

Article

6

Subdivision Types

*City of Richmond
Unified Development
Ordinance*

Standard Subdivision (ST)

6.01 Standard Subdivision Intent and Prerequisites

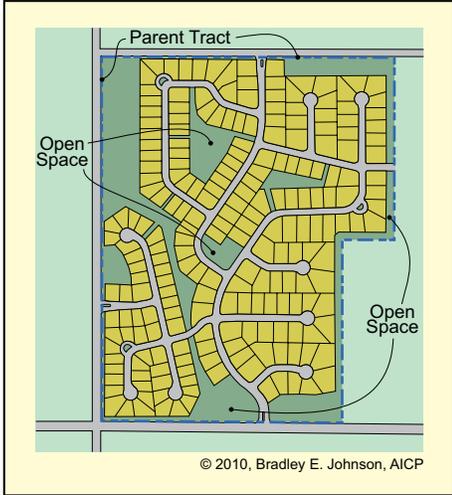
Intent
<p>The Standard Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> • 100% residential <p>Applicability</p> <ul style="list-style-type: none"> • Residential subdivisions of all sizes that require new streets <p>Pedestrian Network</p> <ul style="list-style-type: none"> • Safe and efficient pedestrian circulation within the subdivision • Safe and efficient pedestrian accessibility to perimeter streets <p>Vehicular Network</p> <ul style="list-style-type: none"> • Connectivity to adjacent development, adjacent undeveloped parcels, and the existing street network • Large radius corners and curves <p>Site Feature Preservation</p> <ul style="list-style-type: none"> • Strive to save existing quality tree stands <p>Incentives</p> <ul style="list-style-type: none"> • Limited intensity and density bonus for anti-monotony compliance

Prerequisites
<p>Base Zoning</p> <ul style="list-style-type: none"> • AG, R1, R2, R3, UR, M1, or MH <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> • No minimum <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> • No maximum

Standard Subdivision Intensity and Density Bonus for Anti-monotony Compliance (7.10 Residential Incentive Standards)								
		Zoning District						
		AG	R1	R2	R3	UR	M1	MH
Lot Standards	Min. Lot Area	no change	18,000 sq ft	10,000 sq ft	4,800 sq ft	no change	5,600 sq ft	no change
	Min. Average Lot Area	no change	20,000 sq ft	11,000 sq ft	5,000 sq ft	no change	6,000 sq ft	no change
	Min. Lot Width	no change	90 ft	75 ft	46 ft	no change	46 ft	no change
Setback Standards	Min. Front Setback	no change	30 ft	30 ft	20 ft	no change	25 ft	no change
	Min. Side Setback	no change	9 ft	8 ft	5 ft	no change	10 ft	no change
	Min. Rear Setback	no change	28 ft	25 ft	25 ft	no change	26 ft	no change
Other Standards	Max. Lot Coverage	no change	38%	42%	65%	no change	55%	no change
	Min. Dwelling Unit Size	no change	1,200 sq ft	1,000 sq ft	1,000 sq ft	no change	1,000 sq ft	no change
	Maximum Density	no change	1.7 du/acre	3.5 du/acre	6 du/acre	no change	6 du/acre	no change

Standard Subdivision (ST)

6.02 Standard Subdivision Standards

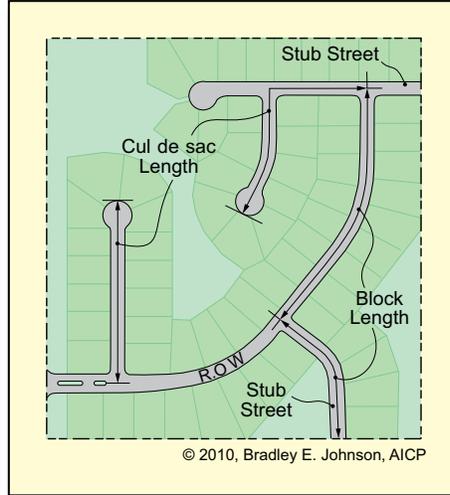


Minimum Required Open Space

- 15%

Minimum Perimeter Landscaping

- 25 feet along perimeter streets that shall be common area
- 10 feet along all other perimeters
- 0 feet if abutting another ST, CS, or ZL subdivision



Minimum Block Length

- 140 feet

Maximum Block Length

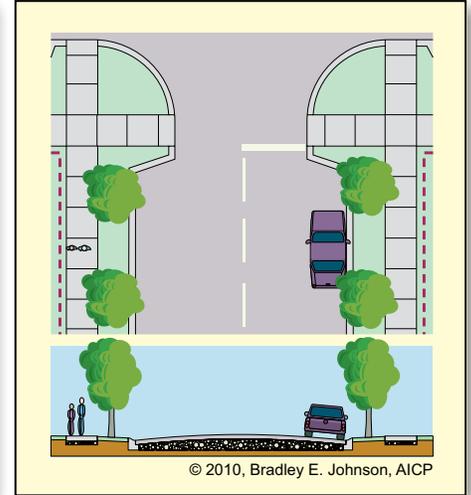
- 1,000 feet

Minimum Cul-de-sac Length

- 140 feet

Maximum Cul-de-sac Length

- 600 feet



Minimum ROW on Local Streets

- 50 feet

Minimum Street Width

- 30 feet

Curb

- Rolled or vertical curb required

On-street Parking

- Required on at least one side

Minimum Tree Plot Width

- 5 feet

Minimum Sidewalk/Sidepath Width

- 5 feet sidewalks along both sides of internal collector streets and internal local streets
- 6 feet sidepaths or sidewalks along both sides of internal arterial streets
- 6 feet sidepaths or sidewalks along perimeter streets

Additional Design Standards that Apply	
Dedication of Public Improvement	Prerequisites
• DD-01.....7-4	• PQ-01.....7-21
Development Name	Storm Water
• DN-01.....7-5	• SM-01.....7-22
Easement	Streets and Access
• EA-01.....7-6	• SA-01.....7-24
Entryway Feature	• SA-02.....7-30
• EF-01.....7-8	• SA-04.....7-32
Erosion Control	• SA-05.....7-32
• EC-01.....7-9	• SA-07.....7-34
Flood Hazard	Street Lighting
• FH-01.....7-10	• SL-01.....7-35
Incentive	• SL-04.....7-36
• IC-01.....7-11	Surety
Lot Establishment	• SY-01.....7-37
• LE-01.....7-12	Utility
Monuments and Markers	• UT-01.....7-39
• MM-01.....7-15	
Open Space	
• OP-01.....7-16	
Owners' Association	
• OA-01.....7-17	
Pedestrian Network	
• PN-01.....7-19	
Perimeter Landscaping	
• PL-01.....7-20	

