

zones, except the Board may waive this requirement where other adequate and assured provision is made for service access, off-street loading, unloading, parking, and installation of public utilities.

2. Dead-end alleys shall not be permitted, except the Board may waive this requirement where such dead-end alleys are unavoidable, and where adequate turnaround facilities have been provided.

d. Easements

1. Easements with a right-of-way width of eight (8) feet shall be provided on each side of all rear lot lines where there are no alleys, and along certain side lot lines where necessary for utilities. During construction of utilities there shall be a twelve (12) foot temporary utility easement adjacent (both sides) to all permanent easements and alleys.

2. Where a subdivision is traversed by a water course, drainage way, channel, or stream, there shall be provided a drainage easement of sufficient width for surface or subsurface drainage facility, as approved by the Board, for said water course. This drainage easement for surface or subsurface drainage facility should conform substantially with the existing lines of the water.

3. Subdivisions shall be surveyed so as to allow essential maintenance of irrigation canals of record. Abandoned ditch or canal right-of-ways shall revert to contiguous owners, or, when applicable, to the communal legal body representing these owners.

e. Lots

1. Residential lots, and other lots where applicable, shall be arranged to afford the best possible view, privacy, orientation for sunlight and air, safety, and utilization of natural features. Lot arrangement shall affect local character and good appearance.

2. If public sewage is available, 10,000 square feet lots will be the minimum size. If public sewage is not available, two acres will be the minimum lot size unless percolation tests show adequate absorptive capacity, in which case one acre will be the minimum lot size not including road right-of-ways.

3. All lots shall have principle access to a street or road.

4. Side lot lines shall be substantially at right angles to straight roads or street lines, or radial to curved road or street lines.

5. All corner lots shall be provided with a minimum twenty (20) foot radius.

6. Lots deemed by the Board to be subject to flooding or otherwise uninhabitable shall not be platted for residential occupancy,