

**TABLES**

**TABLE I**

Minimum Design Standards for Roads

**TABLE II**

Minimum Design Standards  
General Provisions - Residential Developments

**TABLE III**

Minimum Design Standards  
General Provisions - Non-Residential Developments

**TABLE IV**

Sidewalks

**TABLE V**

Schedule of Fees



**TABLE I**  
**Minimum Design Standards for Roads**

	Residential	Non-Residential
Right-of-Way Width (min.)	All Roads 40 ft.	All Roads 60 ft.
Cul-de-Sacs (min.)	Major road 40 ft. right-of-way radius Minor road 35 ft. right-of-way radius 25 ft. road pavement radius	All Roads 60 ft. right-of-way radius 35 ft. road pavement radius
Graded width of right-of-way (min.)	30 ft.	40 ft.
Gradient (max.)	20%  All grades 15% and above must have the grade verified by an engineer and the certification submitted to the Planning Commission prior to pouring concrete or placement of asphalt.	10%

<p>Paving Requirements</p>	<p><b>MAJOR ROADS</b>  <b>Concrete</b>                  ▪20 ft. width.                  ▪6" depth.                  ▪Concrete shall meet ASTM standards and have a minimum 28-day compressive strength of 4,000 psi.                  ▪Reinforced with fiber compound, mesh or bar: reinforcing shall be 6 gauge mesh having a maximum 6" x 6" spacing pattern or reinforcement bars as may be approved by the county engineer.                  ▪ Minimum of geotextile and 2" gravel base or a minimum of 4" gravel base to allow for proper drainage and leveling.                  ▪ All joints shall be no more than 12' apart.                  ▪ All cold joints must be keyed or pinned with a minimum of ½" dowel bars, 30" long, spaced 24" apart.  <b>Asphaltic</b>                  ▪20 ft. width,                  ▪depth of asphalt and base aggregate in accordance with standards of WV Flexible Pavement Council, with a minimum of base filter fabric conforming to WVDOH requirements installed under the base aggregate.  <b>Gravel*</b>                  ▪22 ft. width,                  ▪6" depth of aggregate</p> <p><b>MINOR ROADS</b>, which are dead-end roads that serve 6 or less homes                  ▪18' width and                  ▪all other paving requirements as stated under "major roads" section above.</p> <p>After subdivision roads are paved, grade and backfill against the road.</p>	<p><b>MAJOR ROADS</b>  <b>Concrete</b>                  ▪24 ft. width.                  ▪6" depth.                  ▪Concrete shall meet ASTM standards and have a minimum 28-day compressive strength of 4,000 psi.                  ▪Reinforced with fiber compound, mesh or bar; reinforcing shall be 6-gauge mesh having a maximum 6" x 6" spacing pattern or reinforcement bars as may be approved by the county engineer.                  ▪ Minimum of geotextile and 2" gravel base or a minimum of 4" gravel base to allow for proper drainage and leveling.                  ▪ All joints shall be no more than 12' apart.                  ▪ All cold joints must be keyed or pinned with a minimum of ½" dowel bars, 30" long, spaced 24" apart.  <b>Asphaltic</b>                  ▪24 ft. width,                  ▪depth of asphalt and base aggregate in accordance with standards of WV Flexible Pavement Council, with a minimum of base filter fabric conforming to WVDOH requirements installed under the base aggregate.  <b>Gravel*</b>                  ▪24 ft. width,                  ▪8" depth of aggregate</p> <p><b>MINOR ROADS - N/A</b></p> <p>After subdivision roads are paved, grade and backfill against the road.</p>
<p>Bridges, culverts, curbs &amp; Gutters</p>	<p>As required by the Planning Commission</p>	<p>As required by the Planning Commission</p>
<p>Curb Radius</p>	<p>Internal / Major Roads no sharper than 35 ft.                  Internal / Minor Roads no sharper than 30 ft.                  Intersection/County or State - WVDOH Rules &amp; Regulations Driveway Manual.</p>	<p>Internal/ All Roads 40 ft.                  Intersection/County or State - WVDOH Rules &amp; Regulations Driveway Manual.</p>

\* Minimum lot sizes to be in excess of three (3) acres unless road is an existing state-maintained thoroughfare.

