Road Ordinance

Lisbon Town Council
January 7, 2025

Why does Lisbon need road ordinances?

- Currently **no standards** for road design and construction for roads built outside of a subdivision
- Allow for **well-planned, connected development** to occur over time
- Protect **public safety** and emergency services access
- Support **municipal capacity**
- **Proactive approach** to prevent long-term issues of road quality and maintenance

Elements of a Road Ordinance

- **Performance Guarantees & Inspections** - make sure work is completed and done correctly
- **Classification** - define driveways and different types of streets
- **Dead-end street limits** - promotes well-planned development, allows growth, and ensures safety
- **Fire prevention** - requires new streets to be designed for fire safety
- **Subdivision street connectivity** - encourages subdivisions to be designed to allow future improvements
- **Subdivision maintenance agreement** - ensures private streets

Also includes minor ordinance clean-up

Performance Bond & Inspections

Performance bond. For collector, major, and minor streets, the developer shall provide an itemized cost estimate for the street and related improvements.

- Developer provides check to the Town in amount determined by Town Manager

Inspections. The developer shall coordinate the construction of streets, drains, sewers, and utilities with the responsible agencies.

- CEO and consulting engineer hold preconstruction meeting; schedule of construction required
- Inspections at regular intervals

Driveway Classification

Driveway means a route that provides access to no more than two lots from either a public or private right-of-way. A driveway shall not be used to provide frontage.

The maximum length shall not exceed 1000 feet.

All driveways serving more than 1 dwelling unit in excess of 150 feet shall contain at least turnaround. The exact location shall be reviewed by the Fire Department.

Street Classification

Minor Street means a street that complies with the standards in Table 70-618 and serves less than 10 lots.

Major Street means a street that complies with the standards in Table Table 70-618 and serves more than 10 lots.

Private Way means a street that has not been accepted by the Town of Lisbon as a Public Street. Private ways do not include driveways or accessways typically referred to as "tote roads" or "woods roads."

No building permit shall be issued for a new primary dwelling unit with primary access from a private street serving a total of ten (10) or more lots, unless the street has been or will, as a condition of approval, be built or upgraded to meet the Major Street standards.

Dead End Streets

- Must have hammerhead or cul-de-sac
- No driveways off hammerheads
- **Max Length:**
  - 1,500 linear feet, or 15 lots in LR, GR, V
  - 2,500 linear feet, or 15 lots in RR, LRR, ROS-I, ROS-II

Fire Prevention

- Streets **with public water access** shall provide fire hydrants every 1,000 feet.
- Streets **without public water access** shall provide a dry hydrant **or** fire pond, **or** all dwellings beyond 1,000 linear feet from the fire hydrant shall have a National Fire Protection Association (NFPA) 13D monitored sprinkler system installed.
- Dead-end private roads not supplied with public water shall have hammerhead turnarounds installed every 1,000 linear feet.

Subdivision Streets - Connectivity

All proposed roads shall be designed as through roads, and shall connect at both ends to different public roads or provide an easement to allow a future connection.

Can be waived by PB if:

- Lot location and/or configuration does not provide for connection to an existing public road;
- Constraints on the subdivided parcel are such that no connections to existing public roads can be made;
- Existing natural features and resources are located in such a fashion to prevent connections to a public road; or
- Valuable open spaces or natural resources can be preserved by eliminating a second entrance into the property.

Subdivision Streets - Maintenance Agreement

- The applicant shall provide evidence that the private road shall be maintained either by the applicant or by the lot owners or a homeowners' association.
- In the event that a homeowners' association is formed, each lot deed shall refer to the association and shall require the lot owner to be a member of the association.
- No private road will be maintained by the Town until the Town has accepted the road.
- No private road shall be offered to the Town for acceptance until it meets the design requirements in Sec. 70-617.