



**TOWN OF WELLINGTON
PLANNING COMMISSION**

June 3, 2024

6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington CO

REGULAR MEETING

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to lundypa@wellingtoncolorado.gov. The email must be received by 3:00 p.m. Friday, May 31, 2024. After 3:00 p.m. on May 31, written public comments can not be accepted. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:

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-
1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES

A. Meeting Minutes of April 1, 2024

- Submitted by: Patty Lundy, Planning Analyst

6. COMMUNICATIONS
7. ADJOURNMENT
8. WORK SESSION

A. Subdivision Plat Procedures

- Submitted by: Cody Bird, Planning Director



Planning Commission Meeting

Date: June 3, 2024
Subject: Meeting Minutes of April 1, 2024

- Submitted by: Patty Lundy, Planning Analyst

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of April 1, 2024, as presented.

ATTACHMENTS

1. Regular Meeting Minutes of April 1, 2024



**TOWN OF WELLINGTON
PLANNING COMMISSION**

April 1, 2024

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:33 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on April 1, 2024, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Lowrey Moyer
Tim Whitehouse
Linda Knaack

Absent:

Lisa Chollet
Stephen Carman
Bert McCaffrey

Town Staff Present:

Cody Bird, Planning Director
Paul Whalen, Planner III
Patty Lundy, Planning Analyst

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of March 4, 2024

Commissioner Moyer moved to approve the regular meeting minutes of March 4, 2024, as presented.
Commissioner Whitehouse seconded.

Yeas – Moyer, Knaack, Whitehouse, Sartor

Nays – None

Motion carried.

B. Regular Meeting Minutes of February 5, 2024, and Work Session Minutes of February 5, 2024

Commissioner Knaack moved to approve the regular meeting minutes of February 5, 2024, and the work session minutes of February 5, 2024, as presented.
Commissioner Whitehouse seconded.

Yeas – Moyer, Knaack, Whitehouse, Sartor

Nays – None

Motion carried.

6. NEW BUSINESS

7. COMMUNICATIONS

A. First Quarter 2024 Residential Building Permit and Lot Inventory Report

Cody Bird, Planning Director said that the report in the packet still holds from the last meeting that there have only been 3 new home permits pulled this year. He believes that Sage will probably only pull a total of 30 permits for the year. There is no change in commercial permits. The future years on the bottom of the page for Total Residential Units are just estimates.

Discussion was had about when it would be a good time to have work sessions. It was said that having the work sessions at 5:30 pm would be better than having them after a meeting that doesn't have any action items on them. They would prefer to have the meetings canceled instead if there are no action items.

Bird said that the May 6, 2024, meeting does not have any public hearings scheduled currently.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 6:48 PM

9. WORK SESSION

No Work Session moved to the next meeting.

Approved this _____ day of _____, 2024.

Recording Secretary



Planning Commission Meeting

Date: June 3, 2024
Subject: Subdivision Plat Procedures

- Submitted by: Cody Bird, Planning Director

EXECUTIVE SUMMARY

This is a work session item for reviewing the Town's procedures for subdivision plats.

Work sessions are for information and discussion purposes. No action may be taken during a work session.

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

ATTACHMENTS

1. Subdivision Process Presentation
2. Handout #1 - Subdivision Design Principles

Planning Commission 101

Subdivision Plats





CHAPTER 15 – Land Use Code

ARTICLE 2 – Application Procedures



Types of Subdivisions

Sec. 15-2-160. – Minor subdivisions.

- (a) *Purpose.* The purpose of a minor subdivision plat is to provide an administrative process for subdivision of land that meets the requirements of the applicability section (Sec. 15-2-160(b)).

Sec. 15-2-170. – Major Subdivisions.

- (a) *Purpose (Preliminary Plat).* The purpose of the major subdivision preliminary plat is to provide the Town with an overall master plan for the proposed development.
- (e) *Purpose (Final Plat).* The purpose of the final plat is to complete the subdivision of land consistent with the technical standards.