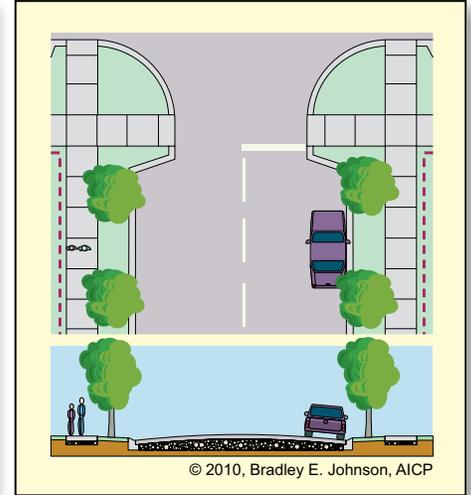
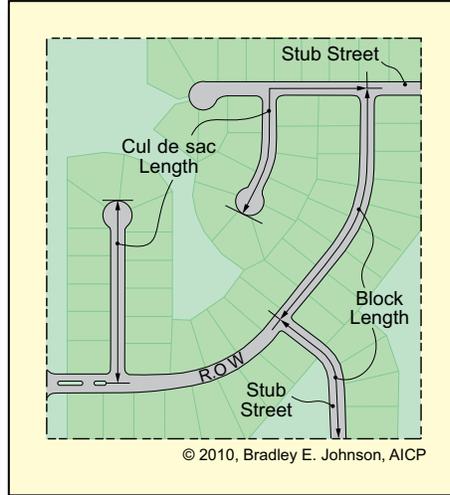
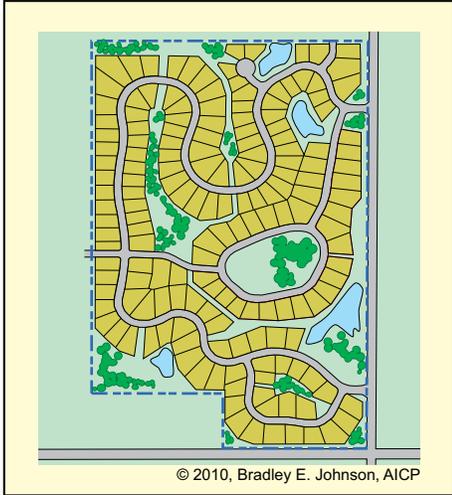
Coved Subdivision (CV)

6.03 Coved Subdivision Intent and Prerequisites

Intent	Prerequisites
<p>The Coved Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> • 100% residential <p>Applicability</p> <ul style="list-style-type: none"> • Residential subdivisions containing at least fifty (50) lots and requiring new streets <p>Pedestrian Network</p> <ul style="list-style-type: none"> • Safe and efficient pedestrian circulation within the subdivision • Safe and efficient pedestrian accessibility to perimeter streets <p>Vehicular Network</p> <ul style="list-style-type: none"> • Connectivity to adjacent development, adjacent undeveloped parcels, and the existing street network • Internal streets characterized by sweeping curves • Minimal use of cul-de-sacs <p>Site Feature Preservation</p> <ul style="list-style-type: none"> • Strive to save quality existing tree stands 	<p>Base Zoning</p> <ul style="list-style-type: none"> • R2 and R3 <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> • 5 acres (217,800 square feet) <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> • No maximum

Coved Subdivision (CV)

6.04 Coved Subdivision Standards



Minimum Required Open Space

- 25%

Minimum Perimeter Landscaping

- 25 feet along perimeter streets that shall be common area
- 10 feet along all other perimeters

Minimum Block Length

- 140 feet

Maximum Block Length

- 1,000 feet

Minimum Cul-de-sac Length

- 140 feet

Maximum Cul-de-sac Length

- 600 feet

Minimum ROW on Local Streets

- 60 feet

Minimum Street Width

- 32 feet

Curb

- Rolled or vertical curb required

On-street Parking

- Required on at least one side

Minimum Tree Plot Width

- 5 feet

Minimum Sidewalk/Sidepath Width

- 5 feet sidewalk required along both sides of all internal local streets and internal collector streets
- 6 feet sidepaths or sidewalks along both sides of internal arterial streets
- 6 feet sidewalks required along perimeter streets

Additional Design Standards that Apply	
Dedication of Public Improvement	Storm Water
• DD-01..... 7-4	• SM-01..... 7-22
Development Name	Streets and Access
• DN-01..... 7-5	• SA-01..... 7-24
Easement	• SA-02..... 7-30
• EA-01..... 7-6	• SA-05..... 7-32
Entryway Feature	• SA-07..... 7-34
• EF-01..... 7-8	Street Lighting
Erosion Control	• SL-01..... 7-35
• EC-01..... 7-9	• SL-04..... 7-36
Flood Hazard	Surety
• FH-01..... 7-10	• SY-01..... 7-37
Lot Establishment	Utility
• LE-01..... 7-12	• UT-01..... 7-39
Monuments and Markers	
• MM-01..... 7-15	
Open Space	
• OP-01..... 7-16	
Owners' Association	
• OA-01..... 7-17	
Pedestrian Network	
• PN-01..... 7-19	
Perimeter Landscaping	
• PL-01..... 7-20	
Prerequisites	
• PQ-01..... 7-21	

Conservation Subdivision (CS)

6.05 Conservation Subdivision Intent and Prerequisites

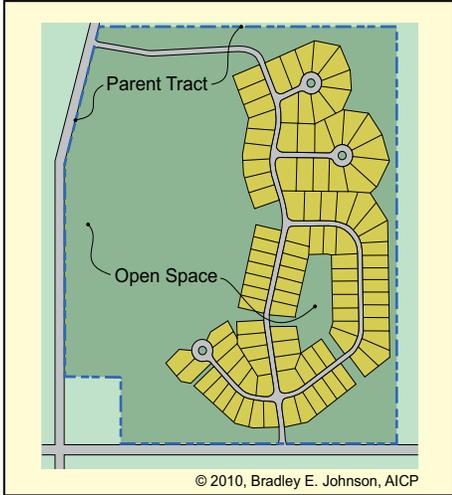
Intent
<p>The Conservation Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> • 100% residential <p>Applicability</p> <ul style="list-style-type: none"> • Residential subdivisions at least forty (40) lots and requiring new streets <p>Pedestrian Network</p> <ul style="list-style-type: none"> • Pedestrian circulation within the subdivision that is sensitive to the subdivision's natural amenities • Safe pedestrian accessibility to perimeter streets <p>Vehicular Network</p> <ul style="list-style-type: none"> • Connectivity to adjacent development, adjacent undeveloped parcels, and the existing street network • Moderate use of cul-de-sacs • Narrow streets without curb • On-street parking is discouraged <p>Site Feature Preservation</p> <ul style="list-style-type: none"> • Preserve existing quality tree stands • Preserve other existing natural amenities <p>Incentives</p> <ul style="list-style-type: none"> • Narrow local streets without curb • Street lighting not required • Sidewalks only required on one side of internal streets • Intensity bonus for conserving land as open space

