

## 15-06-03 General Residential Development Standards

M. **Buffering Along Arterial Streets.** 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 City 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. The Planning Commission may require a barrier wall, six (6) feet in height (measured from the highest elevation on either side of the wall); except, that where soil retention is required, walls may be up to eight (8) feet in height (retaining wall and barrier wall combined). All such walls shall meet design specifications adopted by the Planning Commission. Wall design and construction shall be determined by the Planning Commission. The use of alternative wall materials, appearance, and color is encouraged. Concrete strips, placed at the base of the fence, shall be required to eliminate gaps between walls and sidewalks.
2. Curb, gutter and sidewalk to specifications approved by the City Engineer.
3. Asphalt and other roadway improvements to the center line of the arterial.
4. A minimum five (5) foot landscaped buffer between the sidewalk and street curb, such landscaping to be installed according to the City's specifications and details for municipal construction for arterial and collector streets.
5. Sprinkling system and water connections sufficient to maintain landscaping in all buffer areas to specifications approved by the Public Utilities Department and Parks & Recreation Department.
6. An additional landscaped buffer, including sprinkling and water connections, may be required by the Planning Commission, between the sidewalk and barrier wall, where it is impractical for the barrier wall to abut the sidewalk. The specific width of the buffer and landscaping specifications shall be determined by the Planning Commission, upon recommendation by the Parks Director, at the time of final subdivision review.