**TABLE II**  
**Minimum Design Standards**  
**General Provisions\* Residential Developments**

		Residential
Lot Area**	Single Family	<ul style="list-style-type: none"> <li>▪ 6,600 sq. ft. with topography of 25% or less</li> <li>▪ 18,000 sq. ft. with topography of 25% or more</li> </ul>
	Duplex Dwelling with exception of "R-1" Single Family Residential District in the zoned area	<ul style="list-style-type: none"> <li>▪ 4,500 sq. ft. per unit for duplex; 9,000 sq. ft. total.</li> </ul>
	Duplex Dwelling in "R-1" Single Family Residential District in the zoned area	<ul style="list-style-type: none"> <li>▪ 6,600 sq. ft. per unit for duplex; 13,200 sq. ft. total.</li> </ul>
Lot Width at Building Line	Single Family	<ul style="list-style-type: none"> <li>▪ 60 feet</li> </ul>
	Duplex Dwelling with exception of "R-1" Single Family Residential District in the zoned area	<ul style="list-style-type: none"> <li>▪ 45 feet</li> </ul>
	Duplex Dwelling in "R-1" Single Family Residential District in the zoned area	<ul style="list-style-type: none"> <li>▪ 60 feet</li> </ul>
Lot Length		N/A
Lot Frontage	- Interior*** Corner Curves	60 feet 80 feet 60 feet at 20' setback
Yard Setbacks (min.)	- Front Back Side	20 feet 20 feet 5 feet A twenty foot (20') front setback is required for any side or sides of a lot abutting on a road or way.
Separation of Building Groups (min.)		-
Off Street Parking Spaces Required 10' x 18' per parking space		2/dwelling
Duplex Townhouse/Multi-Family Parking		2/dwelling unit 2/unit and 1 additional space per every five (5) units Garage spaces may account for up to 50% of the required parking.

<p>Open Space/Common Area****</p> <p>For developments of 49 or less lots: Recommended                  For developments of 50 or more lots: Required                  Six or more duplex dwellings</p>	<p>1 - 2 lots                  2 lots per 50 lots                  Ten percent (10%) of the parcel not including the required yard setbacks</p>
--	---

\* The general provisions assume the availability of public or central water and sewerage systems. In their absence, the Planning Commission may grant written relief from any of the above provisions to facilitate safe and orderly development.

\*\* No land temporarily or permanently covered with water may be used in the determination of the minimum area of a lot. The area of the main utility transmission line easement may not be used in the determination of the minimum area of a lot.

\*\*\* The frontage may be waived for a parcel not fronting on an existing road, if the parcel is served by a right-of-way that meets the minimum right-of-way standards in Table I in these regulations. The proposed parcel shall not be detrimental to the health, safety, and welfare of future residents and/or owner of the parcel or surrounding landowners and residents.

\*\*\*\* The Planning Commission may exclude marshy or swampy areas as part of the open space/common area development. However, in no case shall more than 25% of the total required open space/common area be water area. Open space/common areas are not required in developments where average lot size is greater than 2 acres.

