

SECTION 5 - STREETS - GENERAL STANDARDS OF DESIGN (Amended by the Board of Supervisors on January 10, 2019.)

5-1 *Street Alignment*

Provisions shall be made wherever practicable for the continuation of planned, existing, or platted streets in adjoining areas.

5-2 *Street Layout*

Streets in predominately residential subdivisions shall be designed to discourage through traffic, and offset or jog streets shall be avoided in all cases.

5-3 *Street Angle*

The angle of intersection between streets shall be as close to a right angle as possible and in no case less than 80 degrees unless approved by the governing body or its agent upon recommendation of the Virginia Department of Transportation Engineer for specific reasons of contour, terrain, or matching of existing patterns.

5-4 *Street Half*

Streets of less than the full right-of-way required by this Ordinance shall not be permitted; however, where half streets exist on adjoining property the remaining right-of-way requirement shall be dedicated. No homes shall be constructed on half streets.

5-5 *Street Access*

The street arrangement shall provide adequate access to adjoining parcels where necessary to provide for the orderly development of the County.

5-6 *Street Grade*

Maximum street grades permitted shall not exceed 10%. Grades in excess of 8% should be avoided. Ditches on grades 5% or more shall be paved and catch basins installed where required under the current standards of Fauquier County or the Virginia Department of Transportation. All paved ditches shall be of an approved concrete mixture.

5-7 *Street Width*

The right-of-way width for streets shall conform to the widths designated in the Comprehensive Plan of Fauquier County. The right-of-way width for streets shall not be less than 50 feet.

5-8 *Dead-End Streets*

Dead-end streets shall be designed and constructed in accordance with Section 7-302 of the Zoning Ordinance.

5-9 *Temporary Culs-de-Sac*

Streets more than 300 feet in length from an intersection or proposed to serve more than eight residences that terminate temporarily shall be provided with a temporary terminal cul-de-sac having a radius of not less than 50 feet. The temporary cul-de-sac easement shall remain in force until such time as street extensions are added to the Virginia Highway System.

5-10 *(Deleted)*

5-11 *Reserved Strips*

Reserved or spite strips, restricting access to streets or alleys shall not be permitted provided that nothing herein shall prohibit areas for scenic planting and landscaping where adequate access is otherwise available.

5-12 *Service Drives*

Whenever a proposed subdivision contains or is adjacent to an arterial highway, provisions shall be made for service drives or service streets approximately parallel to such right-of-way. Except where impractical by reason of topography hardship, the area between the drive and the artery shall be sufficient to provide area for scenic planting and screening. The dimension of the area between service drive and artery and the points of access between the same shall be determined after due consideration of traffic safety requirements.