

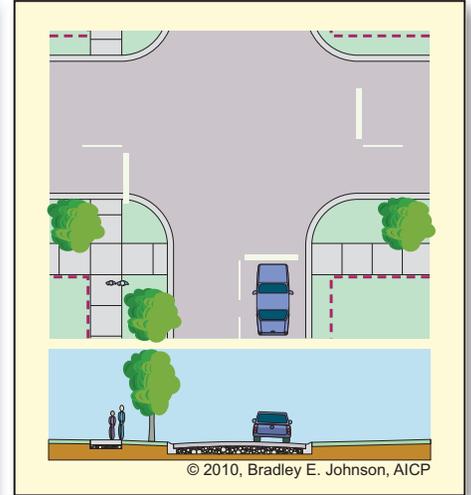
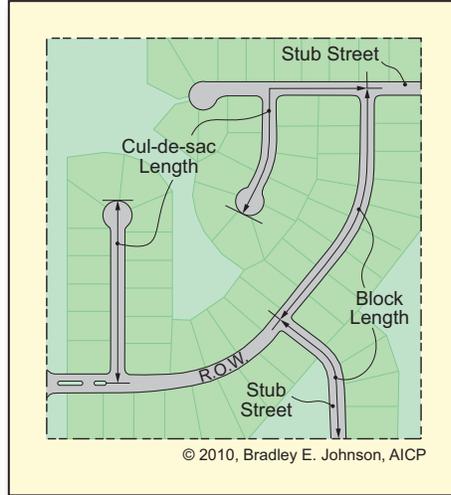
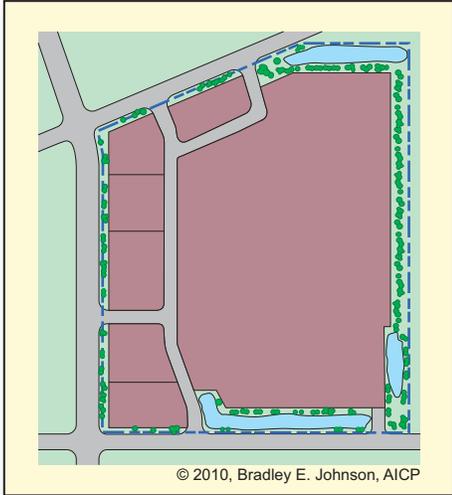
Commercial District Subdivision (CD)

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	