

Proposed Text Amendment (TA) #09-11

Article V District Standards

§18:1-27.1. Neighborhood and Village Center (NVC) District

A. Purpose. This District is intended to guide the creation of Neighborhoods, Villages and protected Countryside on lands designated as Chester Village Expansion Area in the Chester/Stevensville Community Plan and conform to the Design Standards for New Neighborhoods for the CMPD and SMPD Districts, adopted by Resolution of the County Commissioners No. 08-06. The NVC District is intended to create a relatively self-contained community with a compact mix of residential, commercial, employment/office, and civic land uses. The NVC District provides for a range of housing choices, with design elements that foster pedestrian and bicycle activity, public safety, environmental protection, long-term investment, efficient use of infrastructure, and efficient provision of public services. Development utilizing the NVC District must exhibit all of the following characteristics:

- (1) Integrated mix of uses, including residential, commercial, employment/office, civic, and open space based upon a neighborhood and village center-to-countryside transect that defines the zoning district;
- (2) Range of housing types, and density; and cost;
- (3) Provides low commercial uses in each NVC District neighborhood and medium commercial uses when more than one neighborhood is created;
- (4) Compact design with architectural harmony, including compatibility in styles, materials, colors, and building size, build-to lines and/or setbacks;
- (5) Interconnected network of public streets, sidewalks, substantial on-street parking and paths designed to balance the needs of all users, including distinct separation between pedestrians, bicyclists and motor vehicles based on a modified grid system;
- (6) A hierarchy of streets provided in the neighborhood so that larger streets and sidewalks accommodate larger buildings with higher commercial intensities and higher residential densities while smaller streets have smaller buildings and sidewalks with lower commercial intensities and residential densities with traffic calming and shorter turning radii than suburban streets, and medians, circles and related features along prominent streets;
- (7) Streets and buildings shall be designed so the building height facing the street is proportional to the width of the street in a regular pattern unbroken by parking lots;
- (8) Alleys provided in mixed-use areas of the NVC District neighborhood to facilitate rear-loaded parking, municipal services, and loading and unloading of goods;
- (9) Lighting which is designed for safe walking and signage which has pedestrian orientation;
- (10) Parks, squares and other common open spaces integral to the community to promote recreational opportunities, and to provide a setting for the architecture of the development; and
- (11) Location adjacent to existing development with a system of land subdivision and development which links one neighborhood to another and can be logically extended.

These standards are established to foster the development of comprehensively planned mix of land uses, housing types, and density, requiring skillful architectural and landscape design standards. This NVC District is also created to avoid the negative impacts of suburban sprawl by minimizing infrastructure costs, traffic congestion, and environmental degradation.

- B. Transect.** Neighborhoods and Villages have physical forms that vary in character and intensity. A neighborhood village center-to-countryside transect that describes these characteristics in existing communities is used as the organizing principle for a new Neighborhood and Village. A new Neighborhood and Village on land designated NVC is to be planned using the "transect zones" shown on Figure 1. These transect zones must be delineated on a Regulating Plan prepared by an applicant and submitted with all subdivision or site plan applications.
- C. Minimum Size.** A new Neighborhood and Village shall not have a minimum size; however each neighborhood within an NVC District generally would be scaled upon a five-minute walk radius (approximately ¼ mile, 1,320 feet) and range from about forty (40) to one hundred sixty (160) acres not including land set aside for open spaces, greenbelts and critical area components. The shape and form of the neighborhood is flexible and responds to physical or geological conditions provided that the maximum ¼ mile radius benchmark for scale is generally maintained. The neighborhood is further divided into a series of blocks interconnected with a network and hierarchy of public streets, sidewalks, bicycle paths, trails and alleys. Parcels significantly larger than one hundred sixty (160) acres should be developed as multiple neighborhoods, with each neighborhood designed to be integrated into an overall plan to create a larger village made up of two or more neighborhoods and the total site subject to all the provisions. Applications for sites significantly less than 40 acres shall be considered when adjacent to or integrated with an existing developed area, subdivision, neighborhood or development in designated growth areas.
- D. Approval Process.** The approval process for a new Neighborhood and Village in the NVC District shall be as provided elsewhere in Chapter 18 except as follows:
- (1) Regulating Plan. In addition to other information required in this Chapter 18, the applicant must submit to the Planning Commission for approval a proposed regulating plan that complies with the following standards:
- (a) The entire area within the proposed and all adjoining roads, water resources, and other rights-of-way or easements must be shown on the regulating plan.
 - (b) The precise assignment of a transect zone to all land including proposed streets within the Neighborhood or Village. All land shall be assigned one of the six transect zones listed in Section H and meet the minimum area allocations shown in Table 1. No area may be assigned two or more transect zones.
 - (c) The precise location of proposed streets throughout the Neighborhood or Village, indicating the specific type of each street. Streets types must comply with the transect zone through which they pass and must provide right-of-way in accordance with the standards in Section P. See also Table 3 and Figures 5-16.
 - (d) Proposed lot lines do not need to be shown on the regulating plan, but all land to be subdivided into lots must indicate the proposed lot types, which must comply with the transect zones where the lots are to be located and be able to meet the development standards for each lot type.
 - (e) The approximate location of the surface water management system, including its outfall and all connections with existing drainage features.
 - (f) The location of civic spaces including those required by Section I, and whether the civic spaces qualify as open space components.

