

Policy 3.4.2: [L] (Effective 6/28/02)

Zoning Districts allowing commercial development in the Woodville Rural Community Land Use Category shall only be located where ensuing development can occur in a manner that would be compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities, in accordance with the following criteria:

a) Regulation of Impacts

The Land Development Regulations shall establish zoning districts and development standards that mitigate the impacts of the allowed commercial uses. The impacts of commercial development that may require additional regulation include, but are not limited to: outdoor sales lots, night lighting, traffic access, noise, signage, or other such impacts.

b) Location of Commercial Zoning Districts

The zoning districts that allow commercial land uses within the Woodville Rural Community Future Land Use Category shall ensure that commercial uses are located in a manner that minimizes the incompatible land use impacts. Commercial zoning districts shall be geographically compact and located at or near the intersections of major roads, with the sole exception of those zoning districts located in a manner that recognizes established linear commercially-developed areas along limited portions of State Highway frontage.\

c) Access

The zoning districts that allow commercial land uses within the Woodville Rural Community Future Land Use Category shall establish access management standards that promote safe, convenient, and efficient movement of vehicular traffic within the public street system. These access management standards shall ensure the viability and safety of other modes of travel are not compromised for the purpose of limiting or controlling access. The zoning districts may allow access to a local street provided such access does not adversely impact residential areas or neighborhoods. The zoning districts shall prohibit commercial and non-residential access to a canopy road except as provided for by Conservation Policy 3.4.10.