Sec. 15-2-160. – Minor Subdivisions.

b) Applicability. A minor subdivision shall be defined as a subdivision of land that meets the following conditions:

- 1) The property has previously been platted within the Town;
- 2) The entire tract to be subdivided is five (5) acres or less in size;
- 3) The resulting subdivision will produce four (4) or fewer additional lots; and
- 4) There will be no exceptions to the Subdivision Design Standards.



Sec. 15-2-160. – Minor subdivisions.

d) Findings for Approval.

- 1) The minor subdivision is consistent with the Comprehensive Plan and the intent stated in this Land Use Code;
- 2) The minor subdivision meets the intent of the zone district in which it will be located and all criteria and regulations specified in that zone district, including but not limited to minimum lot size and setbacks;
- 3) The minor subdivision does not result in new or increased nonconformities;
- 4) The minor amendment mitigates, to the maximum extent possible, any negative impacts on existing and planned public facilities in surrounding neighborhood;
- 5) The minor amendment has no effect on the conditions applied to the approval of the plat and does not violate any requirement of the Code; and
- 6) The administrative plat is consistent with any other prior approvals and official plans and policies created under the guidance of that plan for these areas (e.g., The Comprehensive Plan, specific area plans like a Downtown Corridor Study, etc.).



Sec. 15-2-170. – Major subdivisions.

Major subdivisions have a Preliminary Plat process and a Final Plat process.

The Planning Commission sends a recommendation to the Town Board for both processes.

- b) Applicability.* A major subdivision shall be defined as a subdivision of land results in more than four (4) additional lots.



Sec. 15-2-170. – Major subdivisions.

d) Findings for Approval.

- 1) The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Comprehensive Plan.
- 2) The land use mix within the project conforms to the Town's Zoning District Map and furthers the goals and policies of the Comprehensive Plan including:
 - a. The proposed development promotes the Town's small town, rural character;
 - b. Proposed residential development adds diversity to the Town's housing supply;
 - c. Proposed commercial development will benefit the Town's economic base;
 - d. Parks and open space are incorporated into the site design;
 - e. The proposed project protects the Town's environmental quality; and
 - f. The development enhances cultural, historical, educational and/or human service opportunities.



Sec. 15-2-170. – Major subdivisions. Continued

d) Findings for Approval. Continued.

- 3) The utility design is adequate at a capacity that promotes the Town's character while strengthening the Town's vitality.
- 4) The transportation design meets the intent of the Comprehensive Plan to provide increased connectivity, reduce traffic impacts, and encourage walkability.
- 5) Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
- 6) There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.



CHAPTER 15 – Land Use Code

ARTICLE 6 – Subdivision Regulations



Sec. 15-6-10. – Purpose and organization.

- b) Intent.* This article promotes the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town by:
- 1) Encouraging new subdivision developments to relate to the Town's historic development pattern.
 - 2) Promoting compact, well-defined neighborhoods that enhance the Town's character.
 - 3) Creating livable neighborhoods that foster a sense of community.
 - 4) Encouraging the proper arrangement of streets in relation to existing or planned streets and ensuring that streets facilitate safe, efficient and pleasant driving, walking and biking.
 - 5) Providing a variety of lot sizes and housing types in every neighborhood.
 - 6) Protecting sensitive natural and historic areas and the Town's environmental quality.



Sec. 15-6-10. – Purpose and organization. Continued

b) Intent – Continued

- 7) Providing for adequate and convenient open spaces for traffic, utilities, access of fire apparatus, recreation, light and air and to avoid congestion.
- 8) Providing open spaces for adequate stormwater management.
- 9) Providing adequate spaces for educational facilities.
- 10) Providing protection from geologic hazards and flood-prone areas.
- 11) Ensuring compliance with Article 3 through 5 of this Code, the Comprehensive Plan and the Town's Standard Design Criteria and Standard Construction Requirements.
- 12) Regulating such other matters as the Board of Trustees may deem necessary to protect the best interest of the public.



Sec. 15-6-10.1. – Design and improvement standards.

- a) Applicability
- b) Relation to zone district standards.
- c) Community Design Principles.
- d) Lots and blocks.



