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PLANNING

Planning is a Division of the Department of Planning & Development Services

SUBDIVISION DESIGN GUIDELINES – LOTS AND BLOCKS

What are the guidelines for lot design?

Possible design actions that may be required include, but are not limited to, the following:

- Lot Arrangements – Proposed arrangements shall not create foreseeable difficulties in securing building permits in compliance with the Zoning Ordinance and Health Regulations, or in providing driveway access to buildings on such lots from an approved street.
- Lot Dimensions – Lot dimensions shall comply with the minimum standards of the Zoning Ordinance, and the On-Site Waste Disposal Ordinance as it pertains to the type of water supply and/or wastewater disposal system proposed. Furthermore, where lots are more than double the minimum required area for the zoning district, the Planning Commission may require that such lots be arranged so as to allow further subdivision and the opening of future streets in compliance with the Zoning Ordinance and other regulations.
- Side Lot Lines - In general, these should be at right angles to street lines unless a variation will give a better street or lot plan.
- Business, Commercial or Industrial Lots - Depth and width of properties reserved or laid out for these purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of use and development contemplated, as established in the Zoning Ordinance.
- Double Frontage & Reverse Frontage Lots - These should be avoided, except where necessary.

What are the guidelines for block design?

- Block Width – Blocks should have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions are permitted in blocks adjacent to major streets, railroads or waterways.
- Block Dimensions - The lengths, widths and shapes of blocks shall be such as are appropriate for the type of development contemplated.
 - Residential Blocks – should not exceed 2,200 feet nor be less than 400 feet in length;
 - Blocks along major arterials and collectors – should not be less than 1,000 feet in length;
 - Long blocks - may require the reservation of an easement through the block to accommodate utilities, drainage facilities or pedestrian traffic;

- Industrial – should be of such length and width as may be determined suitable by the City for the prospective use.
- Pedestrian ways or crosswalks – Pedestrian ways/crosswalks should be no less than 10' wide. These may be required through the center of blocks more than 800' long, where deemed essential.