

1005.270 Sidewalks.

1. Sidewalk Requirements.

- a) Sidewalks shall be required on both sides of all streets, except for:
 - (1) Cul-de-sac streets containing eight (8) or fewer single family lots, including corner lots.
 - (2) The circular "bulb" portion of all cul-de-sacs.
 - (3) In the "R-1" Zoning District, where the minimum lot frontage is one hundred twenty-five (125) feet on loop streets of not more than twenty-six (26) lots and on a cul-de-sac streets of not more than thirteen (13) lots.
 - (4) Large lot subdivisions.
 - (5) Subdivisions in the Non-Urban District utilizing the Density Development Procedure. (O. No. 13113 - Adopted 2/19/87)
 - b) Sidewalks shall be constructed to County specifications. The minimum requirements for sidewalks shall be as follows:
 - (1) Residential sidewalks shall be of concrete, four (4) feet wide and four (4) inches thick, except in driveways where a six (6) inch thickness shall be required.
 - (2) Non-residential sidewalks shall be of concrete, four (4) feet wide and four (4) inches thick, except a greater width may be recommended by the Department of Highways and Traffic. Sidewalks through driveways shall be required to be seven (7) inches in thickness.
 - (3) Where sidewalks are located adjacent to a vertical curb within a street intersection, wheelchair ramps will be required.
 - (4) Where sidewalks are to be located adjacent to a roadway under the jurisdiction of the Missouri Highways and Transportation Department, they may be required to be placed in a public easement outside of the State right-of-way. Maintenance of walks along State rights-of-way shall be the responsibility of the property owners or the trustees of the subdivision.
2. Sidewalk Exemptions - Sidewalks shall not be required for a large lot subdivision, or for industrial development within the "M-1" or "M-2" Zoning Districts.
3. Sidewalk Variance Procedure - A petitioner may apply to the Planning Department for deletion of sidewalks, including submittal of an alternate sidewalk plan, through the utilization of the variance procedure in accord with Section 1005.380 of this Chapter. The Department of Highways & Traffic shall be requested to provide the Department of Planning with recommendations concerning conditions within road right-of-way involved with a request for variance or alternate sidewalk plans. The Department may grant a variance in the following cases:

1005.270-1

- a) Where sidewalks are not deemed necessary for the public safety or where topographical or other conditions make their installation and use impractical.
 - b) Where tracts of land are created having at least three hundred (300) feet of frontage which could be resubdivided into smaller lots at a future time.
 - c) Where the subdivision designer has submitted for review a proposed sidewalk plan that provides for more direct and safer movement of pedestrian traffic.
 - d) Where justifiable conditions can be shown that the strict application of the requirements contained in this Section would:
 - (1) impose practical difficulties or particular hardship; or
 - (2) cause additional walks that would not be in the public interest, and public safety could be adequately accommodated without the sidewalks.
4. When alternate sidewalk plans are proposed for location within the public right-of-way, the Department of Highways and Traffic shall provide the Department of Planning with recommendations based on conditions within the affected rights-of-way. (O. No. 13113 - Adopted 2/19/87)