Sec. 15-6-10.1 (c) Community Design Principles

Here are some key items from this section to keep in mind when reviewing subdivisions.

- Compact urban growth
- Neighborhood design
- Lots and blocks, streets and sidewalks
- Parks and open space
- Site design, architecture and landscaping
- Environment
- Water conservation
- Neighborhood structure

See Handout #1



Sec. 15-6-20. - Dedications

- a) Streets.
- b) Sidewalks, walkways, and multi-use trails.
- c) Utilities
- d) Park and open space.

The Town's Development Standards (Article 5) apply to screening/fencing and parks and open spaces. Section 15-5-40 and Section 15-5-60



Sec. 15-6-30. – Subdivision improvements and developments agreements.

- a) Public Improvements.
- c) Private Improvements.

The Development Agreement (DA) is for public improvements. The Town shall also require developers to execute a DA for private improvements stating the developer agrees to construct all private improvements shown in the final plat documents.



(7) The following public improvements shall be constructed unless waived by the Town Board.

- a. Road base, grading, and surfacing.
- b. Curbs and gutters and driveway returns.
- c. Street lights.
- d. Sidewalks, multi-use paths/trails and open space development.
- e. Sanitary sewer collection system.
- f. Fire hydrants and assembly.
- g. Storm sewers, storm drainage system or manholes, as required.
- h. Utility distribution system for public parks, open space, and medians.
- i. Street signs at all street intersections and other traffic signs.
- j. Permanent reference monuments and monument boxes.
- k. Berm, fence, or buffer along major arterial and collector streets and surrounding development.
- l. Required landscaping and street trees.

(7) The following public improvements shall be constructed unless waived by the Town Board. Continued

- j. Permanent reference monuments and monument boxes.
- k. Berm, fence, or buffer along major arterial and collector streets and surrounding development.
- l. Required landscaping and street trees.
- m. Erosion control.
- n. Domestic water system.
- o. Electricity.
- p. Natural gas.
- q. Telephone and cable.

Sec. 15-6-10.1. - Design and improvement standards.

- (a) *Applicability.* This section applies to all development applications and building permit applications (referred to as "applications"). All applications shall comply with the density, dimension, design and zoning standards contained in herein.
- (b) *Relation to zone district standards.* Articles 3 and 4 of this Code prevail over any conflicting standards in this section.
- (c) *Community Design Principles.* The design, layout, and orientation of subdivisions, lots, buildings and infrastructure shall be consistent with the Comprehensive Plan.
 - (1) The community design standards set forth in this Section apply to every development proposal. The Town's goal is to expedite the planning review process by clearly outlining the Town's expectations for new development.
 - (2) The Planning Commission and Board of Trustees will evaluate each subdivision plat based on the standards in this section and the context within which a project is located. The standards are intended to be specific enough to guide development, but not to preclude creative design solutions. Applicants must substantially conform to the design standards unless they demonstrate that an acceptable alternative meets one (1) or more of the following conditions:
 - a. The alternative better achieves the stated intent;
 - b. The intent is not achieved by application of the standards in this circumstance;
 - c. The effect of other standards are improved by not applying a specific standard; and/or
 - d. Strict application or unique site features make the standard impractical.
 - (3) Design elements. One (1) of the greatest challenges facing small towns is the successful integration of new development with the original Town pattern. Suburban development patterns that include numerous culs-de-sac and limited street connections often separate communities and create enclaves of the original towns. To maintain the Town's unique, small-town character and clearly describe the Town's vision, the following design elements established:
 - a. Compact urban growth. As the community grows from the original Town limits, it is important to maintain a continuity of density, diversity and interconnectedness. Urban development should occur adjacent to the Town's core so that the community's prime agricultural land and natural areas are preserved and public infrastructure and utilities are used as efficiently as possible.
 - b. Neighborhood design. New developments should create or augment neighborhoods, rather than single-use residential subdivisions adjacent to one another. Neighborhoods should be organized around a strong center, which may include elements such as common open space, civic and commercial or mixed uses. Street and building design and

placement shall facilitate pedestrian movement, the character of streets and sidewalks as inviting public space and the interconnectedness of the streets within the neighborhood and as they connect to the rest of the community. In addition, new neighborhoods shall have a variety of housing sizes and types that help to create a distinct identity rather than a monotonous replication of styles.

