission as to types and placement.
- (b) The installation of trees, shrubs, or fencing to form a tight screen effective at all times shall be required along the rear line of any lot in the Subdivision with back upon arterial, collector, or secondary street.
- (c) In a Hillside Subdivision, the natural ground cover shall not be disturbed except for the grading of those portions of the lot for building sites and for the installation of necessary improvements including earth cuts and fills. The removal of additional natural ground cover under other circumstances may be permitted by the Commission when necessary to the successful development of the Subdivision. In order that erosion caused from the removal of such additional natural ground cover shall be prevented, the Subdivider shall agree to any replacement of any additional natural ground cover prior to final approval of the Subdivision; such replacement to be as directed by the Commission relative to the method of installation and to type.
- (d) No changes shall be made in the contour of the land, no grading, excavating, removal or destruction of the top soil, trees or other vegetative cover of the land shall be commenced until such time that a plan for minimizing soil erosion and sedimentation has been processed with and reviewed by the Wood County Planning Commission and the Soil Conservation Service, or there has been a determination by the Commission that such plans are not necessary.

#### **SECTION D. PERFORMANCE PRINCIPLES**

The following measures are effective in minimizing erosion and sedimentation and shall be included where applicable in the Construction Sediment Control Plan.

- (a) Stripping of vegetation, regarding or other development shall be done in such a way that will minimize erosion.
- (b) Development plans shall preserve salient natural features, keep cut-fill operations to a minimum, and ensure conformity with topography so as to create the least erosion potential and adequately handle the volume and velocity of surface water runoff.
- (c) Whenever feasible, natural vegetation shall be retained, protected and supplemented.

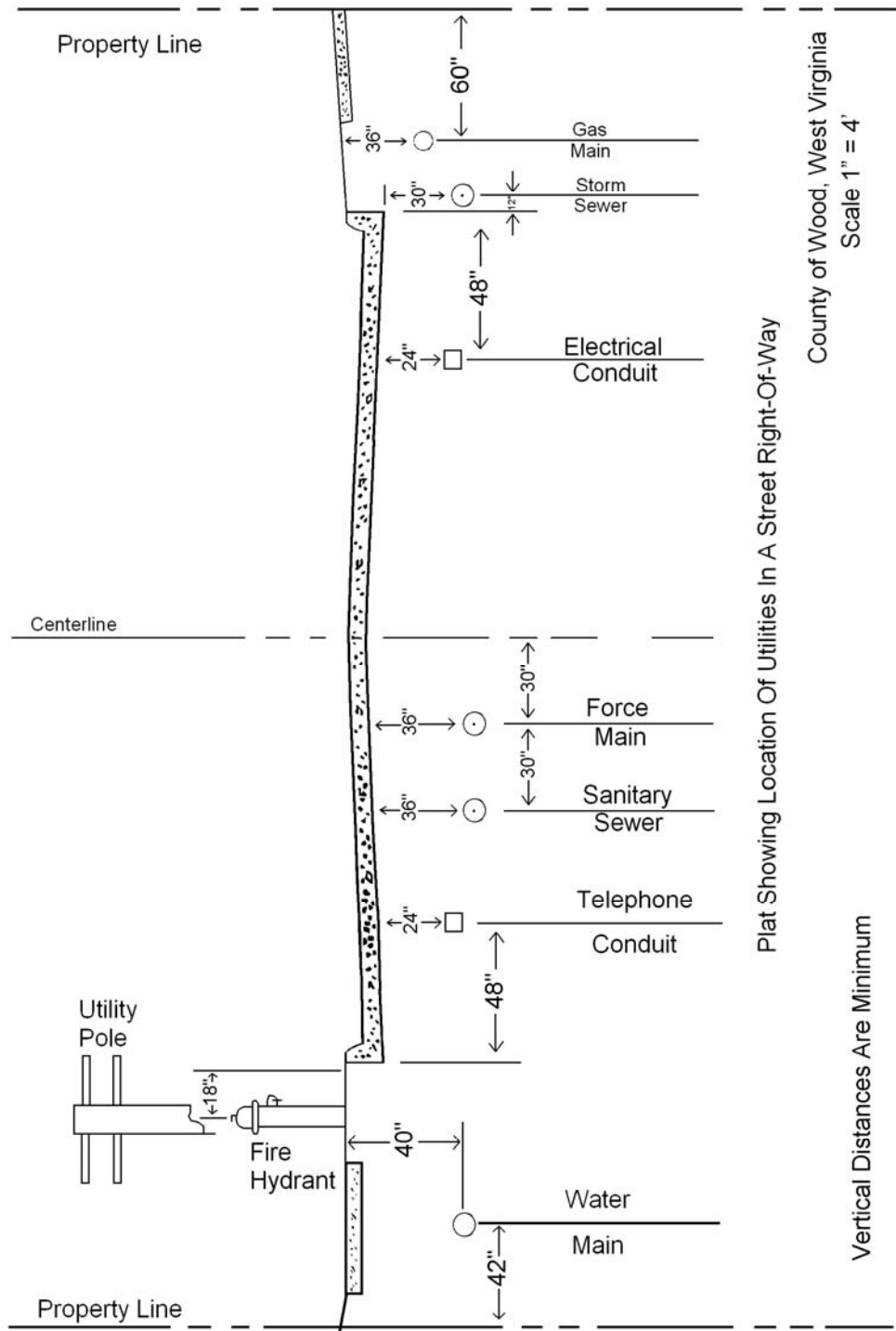
- (d) No changes shall be made in the contour of the land, no grading, excavating, removal or destruction of the top soil, trees or other vegetative cover of the land shall be commenced until such time that a Construction Sediment Control Plan has been prepared for that specific site or development. This plan must be reviewed and approved by the Little Kanawha Soil Conservation District.
- (e) The disturbed soils shall be stabilized as quickly as possible, not to exceed twenty-one (21) days.
- (f) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
- (g) The permanent final vegetation and structural erosion control and drainage measures shall be installed as soon as practical in the development.
- (h) Provisions shall be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development. Where necessary, the rate of surface runoff will be structurally retarded.
- (i) Sediment in the runoff water shall be trapped until the disturbed area is stabilized. Use of sediment basins, silt traps, or other approved measures may be required.

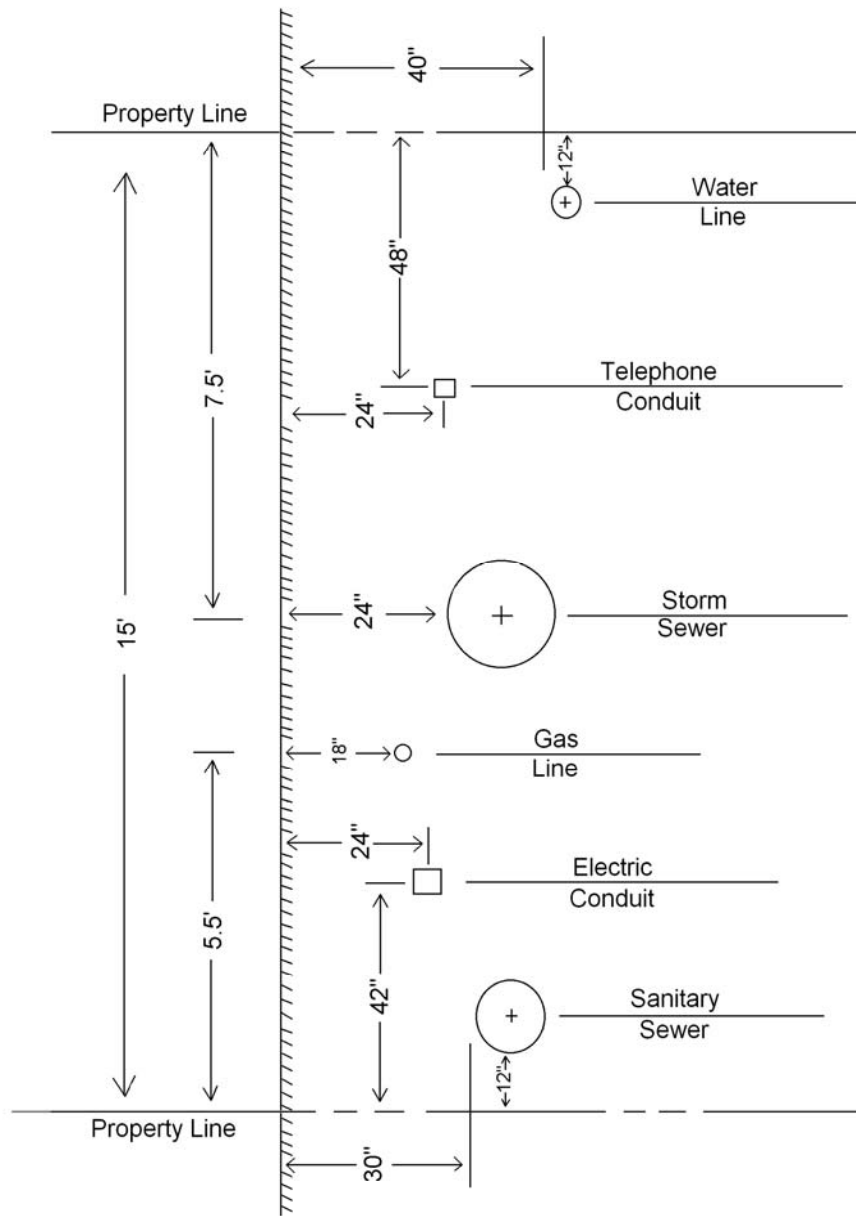
#### **SECTION E. GRADING FOR DRAINAGE**

In order to provide more suitable sites for building and other uses, improve surface drainage, and control erosion, the following requirements shall be met.

- (a) The location, grading and placement or sub-grade (base) material of all roads, streets and parking areas shall be accomplished as the first work done on a Subdivision or Development. The wearing surface may be placed at the discretion of the Subdivider as approved on or in the final plat and/or plan.
- (b) All lots, tracts, or parcels shall be graded to provide proper drainage away from buildings and dispose of it without ponding and all land within a development shall be graded to drain and dispose of surface water without ponding, except where approved by the Wood County Planning Commission.
- (c) All drainage provisions shall be of such design to adequately handle the surface runoff and carry it to the nearest suitable outlet such as a curbed

street, storm drain, or natural watercourse. Where drainage swales are used to divert surface waters away from buildings, they shall be sodded or planted as required and shall be of such slope, shape and size as to conform with the requirements of the Commission.





Plat Showing Location of Utilities In A 15' Easement

Vertical Distances Are Minimum

County of Wood, West Virginia

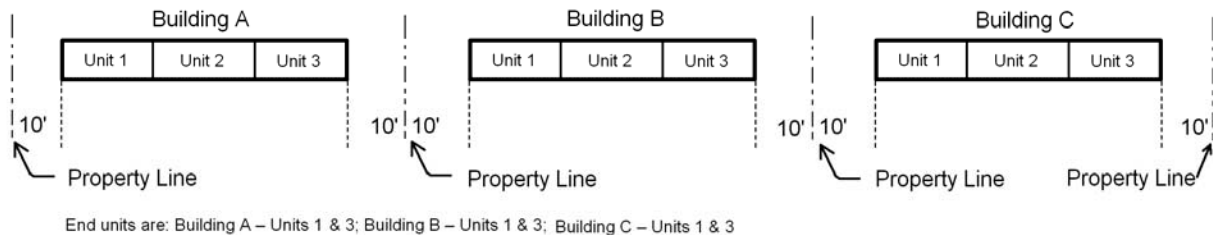
Scale - 1" = 2'

## TOWNHOUSE SUBDIVISION

### Definitions:

**Townhouse subdivision** shall mean the division of a parcel or tract of land for family dwellings where each unit has its own front yard and rear access and which is in a row of at least three units. Each dwelling unit and all or a portion of the land area is individually owned. The purpose of the townhouse project is to retain the qualities of home ownership and at the same time provide for the attractive qualities of apartment living including higher density, efficiency, convenience, economy, and effectively designed and maintained open space. Townhouse projects contain one (1) or more townhouse buildings, each of which contain three (3) or more townhouse units. Parking lots, driveways, walkways, and accessory recreation areas may be located in areas retained in common ownership which are owned jointly by the owners of the townhouse units.