- (g) The location of civic uses.
- (h) The location of moderately priced dwelling units.
- (i) The proposed regulating plan must be accompanied by tabular data demonstrating compliance with all requirements of the NVC District.

E. Phasing of a Neighborhood and Village. Preliminary approval must be obtained for the entire Neighborhood or Village, including its Open Space (OS) or Countryside/Greenbelt (T1) component, even if subsequent development may occur in phases. If final approval is sought in phases, the first phase must include the entire Open Space (OS) or Countryside/Greenbelt (T1) component including recorded easements indicating that residential density has been transferred into Low Residential (T4), Medium Residential (T5) and Mixed/Neighborhood Village Centers (T6). Each phase must indicate how the remaining phases are planned to be integrated with the earlier phases. Tabular data must be provided for existing phases and for all future phases to ensure that all requirements of the NVC District will be met.

F. Standards and Requirements for Transect Zones. All land within a new Neighborhood or Village must be allocated to one of the six transect zones described below; however, the use of all six transect zones in a new Neighborhood or Village is not required. Special Districts (SD) may be considered by the Planning Commission for public middle or high schools or other community facilities. Lands considered for meeting the required 20% minimum open space, active or passive recreation areas, recreational facilities, parks, plazas, greens, commons or squares must be identified as Open Space (OS). Lands considered for meeting the 5% minimum active recreation area must be identified as Active Recreation (AR). Each transect zone controls land use, lot types, street types, and the placement and intensity of buildings and other uses of land:

- (1) Countryside/Greenbelt (T1)
- (2) Estate (T2)
- (3) Edge (T3)
- (4) Low Residential (T4)
- (5) Medium Residential (T5)
- (6) Mixed/Neighborhood Village Center (T6)

Allocation of land within each new Neighborhood or Village shall be as shown in Table 1:

Table 1
Allocation of Transect Zones

Transect Zone	Allocation
Countryside/Greenbelt (T1)	300 foot minimum average width/ No maximum acreage
Estate (T2)*	1,320 foot minimum width/ No Min %/ Max 15% of total acreage
Edge (T3)*	200 foot minimum width/ No Min % / Max 15% of total acreage
Low Residential (T4)**	Min 30%/ Max 80% of acreage
Medium Residential (T5)**	Min 5%/ Max 20% of acreage
Mixed/Neighborhood Village Center (T6)**	Min 5%/ Max 15% of acreage
Special District (SD)	Max 40 acres
Open Space (OS)	Min 20% of acreage/ No maximum acreage
Active Recreation (AR)	Min 5% of acreage/ No maximum acreage

No development within a NVC District shall be located within 300 feet from tidal waters in the Chesapeake Bay Critical Area. A minimum of 20% of the total acreage must be allocated to common or open space, with an additional 5% of the total acreage allocated to active recreation (AR) with dedicated public access to water. Countryside/Greenbelt (T1) designated areas must maintain a minimum average width of 300 feet.

* Residential density in the NVC District is intended to be directed into the Low Residential (T4), Medium Residential (T5) and Neighborhood Village Center (T6) zones. Lots in the Estate and Edge zones must be supported by development rights transferred from an off-site eligible sending site. (see Chapter 18, Part 6, Article XX).

