

**Table 7-2
Loveland (GMA and City Limits) Street Standards - General Parameters**

Street Classification:		Major Arterial (4-6 Lanes)	Minor Arterial (2 Lanes)	Major Collector	Minor Collector	Local Com/Ind	Local Resid	Lane	Alley
Functional Parameters	No. of Dwelling Units Served	NA	NA	>300	101-300	NA	21-100	<20	--
	Average Daily Traffic At Build-out	16,001-48,000	7,001-16,000	3,001-7,000	1,001-3,000	201-1,000	201-1,000	Max. 200	Max. 200
	Access	See Table 7-4	See Table 7-4	1 forward access per lot (if access cannot be provided from a lower classification)	Max. 2 per Street Frontage	No limit	No limit	No limit	No limit
	Continuity (see definitions)	Unlimited	Unlimited	2 miles	2640' Max	660' Max	660' Max	660' Max	660' Max
Land Use Requirements	Min. right-of-way	120' or 140' ^{5,11}	100'	80'	67'	60'	50'	34'	20'
	Min. Utility (Each Easement Side)	14'	14'	14'	14'	14'	14'	14'	10'
Geometric Parameters	Minimum Street Width (Flowline to flowline)	80-116' ^{4,12}	38'-76' ⁴	48' (w/parking) 38' (no parking)	44' (w/parking) 36' (no parking)	34' (w/parking)	34' (w/parking)	34' (w/parking) 28' (restricted parking ⁷)	20' (in 20' ROW ⁶)
	Min. Lane Width⁹	12'	12'	12'	11'	--	-	--	--
	Turn Lanes	Required ³	Required ³	Not Req.	Not Req.	Not Req.	Not Req.	Not Req.	Not Req.
	Bicycles	5'-7' lane	5'-7' lane ²	5'-7' lane ² 12' lane (when combined w/ parking)	5'-7' lane ² 11' lane (when combined w/ parking)	Share Street	Share Street	Share Street	Share Surface
	Sidewalk Width¹	6' min.	6' min.	6' min.	5' min.	5' min.	5' min.	5' min.	NA
	Sidewalk Location	Detached by 10' min.	Detached by 10' min.	Detached by 6' min.	Detached by 6' min. ⁶	Attached or detached	Attached or detached	Attached or detached – one side only	NA
	Curb Type	Vertical	Vertical	Vertical	Vertical, Drive over or Rollover	Vertical, Drive over or Rollover	Vertical, Drive over or Rollover	Vertical, Drive over or Rollover	
1 Sidewalk may not be required in industrial zones with initial development 2 5' width exclusive of gutter 3 Left turn lanes always required, right turn lanes required if TIS indicates need. 4 Minimum widths must be increased to provide auxiliary turn lanes where needed 5 Required on Taft Ave., Wilson Ave., Eisenhower Blvd., Hwy 287, and 14th St. SW 6 Sidewalks may be attached when adjacent to single family residential homes 7 One side only				8 May be reduced to 16' when necessary due to existing obstructions (power poles, etc.) 9 Lane width is measured from lip of gutter to center of lane stripe. 10 Commercial / Industrial area 11 This width includes turn lanes and minimum right of way at the intersection 12 This width includes turn lanes and double lefts at the intersection					