

Chapter 17
SUBDIVISIONS*

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***Cross references**--Administration, Ch. 2; buildings, construction and related activities, Ch. 5; floodplain regulations, Ch. 8; historic preservation, Ch. 9; public utilities systems, Ch. 13; sewage, Ch. 14; solid waste management, Ch. 15; streets and sidewalks, Ch. 16; trees and landscaping, Ch. 20; zoning, Ch. 22.

State law reference--Authority to adopt plans and exercise the power of zoning, Ga. Const. art. 9, sec. 2, par. 4.

Section 17-130A **ARTICLE V. GENERAL REQUIREMENTS FOR STREETS AND OTHER RIGHTS-OF-WAY**

Section 17-131 Continuation of existing streets.

Existing streets shall be continued at the same or greater width but in no case less than the required width. (See Illustration 2 on file in city, Ordinance Book 5, page 32.)
(Code 1958, § 20A-1101)

Section 17-132 Street names.

Street names shall require the approval of the planning commission. Streets that are obviously in alignment with streets already existing and named shall be given the name of the existing street. Names of new streets shall not duplicate or closely approximate those of existing streets.
(Code 1958, § 20A-1102)

Section 17-133 Street jogs.

Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall not be permitted. (See Illustration 3 on file in city, Ordinance Book 5, page 32.)
(Code 1958, § 20A-1103)

Section 17-134 Cul-de-sacs.

Except where topographic or other conditions make a greater length impracticable, cul-de-sacs, or dead-end streets, shall not be greater in length than eight hundred (800) feet. They shall be provided at the closed end with a turnaround having a property line radius of at least fifty (50) feet with an outside pavement radius of at least forty (40) feet. (See Illustration 4 on file in city, Ordinance Book 5, page 32.)
(Code 1958, § 20A-1104)

Section 17-135 Alleys.

Alleys may be required at the rear of all lots used for multifamily, commercial, or industrial developments but shall not be provided in one-family and two-family residential developments unless the subdivider provides evidence satisfactory to the planning commission of the need for alleys.
(Code 1958, § 20A-1106)

Section 17-136 Reserve strips.

Reserve strips controlling access to streets, alleys, and public grounds shall not be permitted unless their control is placed in the hands of the city council, under conditions approved by the city council.
(Code 1958, § 20A-1107)

Section 17-137 Easements.

Easements having a minimum width of fifteen (15) feet and located along the side or rear lot lines shall be provided as required for utility lines, and underground mains and cables, and pipe for drainage from street to watercourse along lot lines, and for sanitary sewer lines as required according to the terms and conditions of subsection (6) of section 17-188.
(Code 1958, § 20A-1108)

Section 17-138 Street right-of-way widths.

The right-of-way width shall be the distance across a street at right angles from property line to property line. Minimum street right-of-way widths shall be as follows:

- (1) Regional thoroughfares, eighty-six (86) feet; major thoroughfares, eighty (80) feet; secondary thoroughfares, seventy (70) feet; and collector streets, sixty (60) feet as given in the street and traffic plan of the city.
- (2) Minor streets and dead-end streets, sixty (60) feet with curb and gutter, and seventy (70) feet without curb and gutter.
- (3) Alleys, twenty (20) feet, where allowed.

(Code 1958, § 20A-1201)

Section 17-139 Street pavement widths.

Street pavement widths shall be as follows:

- (1) Regional thoroughfares, sixty-eight (68) feet; major thoroughfares, sixty-four (64) feet; secondary thoroughfares, fifty-two (52) feet; and collector streets, thirty-four (34) feet as given in the street and traffic plan of the city. This is not intended to prevent the city through its city council from using stage development to accomplish the final conformance with these standards;
- (2) Minor streets, thirty-two (32) feet if curbs are to be used; twenty-four (24) feet without curb and gutter;
- (3) Cul-de-sac or dead-end streets, twenty-eight (28) feet if curbs are to be used; twenty-four (24) feet without curb and gutter; and
- (4) Alleys, sixteen (16) feet.

(Code 1958, § 20A-1202)

Section 17-140 Street grades.

Maximum and minimum street and ditch grades shall be as follows:

- (1) Regional thoroughfares, major thoroughfares, secondary thoroughfares as shown on the street and traffic plan of the city, not in excess of seven (7) percent;
- (2) Collector streets, not in excess of ten (10) percent;
- (3) Minor streets and dead-end streets and alleys, not in excess of fourteen (14) percent;
- (4) No street grade shall be less than one-half of one (1) percent.

(Code 1958, § 20A-1203)

Section 17-141 Horizontal curvature.

(a) The minimum radii of centerline curvature shall be as follows:

- (1) Regional thoroughfares, major thoroughfares, secondary thoroughfares as shown on the street and traffic plan of the city, eight hundred (800) feet;
- (2) Collector streets, two hundred (200) feet;
- (3) Minor streets and dead-end streets and alleys, one hundred (100) feet.

(b) Whenever a change in alignment occurs in the street except at street intersections, curves shall be required.

(Code 1958, § 20A-1204)

Section 17-142 Tangents.

Between reverse curves, there shall be a tangent having a length not less than the following (see Illustration 6 on file in city, Ordinance Book 5, page 34):

- (1) Regional thoroughfares, major thoroughfares, secondary thoroughfares as shown on the street and traffic plan of the city, two hundred (200) feet.
- (2) Collector streets and minor streets, one hundred (100) feet. (Code 1953, § 20A-1205)

Section 17-143 Street intersections.

Street intersections shall be as nearly at right angles as possible. No street intersections shall be at an angle of less than sixty (60) degrees unless required by unusual circumstances. (See Illustration 7 on file in city, Ordinance Book 5, page 34.)

(Code 1958, § 20A-1207)

Section 17-144 Curblineline radius.

The curblineline radius at street intersections shall be at least fifteen (15) feet. Where the angle of street intersection is less than ninety (90) degrees, a longer radius may be required. (Code 1958, § 20A-1208)

Section 17-145 17-145--17-160. Reserved.