- c. Lots and blocks, streets and sidewalks. The layout of lots and blocks shall continue the Town's existing block pattern to form a grid or modified grid pattern that is adapted to the topography, natural features and environmental considerations. The streets shall connect to create a comprehensive transportation network that facilitates the movement of pedestrians, cars and bicycles.
 - d. Parks and open space. New developments shall use natural open spaces and developed public space (such as parks and plazas) to organize and focus lots, blocks and circulation patterns, protected natural areas and quality agricultural land and to create an identity for each neighborhood.
 - e. Site design, architecture and landscaping. This Land Use Code encourages innovative, quality site design, architecture and landscaping to create new places that are integrated with the existing community and reflect the traditional patterns of the region.
 - f. Environment. New developments shall be designed to fit within the environment. To the greatest extent feasible, sites shall preserve natural areas and the plants and wildlife inhabiting those areas. In addition, new developments shall conserve natural resources, especially water.
 - g. Water conservation. As the Town and the State grow, increasing pressure is placed on limited water resource supplies. This can impair water quality and deplete water quantity. All new development shall use raw water for irrigation and to incorporate water-saving measures in building design and landscaping. Developments shall use stormwater management techniques that address water quality as well as quantity.
- (4) Compact urban growth. The Comprehensive Master Plan includes a compact urban growth policy that encourages and directs development to take place within areas contiguous to existing development in the community. This policy will accomplish several goals, including:
- a. Improving air quality by reducing vehicle miles traveled and by promoting alternatives to the private automobile;
 - b. Preserving natural areas and features, particularly in the periphery of the Town;
 - c. Making possible the efficient use of existing infrastructure and cost-effective extensions of new services;
 - d. Encouraging infill development and reinvestment in built-up areas of the Town; and
 - e. Promoting physical separation from neighboring communities to help each maintain its

individual identity and character.

- (5) Growth management. The Town has established a Growth Management Area as part of the Comprehensive Plan. This is the area reasonably anticipated for annexation. and the plan policies direct growth to established growth boundaries and provide for the coordination of future development in level of service (LOS) standards for infrastructure. The Comprehensive Plan establishes policies for "purposeful growth" based on thoughtful and well-planned increases in density and intensity that honor and protect town character and values, contains development within its existing and designated footprint is contained, preserves valuable surrounding farmland and open space, promotes efficiencies in infrastructure provision and maintenance, offers adequate facilities, and advances a thriving economy that makes the town self-sufficient. No development shall be approved unless it is located within the established planning boundaries and is consistent with the Comprehensive Plan.
- (6) Neighborhood design principles. To encourage the creation of viable neighborhoods that interconnect with each other and integrate new projects into the existing community, thereby strengthening the original Town, the neighborhood layout shall continue the street, lot and block pattern of the original Town, as well as solar orientation, topography, sensitive wildlife and vegetation, drainage patterns and environmental and regional climate issues. Further, the edges of neighborhoods should be formed by features shared with adjacent neighborhoods, such as major streets, changes in street pattern greenways or natural features such as streams and major drainage or riparian corridors. New streets, bikeways, sidewalks, paths and trails shall connect to existing adjacent neighborhoods.
- (7) Neighborhood structure. The following is a summary of essential elements to consider integrating into new neighborhoods:
 - a. Street, sidewalk and trail connections within new neighborhoods that connect to adjacent existing neighborhoods and strengthen the connection to the existing town.
 - b. Streets that encourage pedestrian activity by creating an inviting atmosphere through attention to the details of landscaping and tree locations, sidewalks, lighting and the building architecture, etc.
 - c. A mixed-use neighborhood center located for easy access.
 - d. A variety of housing types, sizes, densities and price ranges that are well integrated.
 - e. A variety of land uses that are well integrated and a transition of intensity. Nonresidential uses, larger buildings and attached multi-family housing shall locate near commercial centers with a transition to smaller buildings closer to low density neighborhoods.
 - f. Pedestrian and bike connections throughout residential neighborhoods and linked to neighborhood commercial or civic centers and open space systems.

g.

