

Commercial District Complete Streets

I am thinking that we say that roads, sidewalks, paths should conform to the CD4 standards in Section 11.4.18. Where to put that? I see a couple of areas:

PUDs:

10.12 Where improvements are to be privately owned and maintained (such as streets maintained by a homeowners association), the Development Review Board may require that the applicant provide a licensed engineer's certification that all such improvements have been installed in accordance with the approved plans and the public works specifications **or in the Commercial District the CD4 Standards of Section 11.4.18** (including any waivers granted by the Selectboard). As a condition of approval, the Development Review Board may limit the number of building permits or certificates of occupancy that may be issued prior to receipt by the Town of such certification.

10.12.11.3 *Density Plan* - The total number of units in a PUD may be increased if the Development Review Board determines the maximum number of potential lots in a conventional subdivision on the same parcel of land would be greater than that permitted in Section 10.13.7.1 above. Such a determination shall be based on a density plan showing the number of potential lots in a conventional subdivision meeting the following criteria:

10.12.11.3.1 Each potential lot shall satisfy all the dimensional requirements of the applicable zoning district;

10.12.11.3.2 Each potential lot shall contain an area of compact, contiguous, buildable land equal to or greater than 10,000 square feet.

10.12.11.3.3 no more than three [3] lots from the original parcel may be served by a private driveway;

10.12.11.3.4 proposed roads and driveways must meet appropriate regulations, including but not limited to: the requirements of the Jericho Public Works Specifications, Jericho Subdivision Regulations (e.g. maximum slope, length, curvature, etc.), **in the Commercial District the CD4 Standards of Section 11.4.18**, and duly adopted Official Map taking account of proper site distances, with due regard for topography and natural obstacles, etc.;

General Development Standards

11.1.1 Access - Public/Private Roads and Driveways

11.1.1.1. *Conformity with Public Works Specifications:*

All streets/roads and driveways shall be designed to meet the requirements of the Public Works Specifications of the Town of Jericho unless waived by the Selectboard, and shall be depicted on the Plat for review by the Development Review Board prior to final plat approval. **In the Commercial District and the areas depicted on Map 13.1.3, all streets/roads and driveways shall be designed to meet the requirements of Section 11.4.18 unless waived by the Selectboard, and shall be depicted on the Plat for review by the Development Review Board prior to final plat approval. The CD4 standards of Section 11.4.18 shall apply in the Commercial District.** If a conflict exists between these regulations and the Public Works Specifications, the more conservative shall apply.

11.2. Public/Private Roads:

All accesses serving four [4] or more lots shall be considered roads. All roads shall be private unless otherwise approved as public roads by the Selectboard or identified on a duly adopted Official Map. The interest of the owner of each lot served by a private road shall be protected by an easement recorded in the deed of each lot involved.

Private roads shall be developed to the same standards as public roads, in accordance with the most recent version of the Town of Jericho Public Works Specifications, **unless located in the Commercial District and the area depicted on Map 13.1.3 where they shall be subject to Section 11,4.18. The CD4 standards of Section 11.4.18 shall apply in the Commercial District.**

11.3.2 The Development Review Board should, where appropriate and/or where the District's purpose will be served, require that curbs and sidewalks be installed along both sides of major and collector streets and along at least one side of minor streets. Designs shall meet the Public Works Specifications, **unless located in the Commercial District and the area depicted on Map 13.1.3 where they shall be subject to Section 11,4.18, and approval of the Selectboard prior to final plat approval. The CD4 standards of Section 11.4.18 shall apply in the Commercial District.**