** The minimum and maximum percentage of allocation of Low Residential (T4), Medium Residential (T5) and Mixed/Neighborhood Village Center (T6) transect zones do not include land allocated to Countryside/Greenbelt (T1), Estate (T2) or Edge (T3) transect zones or required Open Space allocations.

G. Transect Assignment Concepts. A proposed regulating plan must clearly indicate the allocation of transect zones within the entire NVC District to define the character of various portions of the project. The following general guidelines shall be followed when proposing transect zones:

- (1) A Neighborhood or Village should generally have less intensity where it adjoins existing or planned development with less intensity. Where adjacent to a major or minor arterial, major or minor collector highway, or adjacent to an established urban area, the transect zones with greater intensity may adjoin that highway or urban area.
- (2) Similar uses should face across streets; changes in transect zones should generally occur along rear or side lot lines rather than along streets.
- (3) Where a Neighborhood or Village adjoins an existing or approved neighborhood, the Neighborhood or Village should establish similar transect conditions (such as Low Residential aligning with Low Residential, and Countryside/Greenbelt aligning with Countryside/Greenbelt). Transect juxtapositions may be approved by the Planning Commission where natural conditions warrant them or where alignment of similar transect conditions would be inappropriate due to existing or proposed uses on adjacent properties.

H. Lot Types. The Neighborhood or Village must contain a mixture of lot types to provide a variety of uses and diverse housing options. Differing lot types may be placed back-to-back on a single block to provide harmonious transitions between lot types. Lot types should be selected to provide buildings of like scale and massing on opposite sides of streets.

- (1) The Neighborhood must contain at least one Mixed-Use or Retail Building Lot and at least three Civic Building Lots; one civic building must be constructed within two years after development commences.
- (2) The following lot types may be assigned within the corresponding transect zones as provided in Table 2. An applicant may propose additional lot types provided the lot types comply with the intent of the NVC District; the Planning Commission shall decide whether to accept, modify, or reject such additional lot types during the approval process.

Table 2
Transect Zone Lot Types

	<u>Countryside/ Greenbelt (T1)</u>	<u>Estate* (T2)</u>	<u>Edge* Residential (T3)</u>	<u>Low Residential (T4)</u>	<u>Medium Residential (T5)</u>	<u>Mixed/ Neighborhood Village Center (T6)</u>
Mixed-Use Building Lot					X	X
Retail Building Lot					X	X
Apartment Building Lot					X	X
Live/Work Building Lot					X	X
Apartment House Lot					X	X
Townhouse Building Lot					X	
Cottage House Lot				X	X	
Sideyard House Lot				X	X	
House Lot		X	X	X	X	
Manor Lot	X	X	X			
Edge Tract		X	X			
Civic Building Lot	X	X	X	X	X	X

**Lots in Estate and Edge transect zones are limited to a maximum of 15% of the land area.*

I. Permitted uses.

- (1) The following uses are permitted within the NVC District:
 - (a) All accessory uses are permitted in Part 3, Article VI, of this Chapter 18:1.
 - (b) All institutional uses, including golf courses.
 - (c) All temporary uses as permitted in § 18:1-53 of the Chapter 18:1.
 - (d) Commercial uses are permitted only in association with a residential and/or institutional mixed-use development. The Planning Commission shall approve the type and size of any commercial use(s) proposed as a component of an overall mixed-use development plan. In order to approve any specific commercial use and

its approximate size, the Planning Commission must find that the proposed commercial uses:

- [1] Are compatible with surrounding and anticipated development in the area;
- [2] Are consistent with the intent of any applicable Community Plan; and
- [3] Will not create undo traffic congestion in the area.

(e) The following commercial uses are permitted as a component of a mixed-use development pending approval by the Planning Commission:

- [1] Small-scale retail and service business sized to accommodate the convenience and commercial needs of the community;
- [2] Restaurants;
- [3] Business or professional offices;
- [4] Medical offices or clinics;
- [5] Banks or financial institutions;
- [6] Hotels, country inns, bed-and-breakfasts and associated ancillary resort uses such as conference facilities, aquatic facilities, health spas, athletic courts, etc.;
- [7] Marinas; and
- [8] Other commercial uses with similar impacts as determined by the Planning Commission.

(f) Effluent disposal uses.

(g) