
PART SEVENTEEN — BUILDING, LAND USE AND SUBDIVISION CODE

ARTICLE 1724 Design Principles

- 1724.01 Urban design principles.**
- 1724.02 Lots and Build-To Lines.**
- 1724.03 Easements.**
- 1724.04 Subdivision design standards: Streets.**

CROSS REFERENCES

1724.01 Urban design principles.

The design of each Subdivision shall be prepared in accordance with the land use, community facilities, transportation, utility and related principles contained in these Regulations as follows:

- (a) The size of Lots and blocks and other areas for residential and other developed land uses should be designed to provide adequate light, air, open space, landscaping with living plants and off Street parking.
- (b) The arrangement of Lots and blocks and the Street system should be designed to make the most advantageous use of existing topography, natural views and scenic vistas and natural physical features. Tree masses and large individual trees should be preserved.
- (c) Circulation in Subdivisions within the Town should be provided in accordance with the following design principles.
 - (1) Major Streets should follow the historical Street pattern of the 1869 Sale Map, insofar as practical.
 - (2) Minor Streets should be designed to provide access to each Parcel under separate ownership.

1724.02 Lots and Build-To Lines.

- (a) All setbacks shall be provided in accordance with those limits established for the various districts in the Planning and Zoning Ordinance.
- (b) Restrictions on Buildings to be located within the setback lines shall be set forth on the Plat.
- (c) Residential Lots for Single Family Dwellings shall conform to the General Zoning Regulations and Development Standards of the Planning and Zoning Ordinance.
- (d) Side Lot lines shall be approximately at right angles to straight Street lines or radial to curved Street lines.
- (e) The area of residential Lots shall not be less than that which is required by the Planning and Zoning Ordinance for a conforming Lot.
- (f) Double Frontage and reverse Frontage Lots should be avoided, except where they may be needed to provide separation of residential developments from major Streets or to overcome specific disadvantages of topography or orientation including corner Lots.

1724.03 Easements.

- (a) The Subdivider shall dedicate to the public appropriate Easements to the end that

HISTORY:

Ord. 2015-02 (passed 01-29-2015, effective 02-16-2015) superseded all previous zoning and related ordinances to bring the Town into compliance with current WV Code. Ord. 2015-02 was further refined by Ord. 2015-07 (passed 07-13-2015).

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each and every Lot, piece, or Parcel of land within Subdivision shall have access to all available essential public facilities.

- (b) Where a Subdivision is traversed by a watercourse, natural spring, Drainage channel or Stream, there shall be provided a Right-of-Way and access thereto for Drainage and Public Utility purposes.
- (c) Reserve Strips shall be prohibited.

1724.04 Subdivision design standards: Streets.

Subdivision and resubdivision shall use the existing Rights-of-Way shown on the S. Howell Brown Plat of 1869 insofar as possible. If variations to the existing Rights-of-Way are proposed, the Subdivider must provide justification that the result would provide better access to the properties or improve the overall environmental conditions such as Stormwater Management or other developmental considerations regarding the environment.

- (a) A tentative plan of the proposed future Street system shall be shown on the Preliminary Plat.
- (b) When a Tract is subdivided into larger than normal building Lots or Parcels, such Lots or Parcels shall be so arranged as to permit the logical extension of future Streets and appropriate resubdivision, with provision for adequate utility Easements and connections for such resubdivision.
- (c) Street Right-of-Way widths, pavement and sidewalk construction specifications and construction standards shall be in accordance with requirements of the Harpers Ferry Planning Commission.
- (d) Half Streets shall be prohibited.
- (e) No Street names shall be used which will duplicate or be confused with existing Streets. Street names and house numbers shall be subject to approval of the Planning Commission.