

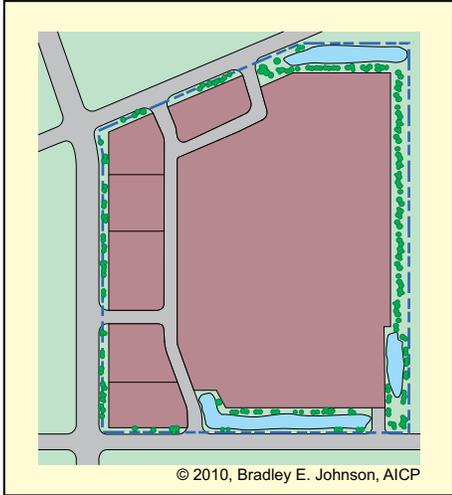
# Commercial District Subdivision (CD)

## 6.15 Commercial District Subdivision Intent and Prerequisites

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

# Commercial District Subdivision (CD)

## 6.16 Commercial District Subdivision Standards

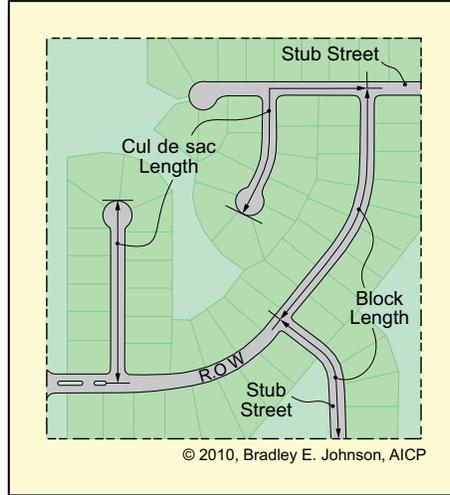


### Minimum Required Open Space

- 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

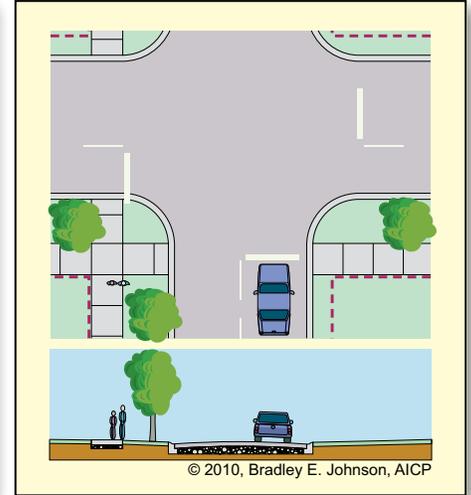
- 1,000 feet

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