Prerequisites
<p>Base Zoning</p> <ul style="list-style-type: none"> • AG <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> • 5 acres (217,800 square feet) <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> • No maximum <p>Special Qualifications</p> <ul style="list-style-type: none"> • The parent tract shall have a quality natural amenity covering at least 20% of the parent tract • Subdivision shall facilitate clustered development that ensures the preservation of on-site natural amenities and significant common open space

Conservation Subdivision Intensity Bonus for Conserving at least 40% of Parent Tract as Open Space		
		Zoning District
		AG
Lot Standards	Min. Lot Area	26,000 sq ft
	Min. Average Lot Area	30,000 sq ft
	Min. Lot Width	150 ft.
Setback Standards	Min. Front Setback	70 ft
	Min. Side Setback	25 ft
	Min. Rear Setback	35 ft
Other Standards	Max. Lot Coverage	35%
	Min. Dwelling Unit Size	1,200
	Maximum Density	no change

Conservation Subdivision (CS)

6.06 Conservation Subdivision Standards

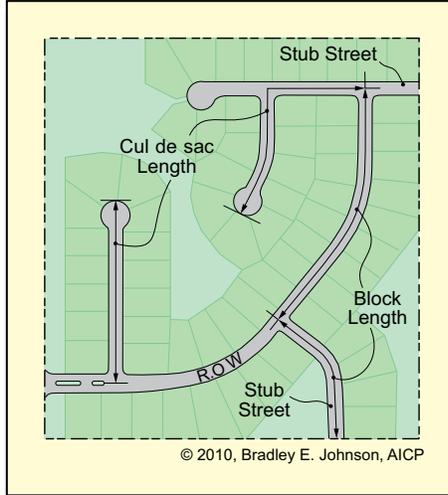


Minimum Required Open Space

- 40%

Minimum Perimeter Landscaping

- 25 feet along perimeter streets that shall be common area
- 10 feet along all other perimeters



Minimum Block Length

- 100 feet

Maximum Block Length

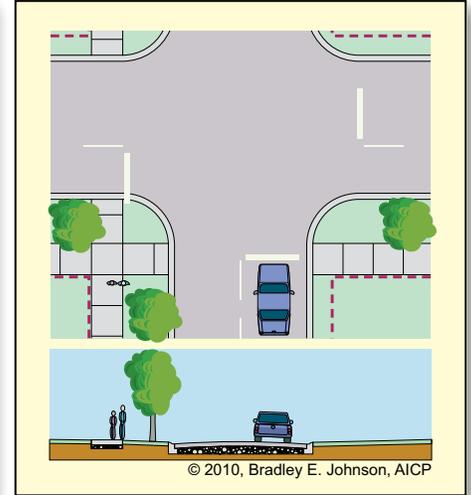
- 1,760 feet (1/3 mile)

Minimum Cul-de-sac Length

- 100 feet

Maximum Cul-de-sac Length

- 1,000 feet



Minimum ROW on Local Streets

- 60 feet

Minimum Street Width

- 22 feet

Curb

- Not required

On-street Parking

- Not required

Minimum Tree Plot Width

- 5 feet, if sidewalk is installed along street

Minimum Sidewalk/Sidepath Width

- Unimproved path in conservation areas
- 4 feet sidewalk along one side of internal local streets and internal collector streets
- 4 feet sidewalk along both sides of internal arterial streets
- 6 feet sidepath or sidewalk along perimeter streets

Additional Design Standards that Apply	
Dedication of Public Improvement	Storm Water
• DD-01..... 7-4	• SM-01..... 7-22
Development Name	Streets and Access
• DN-01..... 7-5	• SA-01..... 7-24
Easement	• SA-02..... 7-30
• EA-01..... 7-6	• SA-05..... 7-32
Entryway Feature	• SA-07..... 7-34
• EF-01..... 7-8	Street Lighting
Erosion Control	• SL-04..... 7-36
• EC-01..... 7-9	Surety
Flood Hazard	• SY-01..... 7-37
• FH-01..... 7-10	Utility
Lot Establishment	• UT-01..... 7-39
• LE-01..... 7-12	
Monuments and Markers	
• MM-01..... 7-15	
Open Space	
• OP-01..... 7-16	
Owners' Association	
• OA-01..... 7-17	
Pedestrian Network	
• PN-01..... 7-19	
Perimeter Landscaping	
• PL-01..... 7-20	
Prerequisites	
• PQ-01..... 7-21	

Traditional Subdivision (TD)

6.07 Traditional Subdivision Intent and Prerequisites

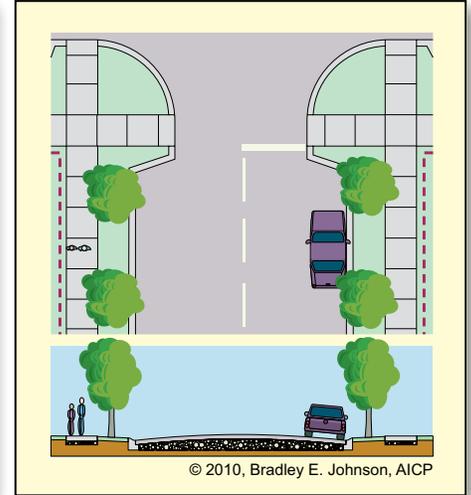
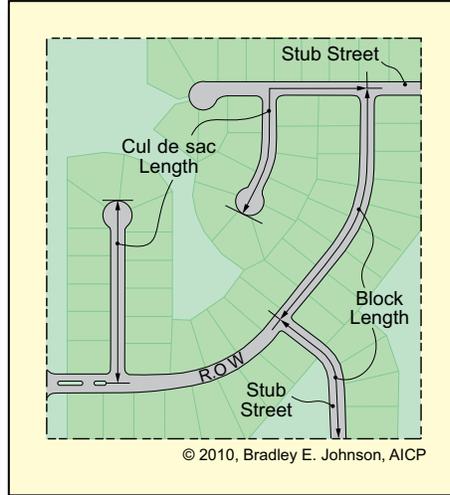
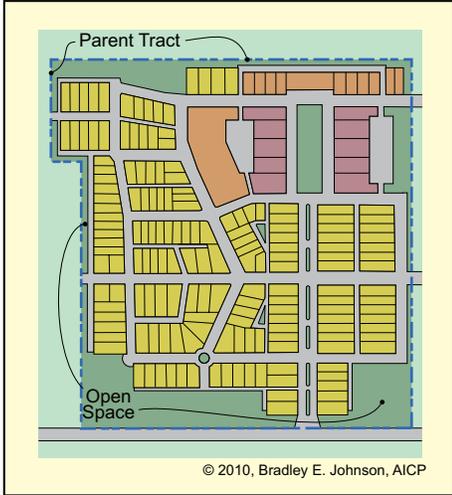
Intent
<p>The Traditional Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> Mixed use, with majority being residential <p>Applicability</p> <ul style="list-style-type: none"> Subdivisions containing fifty (50) or more lots and new streets and alleys <p>Pedestrian Network</p> <ul style="list-style-type: none"> Safe, efficient, and highly accessible pedestrian circulation within the subdivision Safe, efficient, and easy access to perimeter streets <p>Vehicular Network</p> <ul style="list-style-type: none"> Creation of grid-like street and alley system that allows for maximum connectivity to adjacent neighborhoods and non-residential activity centers Frequent use of alleys and garage access via alleys Short blocks Small radius corners <p>Site Feature Preservation</p> <ul style="list-style-type: none"> Strive to save existing quality tree stands <p>Incentives</p> <ul style="list-style-type: none"> Increased intensity and density for traditional subdivision design

