

19-15 Buffering Along Arterial Streets

A. Residential Developments shall not be so constructed as to permit motor vehicle access directly onto an arterial street or roadway from individual residential lots. No new residential developments shall be permitted within the County which abut an arterial without requiring improvements along the entire length of the development as it abuts the arterial street, to the following standards:

- (1) Curb, gutter and sidewalk to specifications approved by the County Engineer as required by the Master Street Map.
- (2) A minimum five (5) foot landscaped buffer between the sidewalk and street curb, such landscaping to be installed according to the County's specifications and details for municipal construction for arterial and collector streets.
- (3) Sprinkling system and water connections sufficient to maintain landscaping in all buffer areas to specifications approved by the County Engineer.
- (4) Additional landscaped elements, may be required by the Planning Commission, between the sidewalk and development, such items may include but are not limited to, trees, shrubs, berms, retaining walls, etc. The specific width of the buffer and landscaping specifications shall be determined by the Planning Commission, upon recommendation by the County Planner, at the time of preliminary subdivision review.