Parks, open space, public plaza and greens that are well integrated into the neighborhood.

- h. Street trees (subject to water conservation considerations).
- i. Architectural, landscaping and site design elements of new developments as outlined in this section.

(8) Neighborhood general provisions. The following principles are contained in the original "Old Town" of the Town. The Comprehensive Plan identifies them as contributing to the Town's small-town character. Although the size of individual development proposals will vary, projects will be evaluated with consideration of these neighborhood design principles and the context within which a project is located. Failure to incorporate these design principles into a project may be cause for denial of the project by the Board of Trustees.

- a. Each neighborhood has a center and an edge. It is important that every neighborhood have activity centers that draw people together. Use natural and man-made features, such as a drainage ways, major roadways and ditches to define neighborhood edges. Buildings or other features located at gateways entering a neighborhood shall mark the transition into and out of the neighborhood in a distinct fashion using massing, additional height, contrasting materials and/or architectural embellishments to obtain this effect.
- b. Mix of types of dwelling units. A mix of dwelling unit types shall be distributed throughout the development.
- c. Focal points. Focal points, or points of visual termination, shall generally be occupied by more prominent, monumental buildings and structures that employ enhanced height, massing, distinctive architectural treatments or other distinguishing features, as well as landscape features.
- d. Public space as development framework. Public space is used to organize blocks and circulation patterns and to enhance surrounding development. Public open space must be functional and easily accessible and shall be designed to organize the placement of buildings to create an identity for each neighborhood. Buildings should face public open space to allow for casual surveillance.
- e. Design streets as public spaces.
 - 1. Buildings shall define streets by using relatively uniform setbacks along each block. Subject to water use considerations, the streetscape shall also be reinforced by lines of shade trees planted in the right-of-way landscape strip and may be further reinforced by walls, hedges, landscaping or fences which define front yards.
 - 2. On a lot with multiple buildings, those located on the interior of the site shall relate to one another both functionally and visually. A building complex may be organized around features such as courtyards, greens or quadrangles which encourage

pedestrian activity and incidental social interaction. Smaller, individualized groupings of buildings are encouraged. Buildings shall be located to allow for adequate fire and emergency access.

- f. Order rather than repetition. The orderly arrangement of design elements can unify a space even when the elements are not the same. The location of sidewalks relative to streets, building setbacks and orientation and the placement of trees (subject to water use considerations) can all help create an overall impression of unity even though each home or building has a distinct character.
- g. Use human proportion. Buildings shall be considered in terms of their relationship to the height and massing of adjacent buildings, as well as in relation to the human scale. (In a small town, this means generally one-, two- and three-story buildings.)
- h. Define the transition between the public and private realm. Buildings shall be located to front towards and relate to public streets or parks, both functionally and visually, to the greatest extent possible. Wherever possible, buildings shall not be oriented to front towards a parking lot.
- i. Encourage walking and bicycling. Sites shall be designed to minimize conflicts between vehicles, bicycles and pedestrians. Pedestrian and bicycle access and connections shall be designed to enhance transportation on foot and by bicycle.
- j. Neighborhoods shall have a mix of activities available rather than a purely residential land use. Neighborhood residents shall have convenient access to parks, schools, open space, trails and services. The optimum size of a neighborhood is one-quarter ($\frac{1}{4}$) mile from center to edge.
- k. Fit within the environment rather than on top of it. New developments shall be designed to respond to the natural environment, fit into the setting and protect scenic view corridors. Key design considerations shall include a site layout that responds to natural features both on- and off-site, the size of structures and materials used in the development and the transition between the development and the surrounding landscape.
- l. Housing types and styles that reflect the architecture of the region. Familiar architectural styles shall play an important role in developing an architectural identity for neighborhood dwellings.

