

## **ARTICLE 6.3 – STREET TREES, CURBS, GUTTERS, AND SIDEWALKS**

### **SECTION 6.3.001 - PEDESTRIAN WAYS**

When necessary for public convenience and safety, pedestrian ways ten feet (10') in width to permit access to cul-de-sacs, to pass through oddly shaped or unusually long blocks, or to provide access to schools, parks, recreation, or other public or private areas, may be required. Pedestrian ways shall be of such design and location as reasonably required to facilitate pedestrian travel, and shall be dedicated to the public.

### **SECTION 6.3.002 – STREET TREES, CURBS, GUTTERS, AND SIDEWALKS**

Development shall include installations of street trees, curb, gutters, street lights, and sidewalks as set forth in this Article.

### **SECTION 6.3.003 - REQUIREMENTS FOR SIDEWALKS AND STREET TREES**

#### **A. Residential Development**

Curbs and Sidewalks shall be required for all new development on both sides of the street. Street trees shall be required for all new development according to spacing and locations as approved by the Community Development Director/Planner. Curbs and Sidewalks and street trees shall be required for additions or series of additions to any residential structure valued in excess of thirty percent (30%) of the most recent assessed value of the structure. Sidewalks and street trees shall be required for reconstruction of a residential casualty loss in excess of one hundred thirty percent (130%) of the most recent assessed value of the structure. If curbs and/or sidewalks do not exist adjacent to the subject property, an irrevocable consent to participate in a future Local Improvement District may be substituted for immediate improvements.

#### **B. Commercial and Civic Development**

Curbs and Sidewalks are required for all new commercial and civic development on both sides of the street. The sidewalks shall be constructed to conform to the width of other sidewalks in the general area. Street trees are required for all new commercial development according to spacing and locations as approved by the Community Development Director/Planner. Curbs and Sidewalks and street trees shall be required for additions or series of additions to any commercial or civic structure valued in excess of thirty percent (30%) of the most recent assessed value of the structure. Sidewalks and street trees shall also be required for reconstruction of a commercial or civic casualty loss in excess of one hundred fifteen percent (115%) of the most recent assessed value of the structure. If curbs and/or sidewalks do not exist adjacent to the subject property, an irrevocable consent to participate in a future Local Improvement District may be substituted for immediate improvements.

#### **C. Industrial Development**

Curbs and Sidewalks are required for all new industrial development on both sides of the street. Sidewalks shall be not less than five feet (5') wide. Street trees are required for all new industrial development according to spacing and locations as approved by the Community Development Director/Planner. Curbs and sidewalks and street trees shall be required for additions or series of additions to any industrial structure valued in excess of thirty percent (30%) of the most recent assessed value of the structure. Street trees and sidewalks shall also be required for reconstruction of an industrial casualty loss in excess of one hundred and fifteen percent (115%) of the most recent assessed value of the structure. If curbs and/or sidewalks do not exist adjacent

to the subject property, an irrevocable consent to participate in a future Local Improvement District may be substituted for immediate improvements.

**SECTION 6.3.004 - DESIGN AND CONSTRUCTION STANDARDS**

Curb, gutter, and sidewalk improvements are to be designed and constructed in accordance with standards established by the City of La Grande. All necessary engineering, grading and construction is to occur at the expense of the developer, with the appropriate permits obtained through the Public Works Department/Engineering Division. When a developer installs new curbing within a public street, the developer shall be responsible for extending the existing street pavement to the new curb line.