

1005.160 Non-Residential Subdivision Design Standards.

The design standards as set forth in this Section are the minimum design standards to be used by the non-residential subdivider. Unless otherwise set forth below, the standards and procedures established elsewhere in this Chapter as applicable to all subdivisions shall apply to non-residential subdivisions as well.

1. Lots

- a) The lot size, width, and depth shall be appropriate for the location and type of development contemplated and shall conform to the requirements of the Zoning Ordinance for the district in which the non-residential subdivision is proposed.
- b) A minimum road frontage of fifty (50) feet or direct access by a fifty (50) foot road easement or right-of-way or recorded cross easement shall be required for non-residential lots of any size.
- c) Lots adjacent to residential areas shall be buffered by providing for additional depth of lots.
- d) Off-street loading shall be arranged to eliminate street maneuvering by vehicles using loading facilities.

2. Blocks

There shall be no restriction of maximum block length in a non-residential subdivision.

3. Sidewalks and Pedestrian Ways

- a) Sidewalks shall not be required in a non-residential subdivision developed in an "M-1" or "M-2" Industrial Zoning District, unless required by (b) below.
- b) The Department may require pedestrian ways, sidewalks, and fencing in a non-residential subdivision to provide access to parks, schools, shopping areas, or similar facilities, or as otherwise necessary to insure the public safety.

4. Survey Monuments

Survey monuments shall not be required in a non-residential subdivision except as set forth below:

- a) A permanent survey marker, as defined in Section 1005.250 of this Chapter, shall be placed on at least two corners of each intersecting street in a non-residential subdivision and at each corner of the subdivision out-boundary, and each survey marker shall be placed by a land surveyor. Additional survey monuments shall not be required in the re-subdivision of a lot of a recorded non-residential subdivision.
- b) The permanent survey monuments may be placed after all streets and related utilities have been installed in the portion of the non-residential subdivision being improved.

5. Lighting

a) Street Lights:

Street lights shall be required in a non-residential subdivision in accordance with the requirements set forth in Section 1005.320 of this Chapter along public or private streets or roadway easements which provide access to or through any lot or driveway connecting the subdivision to a public street.

b) Alternate Lighting Plan:

In lieu of (a) above, the developer may submit an alternate lighting plan as provided for below to the Department for review and approval.

(1) Outside illumination of all structures to the level described in (c) below when required by deed restrictions or covenants, subject to approval of the Department.

(2) Parking Area Lighting Plan:

(a) Parking area lighting shall be designed and installed so as to achieve the illumination levels set forth in (c) below. Lighting shall be maintained so as to achieve not less than eighty (80) percent of the minimum and average illumination levels set forth by the following table.

(b) The Director may permit lighting arrangements exceeding the maximum initial level set forth in (c) below to allow lighting designs which substantially exceed the required minimum and average illumination levels.

(c) The source of illumination shall not be lower than ten (10) feet above grade except as approved by the Department of Planning.

c) Illumination standards in foot candles for structures and their parking areas:

	Residential	Commercial	Other
Minimum initial level at any point on the parking area	0.07	0.5	0.3
Average Initial level	0.35	1.0	0.5
Maximum initial level 5 feet from the base of a light standard	3.0	8.0	5.0

For the purpose of this subsection, "Commercial" refers to parking areas for any land use, regardless of zoning designation, in which goods or services are offered to the general public on the premises.

6. Landscaping

- a) In non-residential subdivisions there shall be a minimum ratio of one (1) tree for every fifty (50) feet of street frontage, per requirements of Section 1005.340 of this Chapter.
- b) In lieu of planting street trees as required in Section 1005.340 of this Chapter, the developer may submit to the Department, for review and approval, an overall tree and shrub landscaping design plan for the subdivision. Such a plan may be submitted for implementation on a lot by lot basis, in which case the developer shall guarantee by escrow agreement or Land Subdivision Bond the installation of landscaping as shown on the approved landscaping plan.
- c) Whenever a non-residential subdivision abuts a residential subdivision, a permanently landscaped buffer strip twenty (20) feet in width shall be provided. Up to ten (10) feet of this required buffer strip may be satisfied by landscaping on the abutting property if provided. (O. No. 12035 - Adopted 4/25/85)

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