

## **Article E: Design Standards**

### **Sec. 14-1-80 Lot Sizes.**

- (a) Lot sizes shall conform to the area and width dimensional requirements in Section 13-1-60 of the Bayfield County Zoning Code, except in the case of Multiple Unit Developments and Conservation Subdivisions, which shall comply with the applicable requirements of Sec. 13-1-29 and Sec. 13-1-29A of said Code, respectively. In those towns that have not ratified the Bayfield County Zoning Code, the minimum lot size standards of the Residential-1 District shall apply. No lot shall be reduced below the minimum size for the zoning district in which it is located except as may be permitted in a Conversation Subdivision.
- (b) The Zoning Committee may require larger lot sizes in cases of adverse soil, topographical, or locational conditions to provide a greater degree of protection for natural or community resource concerns.
- (c) The size, shape, elevation, and slope of a lot shall permit the installation of sanitary facilities meeting the requirements of the Bayfield County Sanitary and Private Sewage Code, unless such are obviated by central or public facilities.
- (d) In determining lot area, any part of a lot thirty (30) feet or less in width shall not be used in computing lot area nor shall the right-of-way of any public road be used in determining lot area or width.

### **Sec. 14-1-81 Access.**

- (a) Every lot created, and requiring approval under the terms of the Chapter, shall have access to a public street, road, or highway. Such access can be accomplished through the establishment of either a public or private road, as determined by the Zoning Committee.
- (b) Where more than one (1) lot abuts a street, highway or road; a service road or other form of shared access may be required to allow a minimum number of access driveways.

### **Sec. 14-1-82 Dedications.**

- (a) Unless specifically waived by the Zoning Committee, all streets, roads, and other public ways which are proposed to be established to service lots created under this Chapter shall be offered for dedication to the county or town.
- (b) The Zoning Committee may require the dedication, reservation, or easement of certain lands for public access points, parks, drainageways, playgrounds, natural

resource areas, or special use areas to a specified unit of government, subject to acceptance.

- (c) Dedications shall be affected as provided in Sec. 236.29, Wis. Stats. Dedication offers shall be limited to a duration of three (3) years from the date of final land division approval by which time public acquisition must be exercised.
- (d) Where open space land is conveyed in common to each of the owners of lots in a land division, a home owner's association or similar legally constituted body shall be created to maintain such land.

### **Sec. 14-1-83 Improvements.**

- (a) The applicant shall be responsible for the installation of survey monuments in accordance with the requirements of Ch. 236.15, Wis. Stats.
- (b) Unless waived by the Zoning Committee, the applicant shall be responsible for the construction of all roadways to the standards specified in this Chapter.
- (c) The Zoning Committee may require the applicant to provide other improvements to insure quality land divisions which fulfill the intent of this Chapter. Such required improvements include the construction of sewer and water facilities, utility systems, drainage facilities, sidewalks, culverts, street lighting and signing, and other improvements deemed to be in the public interest.

### **Sec. 14-1-84 Bonds.**

- (a) The Zoning Committee may require the applicant to file with the County, a surety bond in which the applicant enters into a contract agreeing to install all required improvements. This contract and bond shall be subject to the approval of the District Attorney and may be in the form of a surety bond, certificate of deposit, certified check or other security equal in amount to the estimated cost of improvements.
- (b) Required improvements shall be made by the applicant or his/her agents not later than one (1) year from the date of final land division approval or at a later date specified by the Zoning Committee.
- (c) Verification of completion of improvements shall be made by the Zoning Department. Upon termination of the bonding period, or completion of improvements, the Zoning Committee shall determine to what extent improvements have been completed and shall return all or a commensurate portion of the bond.

### **Sec. 14-1-85 Streets and Roads.**

- (a) Construction of public streets and roads shall conform with the applicable town and County standards and shall be consistent with the provisions found in Ch. 86.26, Wis. Stats.
- (b) Streets and roads shall be located with due regard to topographical conditions, natural features, existing and proposed utilities and land uses, and public safety and convenience. Where practicable, streets shall intersect at right angles to afford maximum visibility.
- (c) The minimum frontage for lots on the outer edge of a curved street shall be one hundred (100) feet, as measured by the shortest horizontal straight line which can be established between points on the side lot lines at the road frontage end of a lot or parcel. At least one point along the horizontal straight line must lie on the right of way line.
- (d) The minimum frontage for lots fronting on a cul-de-sac shall be fifty (50) feet as measured along the arc between the points where the side lines of a lot intersect the outer edge of the cul-de-sac.
- (e) All cul-de-sacs shall have a minimum radius of no less than forty-five (45) feet.