Prerequisites
<p>Base Zoning</p> <ul style="list-style-type: none"> Minimum of 80% R3, UR or M1 <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> 40 acres <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> 200 acres <p>Special Qualifications</p> <ul style="list-style-type: none"> Subdivision shall be designed around pedestrian-scale streetscape featuring narrow street profiles, alleys, on-street parking, building forward orientation, short blocks, and decorative street lighting

Traditional Subdivision Intensity and Density Bonus for Traditional Design Compliance				
		Zoning District		
		R3	UR	M1
Lot Standards	Min. Lot Area	4,600 sq ft	4,600 sq ft	5,500 sq ft
	Min. Average Lot Area	no change	no change	no change
	Min. Lot Width	44 ft	no change	45 ft
Setback Standards	Min. Front Setback	20 ft	15 ft	22 ft
	Min. Side Setback	6 ft	no change	10 ft
	Min. Rear Setback	28 ft	22 ft	28 ft
Other Standards	Max. Lot Coverage	no change	67%	55%
	Min. Dwelling Unit Size	no change	no change	no change
	Min. Average Dwelling Unit Size	no change	no change	no change
	Maximum Density	6.2 du/acre	6.2 du/acre	5.5 du/acre

Traditional Subdivision (TD)

6.08 Traditional Subdivision Standards



Minimum Required Open Space

- 15%

Minimum Perimeter Landscaping

- 25 feet along perimeter streets that shall be common area
- 10 feet along all other perimeters
- 0 feet if abutting another TD or a TN subdivision

Minimum Block Length

- 200 feet

Maximum Block Length

- 660 feet

Average Block Length

- Between 300 and 500 feet

Cul-de-sac Length

- Cul-de-sacs not permitted

Minimum ROW on Local Streets

- 56 feet if on-street is on one side
- 62 feet if on-street parking is on both sides

Minimum Street Width

- 30 feet

Curb

- Vertical curb required

On-street Parking

- Required on at least one side

Minimum Tree Plot Width

- 5 feet in residential areas
- 0 feet in non-residential areas

Minimum Sidewalk/Sidepath Width

- 5 feet sidewalk along both sides of internal residential streets (local, collector, and arterial)
- 5 feet sidewalk along internal non-residential streets (local, collector and arterial)
- 5 sidepath or sidewalk along perimeter streets

Additional Design Standards that Apply	
Dedication of Public Improvement	Perimeter Landscaping
• DD-01.....7-4	• PL-017-20
Development Name	Prerequisites
• DN-01.....7-5	• PQ-01.....7-21
Easement	Storm Water
• EA-01.....7-6	• SM-017-22
Entryway Feature	Streets and Access
• EF-01.....7-8	• SA-017-24
Erosion Control	• SA-027-30
• EC-01.....7-9	• SA-037-31
Flood Hazard	• SA-057-32
• FH-01.....7-10	• SA-077-34
Incentive	Street Lighting
• IC-01.....7-11	• SL-027-35
Lot Establishment	• SL-037-36
• LE-01.....7-12	• SL-047-36
Mixed Use	Surety
• MX-017-14	• SY-017-37
Monuments and Markers	Utility
• MM-01.....7-15	• UT-017-39
Open Space	
• OP-01.....7-16	
Owners' Association	
• OA-01.....7-17	
Pedestrian Network	
• PN-01.....7-19	

Townhouse Subdivision (TN)

6.09 Townhouse Subdivision Intent and Prerequisites

Intent
<p>The Townhouse Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> • 100% residential, in the form of townhouses <p>Applicability</p> <ul style="list-style-type: none"> • Residential subdivisions involving townhouses including all sizes that may or may not require new streets <p>Pedestrian Network</p> <ul style="list-style-type: none"> • Safe, efficient, and highly accessible pedestrian circulation within the subdivision • Safe, efficient, and easy access to perimeter streets <p>Vehicular Network</p> <ul style="list-style-type: none"> • Creation of grid-like street and alley system that allows for maximum connectivity to adjacent neighborhoods and non-residential activity centers • Frequent use of alleys and garage access via alleys • Short blocks • Small radius corners <p>Site Feature Preservation</p> <ul style="list-style-type: none"> • Strive to save existing quality tree stands <p>Incentives</p> <ul style="list-style-type: none"> • Increased intensity and density for townhouse subdivision design

