

demonstrate to the satisfaction of the Planning and Zoning Office that the street, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles shall be observed.

Section 13-124.2 LAYOUT

(a) Proposed Commercial and Industrial street layout, blocks, and parcels shall be suitable in area and dimensions to the types of development anticipated.

(b) The total area shall be sufficient to provide adequate space for off-street parking and loading, landscaping, and other facilities. Minimum County off-street parking and loading space requirements may be found in the County Zoning Ordinance.

(c) Whenever possible, commercial parcels should include enough land to provide for a group of commercial establishments, planned, owned, and managed, as a unit. Strip commercial development shall be avoided, however, when no alternative is available and this type of development occurs, access shall be controlled or limited and lot frontage shall be on service drives.

~~(d) With respect to physical improvements, special requirements may be imposed by the Planning and Zoning Office or upon recommendation of the Public Works Department within the non-residential subdivision.~~

(D) PHYSICAL IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THIS ORDINANCE, THE ZONING ORDINANCE, AND OTHER ESTABLISHED DESIGN AND BUILDING ORDINANCES, STANDARDS, AND REGULATIONS OF THE COUNTY.

(e) Every effort shall be made to protect adjacent residential areas from potential nuisance from the commercial and industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.

Section 13-124.3 STREET SYSTEM

(a) Traffic movements in and out of commercial and industrial areas should not interfere with external traffic nor should it create hazards for adjacent residential areas.

(b) The design of streets, service drives and pedestrian ways should provide for safe and hazard-free internal circulation.

(c) Streets carrying commercial and industrial traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas, nor connected to streets intended for predominately residential traffic. Streets shall be connected to arterial or collector streets in such a way that the number of intersections with such arterials or collectors are minimized.

(d) Street rights-of-way and pavement access approaching and within a non-residential subdivision shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereon and shall be in compliance with Section 13-107.1.

Section 13-124.4 BUILDING SETBACK LINES

Building setback lines within commercial and industrial subdivisions shall be as specified by the County Zoning Ordinance.