(d) *Lots and blocks.*

- (1) Intent. The intent of the block and lot standards is to continue the Town's existing block pattern in a manner that is compatible with site-specific environmental conditions.
- (2) General provisions. Streets shall be designed in accordance with this article and the Town's Design Standards to create blocks that consider interconnectedness, topography, solar orientation, views and other design features. The length of blocks in "Old Town" is typically

four hundred (400) feet. Thus, to the greatest extent possible, blocks shall be designed to have a length of between three hundred (300) feet and seven hundred (700) feet (nonresidential streets). The lengths, widths and shapes of blocks shall be designed to accommodate the following:

- a. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - b. Need for convenient access, control and safety of vehicular and pedestrian traffic circulation.
 - c. Limitations and opportunities of topography.
 - d. Lot dimension and configuration. Lot size, width, depth, shape and orientation and minimum building setback lines shall conform to Articles 3 and 5 of this Chapter and shall facilitate the placement of buildings with sufficient access, outdoor space, privacy and view.
 - e. Depth and width of properties shall be adequate to provide for off-street parking, landscaping and loading areas required by the type of use and development contemplated.
- (3) Lot frontage. All lots shall have frontage that is either adjacent to or directly accessible to a street. Flag lots are prohibited unless otherwise approved by the Board of Trustees.
- (4) Corner lots. Corner lots for residential use shall have extra width to accommodate side elevation enhancements, such as porches and bay windows, the required building setback and utility easements on both street frontages. For a corner lot, the front of the lot is defined as the side having the shortest street frontage. In the case of a reverse corner lot, both sides abutting a street shall maintain a front yard setback.
- (5) Double frontage. Double frontage lots for residential uses are not permitted except where essential to provide separation of residential properties from arterial streets or commercial uses, or to overcome specific disadvantage of topography and orientation. A planting screen easement of at least ten (10) feet in width, across which there shall be no vehicular right of access, is required along the property line of lots abutting an arterial street or other high traffic or conflicting use.
- (6) Residential lots adjacent to arterial streets. Residential lots that are adjacent to an arterial street shall comply with the following:
- a. Lots where dwelling units do not face, an arterial street (i.e., rear yards abut the street), shall:
 1. have a minimum depth of one hundred fifty (150) feet,
 2. prohibit direct access to the street,
 3. Include a minimum street setback of seventy-five (75) feet.

- b. Lots where dwelling units do not face the arterial street or are side loaded relative to the street, shall:
 - 1. Include a front or side setback to the house, respectively, of at least fifty (50) feet, And
 - 2. Apply additional buffering techniques per section 15-5-40 of this Land Use Code.

(7) Residential lot access to adjacent street.

- a. Driveway access to a local or collector street from a single-family detached residential lot is limited to one (1) driveway curb-cut or driveway access of no greater than twenty (20) feet in width. A circular drive in which each access to the local or collector street is less than ten (10) feet in width, separated by at least thirty (30) feet, and which is constructed as an integral part of the overall architectural design of the single-family residence, is considered a single driveway access.
- b. Driveway access to a local street from a single-family detached residential lot shall be greater than fifty (50) feet from the intersection of the local street and a collector street or one hundred twenty-five (125) feet from the intersection of the local street and an arterial street as measured from the intersecting right-of-way lines.
- c. Driveway access to a collector street from a single-family detached residential lot shall be greater than one hundred twenty-five (125) feet from the intersection of the collector street and a local street, another collector street or an arterial street as measured from the intersecting right-of-way lines.

(8) Multi-family residential, commercial, business and industrial lot access to adjacent street.

- a. Driveway access to a local or collector street from a multi-family residential, commercial, business or industrial lot shall be greater than one hundred twenty-five (125) feet from any street intersection as measured from the intersecting right-of-way lines;
- b. Driveway access to an arterial street from a commercial, business or industrial lot shall be at least two hundred fifty (250) feet from any intersection on the arterial street, or from another commercial, business or industrial lot's access as measured from the intersecting right-of-way lines or driveways; or
- c. If subsection (c)(2) applies, driveway access to a local street, collector street or arterial street from a multi-family residential, commercial, business or industrial lot shall be determined by a traffic study approved by the Town.

(Ord. No. 07-2022, § 1(6.02), 3-22-22)