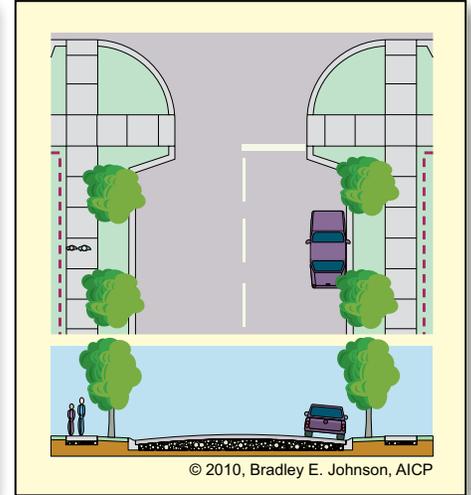
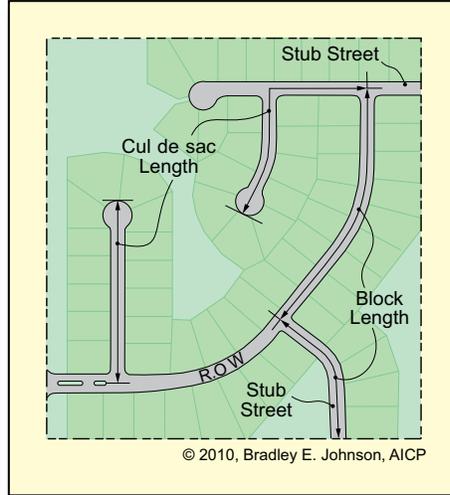
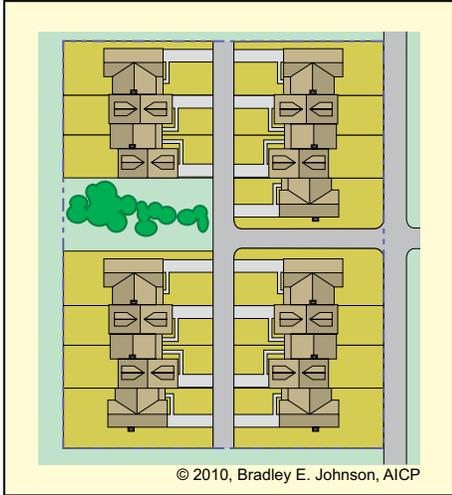
Prerequisites
<p>Base Zoning</p> <ul style="list-style-type: none"> • M1 or M2 <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> • no minimum <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> • no maximum <p>Special Qualifications</p> <ul style="list-style-type: none"> • Subdivision shall be designed around pedestrian-scale streetscape featuring narrow street profiles, on-street parking, building forward orientation, short blocks, and decorative street lighting

Townhouse Subdivision Intensity and Density Bonus for Townhome Design Compliance			
		Zoning District	
		M1	M2
Lot Standards	Min. Lot Area	2,300 sq ft	2,200 sq ft
	Min. Average Lot Area	2,700 sq ft	2,600 sq ft
	Min. Lot Width	20 ft	20 ft
	Min. Average Lot Width	26 ft	26 ft
Setback Standards	Min. Front Setback	20 ft	20 ft
	Min. Side Setback	0 ft	0 ft
	Min. Rear Setback	30 ft	40 ft
	Min. Building Separation*	30 ft	35 ft
Other Standards	Max. Lot Coverage	50%	70%
	Min. Dwelling Unit Size	1,000 sq ft	900 sq ft
	Min. Average Dwelling Unit Size	1,200 sq ft	1,200 sq ft
	Maximum Density	6 du/acre	12 du/acre

* Separation from another block of townhouses, not each individual unit.

Townhouse Subdivision (TN)

6.10 Townhouse Subdivision Standards



Minimum Required Open Space

- 20%

Minimum Perimeter Landscaping

- 25 feet along perimeter streets
- 10 feet along all other perimeters
- 0 feet if abutting another TN or a TD subdivision

Minimum Block Length

- 200 feet

Maximum Block Length

- 660 feet

Average Block Length

- Between 300 and 500 feet

Cul-de-sac Length

- Cul-de-sacs not permitted

Minimum ROW on Local Streets

- 56 feet if on-street is on one side
- 62 feet if on-street parking is on both sides

Minimum Street Width

- 30 feet

Curb

- Vertical curb required

On-street Parking

- Required on at least one side

Minimum Tree Plot Width

- 5 feet

Minimum Sidewalk/Sidepath Width

- 4 feet sidewalk along both sides of internal local streets and internal collector streets
- 6 feet sidepath or sidewalk along both sides of internal arterial streets
- 6 feet sidepath or sidewalk along perimeter streets

Additional Design Standards that Apply	
Dedication of Public Improvement	Prerequisites
• DD-01.....7-4	• PQ-01.....7-21
Development Name	Storm Water
• DN-01.....7-5	• SM-01.....7-22
Easement	Streets and Access
• EA-01.....7-6	• SA-01.....7-24
Entryway Feature	• SA-02.....7-30
• EF-01.....7-8	• SA-03.....7-31
Erosion Control	• SA-05.....7-32
• EC-01.....7-9	• SA-07.....7-34
Flood Hazard	Street Lighting
• FH-01.....7-10	• SL-03.....7-36
Incentive	• SL-04.....7-36
• IC-01.....7-11	Surety
Lot Establishment	• SY-01.....7-37
• LE-01.....7-12	Utility
Monuments and Markers	• UT-01.....7-39
• MM-01.....7-15	
Open Space	
• OP-01.....7-16	
Owners' Association	
• OA-01.....7-17	
Pedestrian Network	
• PN-01.....7-19	
Perimeter Landscaping	
• PL-01.....7-20	

Zero Lot Line Subdivision (ZL)

6.11 Zero Lot Line Subdivision Intent and Prerequisites

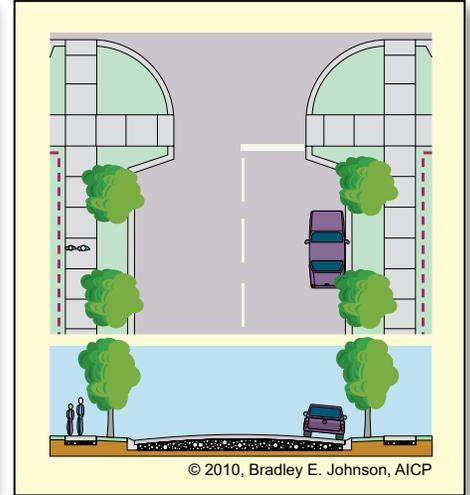
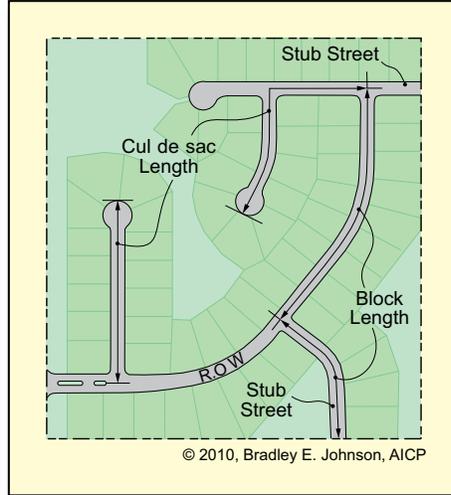
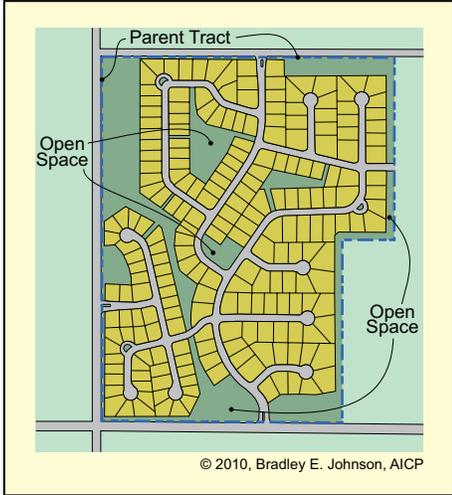
Intent
<p>The Zero Lot Line Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> • 100% residential <p>Applicability</p> <ul style="list-style-type: none"> • Residential subdivisions involving zero lot line development including all sizes that may or may not require new streets <p>Pedestrian Network</p> <ul style="list-style-type: none"> • Safe and efficient pedestrian circulation within the subdivision • Safe and efficient pedestrian accessibility to perimeter streets <p>Vehicular Network</p> <ul style="list-style-type: none"> • Connectivity to adjacent development, adjacent undeveloped parcels, and the existing street network • Large radius corners and curves <p>Site Feature Preservation</p> <ul style="list-style-type: none"> • Strive to save existing quality tree stands <p>Incentives</p> <ul style="list-style-type: none"> • Limited intensity and density bonus for anti-monotony compliance

