

Sec. 26-205. Sidewalks/multipurpose trails.

Sidewalks/multipurpose trails shall be required in all subdivisions, minor or major, when such tract being subdivided and developed would be adjacent to or abut the city's pedestrian and bicycle trails comprehensive plan layout. ~~Tracts that lie outside of this area shall be reviewed on a case-by-case basis, but in no case shall any major subdivision be developed without sidewalks on at least one side of each public street.~~ For major residential subdivisions, the planning board shall or city council may require sidewalks/multipurpose trails may be required on both sides, if deemed necessary by the planning board, to ensure to promote and enable safe pedestrian travel. For major residential subdivisions that are developed within the city's E.T.J., the developer may choose to not install sidewalks. If the developer chooses to install sidewalks, they shall be on both sides of the street and be approved for subdivisions along streets or roads that are not maintained by the city, provided that perpetual maintenance for such sidewalks shall be provided through a legally established homeowners' or similar owners' association, deed restrictions, covenants, or other maintenance agreements, as approved by the city attorney, and the city shall not be responsible for maintenance of such sidewalks. All long-term maintenance agreements shall perpetually run with the land.

All sidewalks/multipurpose trails shall meet or exceed the requirements of the city's construction standards manual and be so designed as to conform to the general layout and design as described in the pedestrian and bicycle trails comprehensive plan. See construction standards manual for the various options for sidewalk/multipurpose trail installations. The following types of sidewalks/multipurpose trails shall be allowed:

- (a) *Sidewalks.* A four-foot concrete sidewalk installed along and parallel to the street and located in the right-of-way. The sidewalk shall be installed along ~~at least one~~ both sides of every street within the subdivision that is within the city limits. See construction standards for installation methods.
- (b) *Multipurpose trails.* For subdivisions within the City Limits, in lieu of sidewalks a developer may install multipurpose trails within the city limits. Trails must be six feet paved surfaces and installed within a minimum 20-foot easement. Trails must be able to connect, whether now or in the future, to the city's master plan of trails system. The developer must install the equivalent linear feet of trails that would equal what would have been installed in sidewalks. Subdivisions that are developed adjacent to a proposed master plan trail may opt to install the trail in lieu of sidewalks with planning board approval. See construction standards for installation methods.

- ~~(c) *Biking and pedestrian lanes.* In areas outside the corporate limits and where sidewalks would not be feasible the developer may install, with planning board approval, biking and pedestrian lanes. Such lanes shall be an extension of the paved street an additional five feet and shall be installed on one side of each street within the subdivision. Lanes shall be striped and stenciled to show that they are for this purpose only. See construction standards for installation methods.~~

{Ord. of 12-5-05(2)}

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