

Planning Commission Policy for Installation of Sidewalks in Major Subdivisions

Section 15-22 of the Subdivision Ordinance, establishes criteria for installation of sidewalks in major subdivisions within Gloucester County. During implementation of these criteria, the Planning Commission recognized that clarification was needed regarding the extent to which sidewalks should be required pursuant to this section of the Ordinance. After numerous discussions, the Planning Commission agreed upon a policy, which sets forth specific criteria for sidewalks in major subdivisions. The following policy was adopted by the Planning Commission on February 5, 2004 and will be in effect until further notice.

Sidewalk ¹ Criteria ²	Less than 20,000 sf lots and less than 125 feet of frontage (Curb, gutter, streetlights, street trees required)	20,000 sf lots or greater and 125 feet of frontage or greater (Shoulder and ditch roadways)
Sidewalks required on both sides of the street	<ul style="list-style-type: none"> • Street will carry an ADT 500 or greater (residential sub-collector and greater) 	<ul style="list-style-type: none"> • Street will carry an ADT of 1,000 or greater (residential collector; arterials)
Sidewalks required on only one side of the street with a graded area on the other side of the street.	<ul style="list-style-type: none"> • Streets with less than 500 ADT or • Connection to existing or proposed sidewalk or trail system; or • Within 1,000 feet of school, park, commercial areas, public facilities or other pedestrian destinations 	<ul style="list-style-type: none"> • Street will carry an ADT of 500 to 1000 (residential sub-collector); or • Connection to existing or proposed sidewalk or trail system; or • Within 1,000 feet of school, park, commercial areas, public facilities or other pedestrian destinations
Sidewalks not required	<ul style="list-style-type: none"> • Cul-de-sac with ADT of 100 or less (10 homes); or • Alternative trail or some other pedestrian connection in lieu of sidewalk connection that provides connectivity in the subdivision; or • Hardship as per Section 15-8 of the Subdivision Ordinance 	<ul style="list-style-type: none"> • Street will carry an ADT of 500 or less; or • Alternative trail or some other pedestrian connection in lieu of sidewalk connection that provides connectivity in the subdivision; or • Hardship as per Section 15-8 of the Subdivision Ordinance

¹ Sidewalks shall comply with VDOT minimum standards in their current Subdivision Street Requirements

² ADT for determining the sidewalk requirement should use that proposed for the new subdivision road plus traffic from existing or potential development that may use the proposed subdivision road. Where there is uncertainty over the potential level of traffic generated, the Planning Commission shall require the higher standard.