Prerequisites
<p>Base Zoning</p> <ul style="list-style-type: none"> • R1, R2, R3, UR or M1 <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> • No minimum <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> • No maximum

Zero Lot Line Subdivision Intensity and Density Bonus for Anti-monotony Compliance (7.10 Residential Incentive Standards)						
		Zoning Districts				
		R1	R2	R3	UR	M1
Lot Standards	Min. Lot Area	18,000 sq ft	10,000 sq ft	4,800 sq ft	5,000 sq ft	5,600 sq ft
	Min. Average Lot Area	20,000 sq ft	11,000 sq ft	5,000 sq ft	5,000 sq ft	6,000 sq ft
	Min. Lot Width	90 ft	75 ft	46 ft	40 ft	46 ft
Setback Standards	Min. Front Setback	30 ft	30 ft	25 ft	15 ft	25 ft
	Min. Side Setback	0 ft	0 ft	0 ft	0 ft	0 ft
	Min. Aggregate Side Setback	9 ft	8 ft	5 ft	5 ft	10 ft
	Min. Rear Setback	28 ft	25 ft	25 ft	25 ft	26 ft
	Min. Building Separation	10 ft	10 ft	10 ft	10 ft	10 ft
Other Standards	Max. Lot Coverage	38%	42%	65%	65%	55%
	Min. Dwelling Unit Size	1,200 sq ft	1,000 sq ft	1,000 sq ft	1,000	1,000 sq ft
	Maximum Density	1.7 du/acre	3.5 du/acre	6 du/acre	6 du/acre	6 du/acre

Zero Lot Line Subdivision (ZL)

6.12 Zero Lot Line Subdivision Standards



Minimum Required Open Space

- 15%

Minimum Perimeter Landscaping

- 25 feet along perimeter streets that shall be common area
- 10 feet along all other perimeters
- 0 feet if abutting another ZL, CS, or ST subdivision

Minimum Block Length

- 140 feet

Maximum Block Length

- 1,000 feet

Minimum Cul-de-sac Length

- 140 feet

Maximum Cul-de-sac Length

- 600 feet

Minimum ROW on Local Streets

- 56 feet

Minimum Street Width

- 32 feet

Curb

- Rolled or vertical curb required

On-street Parking

- Required on at least one side

Minimum Tree Plot Width

- 5 feet

Minimum Sidewalk/Sidepath Width

- 5 feet sidewalks along both sides of internal collector streets and internal local streets
- 6 feet sidepaths or sidewalks along both sides of internal arterial streets
- 6 feet sidepaths or sidewalks along perimeter streets

Additional Design Standards that Apply	
Dedication of Public Improvement	Perimeter Landscaping
• DD-01..... 7-4	• PL-01 7-20
Development Name	Prerequisites
• DN-01..... 7-5	• PQ-01..... 7-21
Easement	Storm Water
• EA-01..... 7-6	• SM-01 7-22
Entryway Feature	Streets and Access
• EF-01..... 7-8	• SA-01 7-24
Erosion Control	• SA-02 7-30
• EC-01..... 7-9	• SA-04 7-32
Flood Hazard	• SA-05 7-32
• FH-01..... 7-10	• SA-07 7-34
Incentive	Street Lighting
• IC-01..... 7-11	• SL-01 7-35
Lot Establishment	• SL-04 7-36
• LE-01 7-12	Surety
Monuments and Markers	• SY-01 7-37
• MM-01 7-15	Utility
Open Space	• UT-01 7-39
• OP-01..... 7-16	
Owners' Association	
• OA-01..... 7-17	
Pedestrian Network	
• PN-01..... 7-19	

Strip Commercial Subdivision (SC)

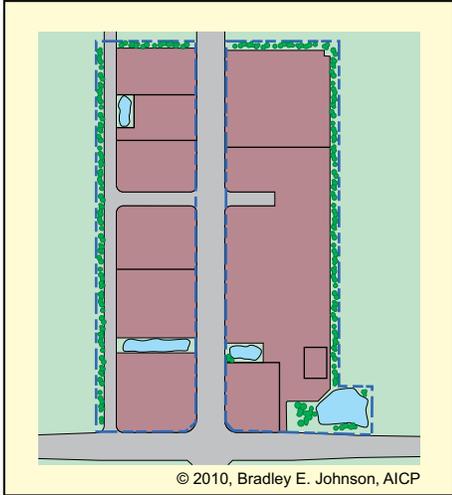
6.13 Strip Commercial Subdivision Intent and Prerequisites

Intent	Prerequisites
<p>The Strip Commercial Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> • At least 90% non-residential <p>Applicability</p> <ul style="list-style-type: none"> • Commercial strip subdivisions of all sizes that may or may not require new streets <p>Pedestrian Network</p> <ul style="list-style-type: none"> • Safe movement to primary structures from streets • Safe movement between primary structures • Safe accessibility to perimeter streets <p>Vehicular Network</p> <ul style="list-style-type: none"> • Connectivity to adjacent development, adjacent undeveloped parcels, and the existing street network • Adequate accessibility for deliveries • Use of frontage streets when necessary • Minimal curb cuts <p>Site Feature Preservation</p> <ul style="list-style-type: none"> • Strive to save quality existing tree stands 	<p>Base Zoning</p> <ul style="list-style-type: none"> • NC, LC, GC or HC <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> • 2 acres (87,120 square feet) <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> • No maximum



Strip Commercial Subdivision (SC)