**TABLE III**

**Minimum Design Standards  
General Provision Non-Residential Developments**

	<b>Commercial</b>	<b>Industrial</b>
Gross Lot Area (min.) *	6,600 sq. ft.	10,000 sq. ft.
Lot Frontage**	60 ft.	100 ft.
Yard Setbacks for commercial or industrial abutting commercial or industrial in an unincorporated area of Putnam County not regulated by land use regulations.		
Front	20 ft.	0 ft.
Rear	0 ft.	0 ft.
Side	0 ft.	0 ft.
	If there is no access to the rear of the property by a public right-of-way, at least one side setback shall be a minimum of 10'.	If there is no access to the rear of the property by a public right-of-way, at least one side setback shall be a minimum of 10'.
	If there are multiple frontages, then one (1) shall be the primary frontage with a setback of 20 feet, and the remainder shall be secondary frontage(s) with setback(s) of 10 feet.	
	The Planning Officer shall determine the primary and secondary frontages.	
Yard Setbacks for commercial or industrial abutting residential in an unincorporated area of Putnam County not regulated by land use regulations		
Front	20 ft.	20 ft.
Rear	20 ft.	20 ft.
Side	5 ft. for 1 - 2 stories 7 ft. for 3 stories for each additional story over 3 stories, add 2 ft.	10 ft.
	If there is no access to the rear of the property by a public right-of-way, at least one side setback shall be a minimum of 10'.	
Yard Setbacks for commercial or industrial in an unincorporated area of Putnam County regulated by land use regulations	<i>See Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, West Virginia for requirements.</i>	<i>See Zoning Ordinance for the Zoned Unincorporated Areas of Putnam County, West Virginia for requirements.</i>

	Commercial	Industrial
Separation of Buildings	20 ft.	30 ft.
Off Street Parking Spaces Required (Min.)		
Offices	Without visiting clients, 1 space for each 300 square feet of gross floor area. With visiting clients, 1 space for each 200 sq. feet of gross floor area.	0.6/employee
General Retail	1 space for each 400 square feet of gross floor area.	
Shopping Centers	1 space for each 250 square feet of gross leasable area. Gross leasable area is defined as the total floor area designed for tenant occupancy and exclusive use, including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the center line of joint partitions and from outside wall faces.	
Restaurants	1 space for each 100 square feet of floor area.	
Church	1 space for every 6 seats in the principal auditorium; 20 inches of bench or pew shall be considered 1 seat. If the place of worship is located within 500 feet of any public parking lot or any commercial parking lot where sufficient space is available by legal agreement of the owner(s) and approved by the Planning Officer, up to 50% of the required parking may be placed on such lot.	
Arena, stadium, theater	1 space for every 4 seats; 20 inches of bench or pew shall be considered 1 seat.	
Motel & Hotels	1 space for each guest room or suite, plus such spaces as are required for eating establishments, assembly rooms and related facilities, as determined by the Planning Officer	
Hospitals	1.8 spaces per bed; hospital bassinets shall not be counted as beds	



	Commercial	Industrial
Off Street Loading Area Required (Min.) Berth/sq. ft. Floor Area	One loading space for each 10,000 square feet of floor area. If less than 10,000 square feet exists, 5,000 or more square feet of floor area shall require one loading space.	Same as Commercial
Size of Berth	Width 14 ft. Length 40 ft. Clearance 15 ft.	

\*\* No land temporarily or permanently covered with water may be used in the determination of the minimum area of a lot. The area of the main utility transmission line easement may not be used in the determination of the minimum area of a lot.

- \*\* 1) The frontage may be waived for a parcel not fronting on an existing road, if the parcel is served by a right-of-way that meets the minimum right-of-way standards in Table I in these regulations. The proposed parcel shall not be detrimental to the health, safety, and welfare of future residents and/or owner of the parcel or surrounding landowners and residents.
- 2) The frontage requirement on a curve may be measured at 20' setback.



**TABLE IV**

**Sidewalks**

Nature of Road	Residential	Non-Residential
Marginal Access Street	Optional *	Both Sides - 5 ft. wide
Residential Access	Optional *	Both Sides - 5 ft. wide
Residential Subcollector	Optional *	Both Sides - 5 ft. wide
Residential Collector	Optional *	Both Sides - 5 ft. wide
Divided Street	Both Sides - 5 ft. wide	Both Sides - 6 ft. wide

\* Optional, but where provided 4 feet minimum on either side of road with concrete curbs.

**TABLE V**

**Schedule of Fees**

Inquire at the Putnam County Planning Commission office for current fee structure.

