

**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	<50	—
	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'	60'	60'	58'	50'	16'-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}	40'-56' ⁴	48' (w/parking) 38' (no parking)	38' (w/parking) 36' (no parking)	38' (w/parking)	34' (w/parking)	34' (w/parking) 28' (restricted parking ⁷)	16'-20' (in 16'-20' ROW ⁸)
	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	5'-7' lane ²	Share Street	Share Street	Share Street	Share Surface
	Sidewalk Width¹	6' min.	6' min.	6' min.	6' 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	Detached by 6' min.	Detached by 6' min.	Detached by 5' min.	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 only be attached when adjacent to single family residential homes through a formal variance per LCUASS Section 1.9.4. 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					