6.14 Strip Commercial Standards

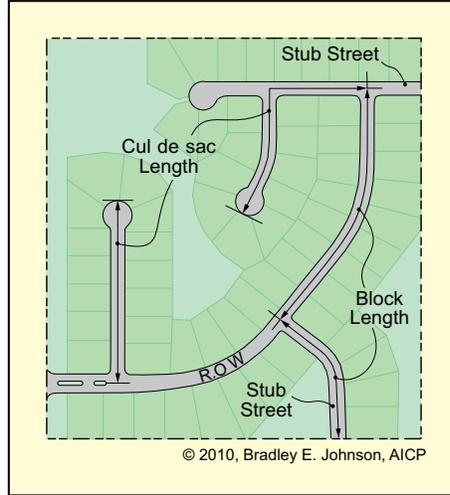


Minimum Required Open Space

- 10%

Minimum Perimeter Landscaping

- 15 feet along perimeter streets
- 10 feet along all other perimeters
- 0 feet if abutting a LC, GC, or HC District



Minimum Block Length

- 140 feet

Maximum Block Length

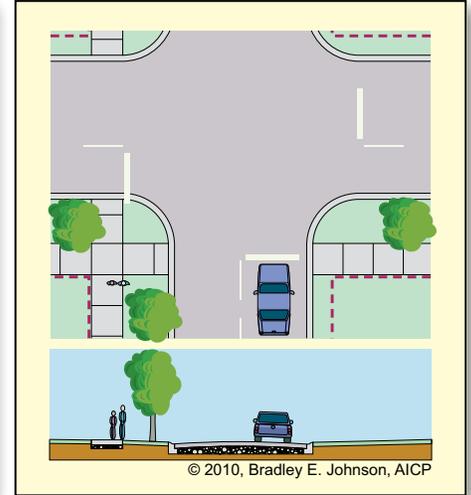
- 1,000 feet

Minimum Cul-de-sac Length

- No minimum

Maximum Cul-de-sac Length

- 600 feet



Minimum ROW on Local Streets

- 60 feet

Minimum Street Width

- 24 feet

Curb

- Rolled or vertical curb required

On-street Parking

- Not permitted

Minimum Tree Plot Width

- 5 feet

Minimum Sidewalk/Sidepath Width

- 4 feet sidewalk along at least one side of internal local streets and internal collector streets
- 6 feet sidepath or sidewalk along both sides of internal arterial streets
- 6 feet sidepath or sidewalk along perimeter streets

Additional Design Standards that Apply	
Dedication of Public Improvement	Prerequisites
• DD-01 7-4	• PQ-01 7-21
Development Name	Storm Water
• DN-01 7-5	• SM-01 7-22
Easement	Streets and Access
• EA-01 7-6	• SA-01 7-24
Entryway Feature	• SA-02 7-30
• EF-01 7-8	• SA-06 7-33
Erosion Control	• SA-07 7-34
• EC-01 7-9	Street Lighting
Flood Hazard	• SL-03 7-36
• FH-01 7-10	• SL-04 7-36
Lot Establishment	Surety
• LE-02 7-13	• SY-01 7-37
Monuments and Markers	Utility
• MM-01 7-15	• UT-01 7-39
Open Space	
• OP-01 7-16	
Owners' Association	
• OA-01 7-17	
Pedestrian Network	
• PN-01 7-19	
Perimeter Landscaping	
• PL-01 7-20	

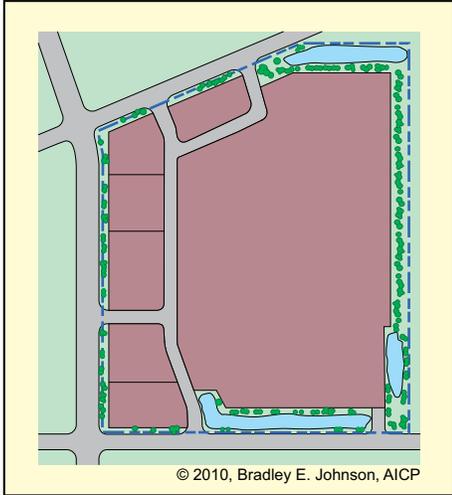
Commercial District Subdivision (CD)

6.15 Commercial District Subdivision Intent and Prerequisites

Intent	Prerequisites
<p>The Commercial District Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> • At least 90% non-residential <p>Applicability</p> <ul style="list-style-type: none"> • Commercial subdivisions regardless of the number of lots and regardless if new infrastructure improvements are required <p>Pedestrian Network</p> <ul style="list-style-type: none"> • Safe movement to primary structures from streets • Safe movement between primary structures • Safe accessibility to perimeter streets <p>Vehicular Network</p> <ul style="list-style-type: none"> • Connectivity to adjacent development, adjacent undeveloped parcels, and the existing street network • Adequate accessibility for deliveries • Use of frontage roads when necessary • Minimal curb cuts <p>Site Feature Preservation</p> <ul style="list-style-type: none"> • Strive to save quality existing tree stands 	<p>Base Zoning</p> <ul style="list-style-type: none"> • LC or GC <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> • 2 acres (87,120 square feet) <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> • No maximum

Commercial District Subdivision (CD)

6.16 Commercial District Subdivision Standards

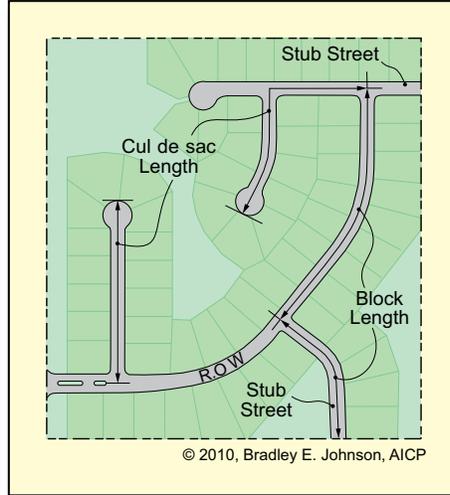


Minimum Required Open Space

- 10%

Minimum Perimeter Landscaping

- 15 feet along all perimeter streets
- 10 feet along all other perimeters
- 0 feet if abutting a LC, GC, or HC District



