Appendix H | SIDEWALK MATRIX

LAST UPDATE: NOVEMBER 20, 2001

CASE NUMBER: TA011101

APPENDIX H: SIDEWALK MATRIX

SIDEWALK MATRIX

(To Be Decided During the Platting Process)

Zoning District / Street Type	Is It Required?	Width	Comments	Who Installs?	When?
SF/2F Residential Uses:					
All Streets	Yes	4 feet [1]	Shall be Placed One (1) Foot Inside the Right-Of-Way	Home Builder [2]	Building Permit [1]
Multi-Family Residential Uses:					
All Streets	Yes	4 feet [1]	Shall be Placed One (1) Foot Inside the Right-Of-Way	The Builder [2]	Building Permit [2]
Office/Retail/Commercial/Industrial Park					
All Streets	Yes	4 feet [1]	Shall be Placed One (1) Foot Inside the Right-Of-Way	The Builder	Building Permit
Light Industrial/Heavy Industrial Uses:					
Local/Cul-de-Sac	No	N/A	N/A	N/A	N/A
Collector	No	N/A	N/A	N/A	N/A
Arterial	Yes	4 feet [1]	Shall be Placed One (1) Foot Inside the Right-Of-Way	The Builder	Building Permit

Notes:
[1]: May be six (6) feet wide if adjacent to back of curb, and approved by the City Traffic Engineer.
[2]: Any lot without direct street access (i.e. residential driveways on M4U or larger arterials) should have sidewalks installed coincident with the street construction.

Exceptions:

1) Where 50% or more of the block between intersecting streets on the same side of the street have improvements in them with no sidewalks, then the remaining property owners on the same side of the street are not required to install sidewalks.
2) Where street exist with no curb and gutter, then funds equal to the amount to construct standard sidewalks shall be placed in an escrow account with the City for future construction.

Recommendations:

1) Where sidewalks would abut a perimeter fence or wall, the pavement shall fill the gap between the column and the fence
2) For dedicated trail locations, an allowance should be made for an extended trail or sidewalk.