**Townhouse units** shall mean self-contained dwellings which are designed and constructed so that the unit and the lot on which it is located may be individually owned. Townhouse units are separated by fireproof and soundproof walls and are designed to provide privacy. An **end unit** has only one common wall with an adjacent unit in the townhouse building; the other three exterior walls are not common with any other unit.



1. Site and building design may include, but not limited to the following development standards:
  - a. Utilities
    1. Each unit shall have a separate sewer service hookup.
    2. Each unit shall have a separate water service hookup and shutoff.
    3. Each unit shall have a separate gas service where gas is a necessary utility.
    4. Each unit shall have a separate electrical service with separate meters and disconnects and ground fault interrupters where and as required by NEC (National Electrical Code).

- b. Each unit shall have a one-hour fire separation on its floor and on each wall common to itself and an adjacent unit including attic space.
2. The following standards shall apply to townhouse subdivisions:
- a. Applicants shall submit a detailed site plan drawn to scale indicating the location of the proposed townhouse units and any existing or proposed structures on any adjacent lot. **The building envelope shall be shown on the final site plan and final recorded plat with minimum setbacks shown.**
  - b. The plat must clearly indicate that the subdivision is a townhouse subdivision.
  - c. Townhouse subdivisions may be utilized with new subdivisions (subdivisions for which the preliminary subdivision plans received approval by the Wood County Planning Commission on or subsequent to the date of the adoption of this ordinance update) provided that such request is made during the preliminary subdivision plan stage and the plat is clearly identified, or within existing subdivisions subsequent to a re-plat indicating the location of townhouse units.
  - d. All townhouse properties shall be platted in accordance with the site development regulations with the lots a minimum of one thousand, eight hundred (1,800) square feet per dwelling.
    - i. Minimum lot width: Twenty feet (20’).
    - ii. Minimum lot depth: One hundred ten feet (110’).
    - iii. Minimum front yard: Twenty-five feet (25’); fifteen feet (15’) for rear entry driveway.
    - iv. Minimum rear yard: Twenty feet (20’) for primary structure; fifteen feet (15’) from the easement centerline for rear entry garage accessed from an alley.
    - v. Minimum side yard: zero feet (0’) ; ten feet (10’) for end units.
    - vi. Maximum building height: forty feet (40’) or three (3) stories.
    - vii. Minimum floor area: seven hundred fifty feet (750’) per dwelling unit.
    - viii. Maximum lot coverage: sixty-five percent (65%). (The area of a front porch is not included in the calculation of lot coverage).