Minimum Block Length

- 140 feet

Maximum Block Length

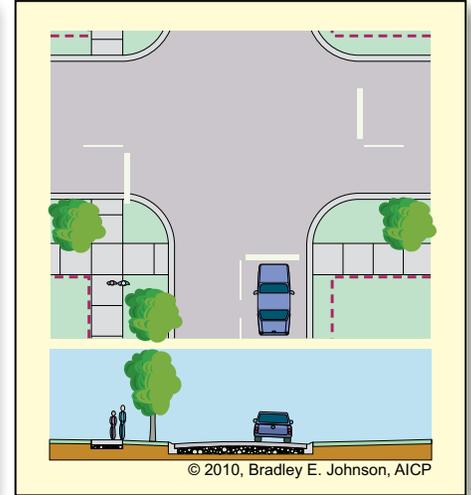
- 1,000 feet

Minimum Cul-de-sac Length

- 140 feet

Maximum Cul-de-sac Length

- 600 feet



Minimum ROW on Local Streets

- 60 feet

Minimum Street Width

- 24 feet

Curb

- Rolled or vertical curb required

On-street Parking

- Not permitted

Minimum Tree Plot Width

- 5 feet

Minimum Sidewalk/Sidepath Width

- 4 feet sidewalk along at least one side of internal local streets and internal collector streets
- 6 feet sidepath or sidewalk along both sides of internal arterial streets
- 6 feet sidepath or sidewalk along perimeter streets

Additional Design Standards that Apply	
Dedication of Public Improvement	Prerequisites
• DD-01 7-4	• PQ-01 7-21
Development Name	Storm Water
• DN-01 7-5	• SM-01 7-22
Easement	Streets and Access
• EA-01 7-6	• SA-01 7-24
Entryway Feature	• SA-02 7-30
• EF-01 7-8	• SA-06 7-33
Erosion Control	• SA-07 7-34
• EC-01 7-9	Street Lighting
Flood Hazard	• SL-03 7-36
• FH-01 7-10	• SL-04 7-36
Lot Establishment	Surety
• LE-02 7-13	• SY-01 7-37
Monuments and Markers	Utility
• MM-01 7-15	• UT-01 7-39
Open Space	
• OP-01 7-16	
Owners' Association	
• OA-01 7-17	
Pedestrian Network	
• PN-01 7-19	
Perimeter Landscaping	
• PL-01 7-20	

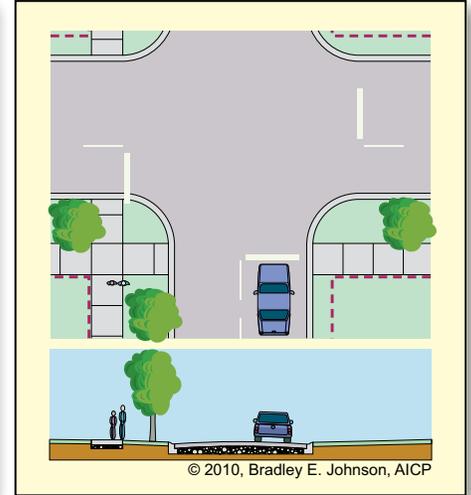
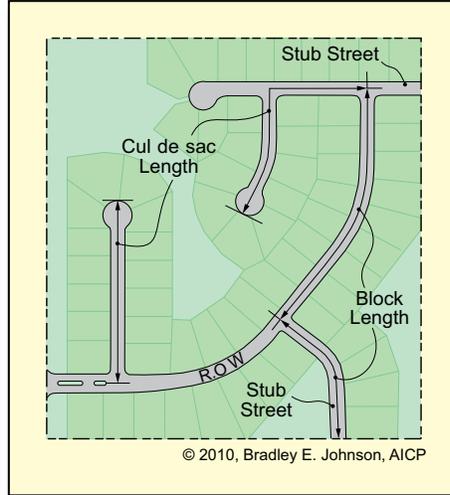
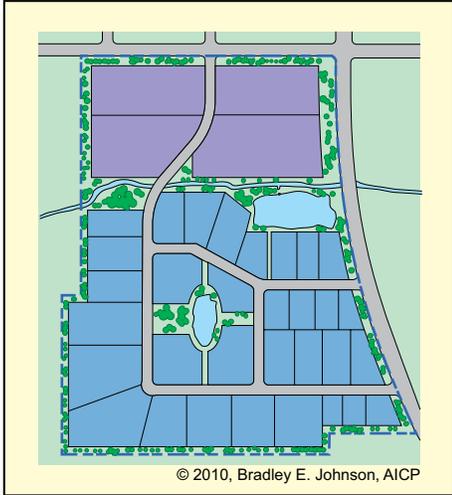
Industrial Park Subdivision (IP)

6.17 Industrial Park Subdivision Intent and Prerequisites

Intent	Prerequisites
<p>The Industrial Park Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> • 100% nonresidential • At least 60% industrial uses <p>Applicability</p> <ul style="list-style-type: none"> • Industrial subdivisions of all sizes that may or may not require new streets <p>Pedestrian Network</p> <ul style="list-style-type: none"> • Safe movement to primary structures from streets • Safe movement between primary structures • Safe accessibility to perimeter streets <p>Vehicular Network</p> <ul style="list-style-type: none"> • Connectivity to adjacent lots • Use of frontage streets when necessary • Safe and efficient integration of vehicular and truck traffic • Minimal curb cuts <p>Site Feature Preservation</p> <ul style="list-style-type: none"> • Strive to save quality existing tree stands 	<p>Base Zoning</p> <ul style="list-style-type: none"> • I1 or I2 <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> • No minimum <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> • No maximum

Industrial Park Subdivision (IP)

6.18 Industrial Park Subdivision Standards



Minimum Required Open Space

- 10%

Minimum Perimeter Landscaping

- 40 feet along perimeter streets that shall be common area
- 20 feet along all other perimeters
- 0 feet if abutting a I1, I2, or HI District

Minimum Block Length

- No minimum

Maximum Block Length

- No maximum

Cul-de-sac Length

- Cul-de-sacs not permitted

Minimum ROW on Local Streets

- 60 feet

Minimum Street Width

- 24 feet

Curb

- Not applicable

On-street Parking

- Not applicable

Minimum Tree Plot Width

- Not applicable

Minimum Sidewalk/Sidepath Width

- Not applicable

Additional Design Standards that Apply	
Dedication of Public Improvement	Prerequisites
• DD-01 7-4	• PQ-01 7-21
Development Name	Storm Water
• DN-01 7-5	• SM-01 7-22
Easement	Streets and Access
• EA-01 7-6	• SA-01 7-24
Entryway Feature	• SA-02 7-30
• EF-01 7-8	• SA-06 7-33
Erosion Control	• SA-07 7-34
• EC-01 7-9	Street Lighting
Flood Hazard	• SL-03 7-36
• FH-01 7-10	• SL-04 7-36
Lot Establishment	Surety
• LE-02 7-13	• SY-01 7-37
Monuments and Markers	Utility
• MM-01 7-15	• UT-01 7-39
Open Space	
• OP-01 7-16	
Owners' Association	
• OA-01 7-17	
Pedestrian Network	
• PN-01 7-19	
Perimeter Landscaping	
• PL-01 7-20	

