



## ALLEY CLASSIFICATION GUIDELINES

The Town's alleys fall into one of four general classifications based on their usefulness. Alleys may move from one category to another based on changes in circumstances. (i.e., relocation of utilities).

The four classifications of alleys are:

### 1. **Indispensable:**

These are alleys serving commercial properties and properties fronting on heavily traveled streets i.e., major arterial routes and alleys which contain sewers and must remain accessible for servicing.

These alleys should not be closed, conveyed, reduced, or otherwise jeopardized through minority interests unless a suitable substitute alley is opened in lieu thereof. They are essential from the viewpoint of fire protection, police protection, loading or unloading of goods, refuse collection, servicing of blocked sewers and utility services. Without such alleys, the above noted services would at least be more costly if not impossible to a complete or adequate extent; and would noticeably interfere with street traffic, thereby reducing the capacity of the adjacent arterial, collector, or business access street.

### 2. **Dispensable:**

These alleys are typically alleys in residential areas and locations where generally the lots are wide enough for side drives, or those alleys abutting parks and other parcels of land which do not require any servicing from the alley. In short, they serve no useful purpose, either now or anticipated. The alleys in this category should be closed if at all possible, and the owners abutting the alleys should be encouraged to accept conveyance. If an abutting property owner requires access through the public right-of-way, access cannot be denied. Therefore, unless an alternate access can be found, the right-of-way cannot be closed.

### 3. **Have Some Level of Usefulness:**

These alleys are alleys which, having some usefulness, are nevertheless not indispensable nor on the other hand, a complete liability. (e.g., Alley is grass or gravel and may have a sewer or access to garages). These alleys should be considered for closing only upon request of abutting owners rather than by encouragement of the Town.

### 4. **Located in planned development districts:**

These alleys are those located in areas that are planned for Development and other similar undeveloped areas where the alley system is clearly obsolete and has never been developed, but where the Town needs to keep its options open until new area plans are prepared, and development is imminent. These alleys should not be closed unless specific development proposals acceptable to the Town are submitted.

In addition to the four general classifications of alleys above, there may be further complicating specific attributes to individual alleys:

- the alley may be fully or partially closed;
- the alley may already be encroached upon.