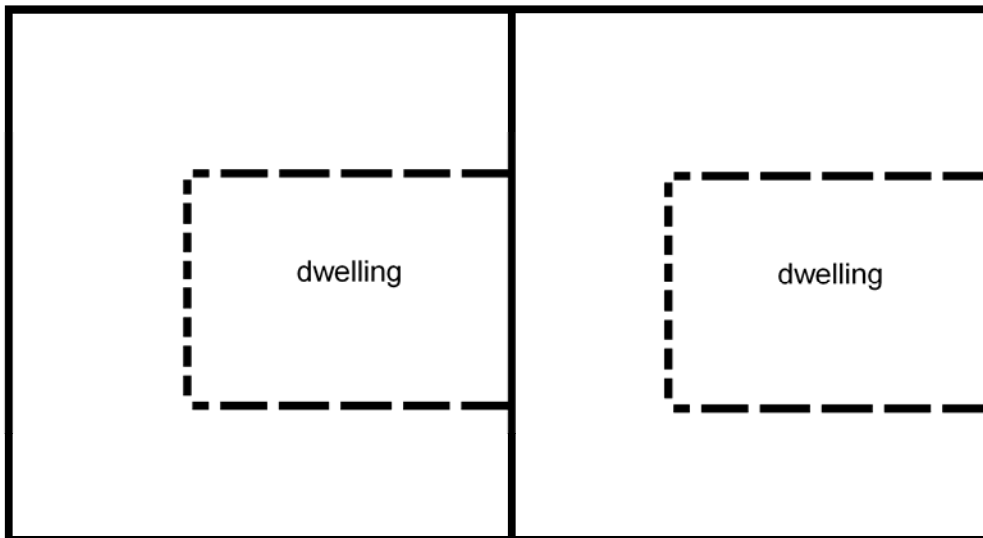
- e. Townhouses shall have a first floor front elevation with a minimum of eighteen inches (18") above the finished sidewalk grade.
- f. Each unit must provide two (2) off-street parking spaces excluding the garage. These spaces must not interfere with or overlap any access to a public sidewalk.

## ZERO LOT LINE SUBDIVISION

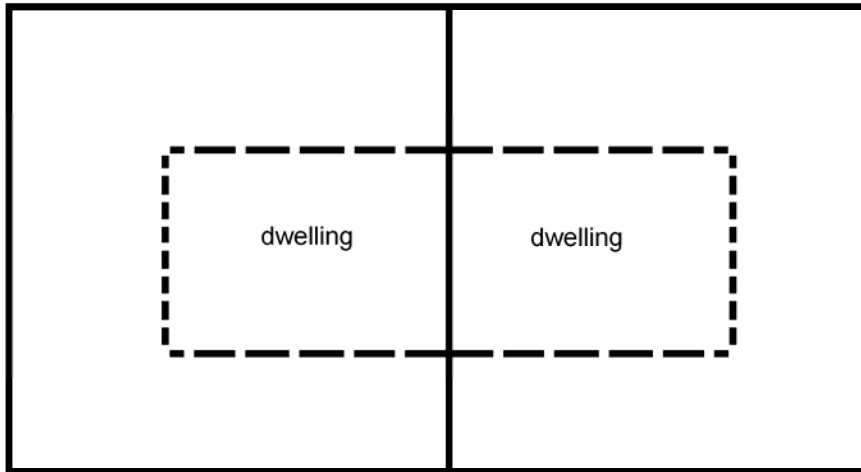
### Definition:

**Zero lot line** shall mean the location of a building on a lot in such a manner that one (1) or more of the building's sides rests directly on the property line.

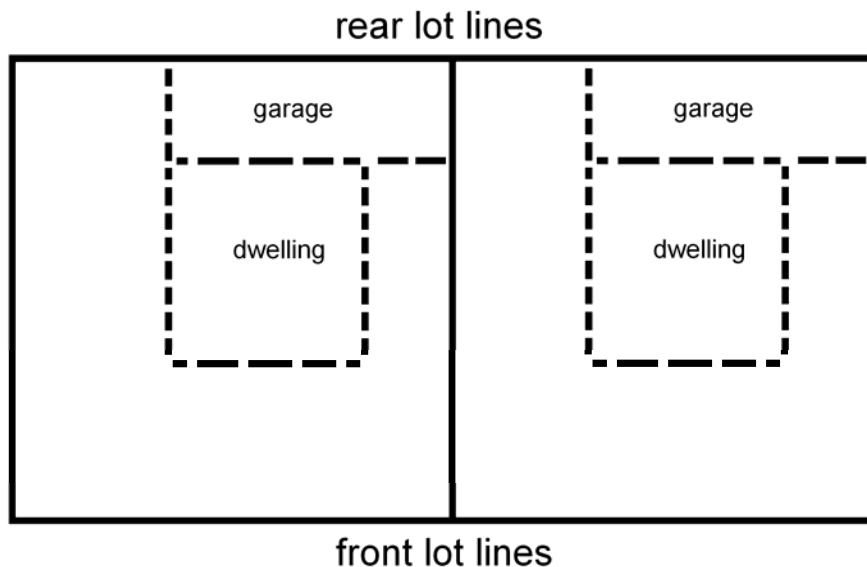
1. Site and building design may include, but not be limited to the following concepts:
  - a. **Zero lot line development.** This type of development is characterized by the location of a dwelling unit in such a manner that one or more of the building's sides rests directly on the side lot line.



- b. **Interlocking lot.** In this case, the location of the dwelling unit is such that the side and rear walls of the garage both rest directly on the lot line. No other exterior walls of the dwelling unit shall have a zero setback. This concept can be used with a zipper lot (z-lot) design or on a standard lot in which the garages of the abutting lots are connected at the side and the rear while the living areas of the dwelling units are set back from the property lines.



- c. **Z-lot.** The lot design is modified to create a Z shape which allows such a dwelling unit to have alternating side yards. This may be employed as a standard z-lot or as an angled z-lot.



2. When these or other flexible housing designs are used with any type of zero lot line concept, all the following standards shall apply:
  - a. Applicants shall submit a detailed site plan drawn to scale indicating the location of the proposed zero lot line dwelling unit and any existing or proposed structures on any adjacent lot. **The building envelope shall be shown on the final site plan and final plat with minimum setbacks shown.**
  - b. The zero lot side yard shall be developed on a multi-parcel basis. The zero lot side yard may be utilized with new subdivisions (subdivisions for which the preliminary subdivision plans received approval by the Wood County Planning Commission on or subsequent to the date of the adoption of this ordinance update) provided that such request is made during the preliminary subdivision plan stage and the zero lot side yard lots are clearly identified, or within existing subdivisions subsequent to a re-plat indicating the location of zero lot side yards.
  - c. Zero lot lines, as defined in this ordinance, shall not be permitted upon any lot line which constitutes an exterior boundary of the subdivision. There shall be required a setback of not less than five feet (5') for any building from a lot line which constitutes an exterior boundary line of the subdivision.
  - d. All zero lot single family detached properties shall be platted in accordance with the site development regulations with the lots a minimum of four thousand five hundred (4,500) square feet.
    - i. Minimum lot width : Forty feet (40') for single family detached dwelling units.
    - ii. Minimum lot depth: One hundred ten feet (110').
  - e. All structures shall have a required front setback of twenty-five feet (25') (if there is a front porch, the front porch shall have a twenty-five foot (25') setback) and a required rear setback of ten feet (10') .
  - f. Each unit must provide two (2) off-street parking spaces excluding the garage. These spaces must not interfere or overlap any access to a public sidewalk.
  - g. Side setbacks shall be none (zero) on one side lot line and a minimum of fifteen feet (15') on the opposite side of the lot.
  - h. The wall of any dwelling unit located on a zero lot line shall be constructed without doors.

- i. A maintenance easement of five feet (5') shall be designated on all lot lines adjacent to the zero lot line boundary, which shall ensure ready access to the lot line wall a reasonable periods of the day for normal maintenance. This easement shall be recorded on the adjacent lot or parcel along the length of the zero side yard lot line.
  - j. No portion of the dwelling unit shall project over, above, or under any property line, except for the eaves of the roof, window sills, and similar minor appurtenances, with a maximum encroachment of two feet (2').
  - k. Gutters shall be designed so as not to flow onto the adjacent zero lot line lot or parcel.
  - l. Windows and doors shall not be permitted in the side of the structure adjacent to the zero lot line, except as may be required by building, fire or live safety codes.
  - m. The minimum separation between the zero lot side yard dwelling unit and any structure on the adjacent lot or parcel shall be equal to or greater than the sum of both minimum side yard setbacks for residential building.
3. When a subdivision incorporates zero lot lines, the road right-of-way is to be modified. The requirement for zero lot line subdivisions is as follows:

Street Requirements – Right-of-Way

- b. Local streets. All local streets should be uniform, that is fifty feet (50').

All other street requirements are the same as for standard subdivisions.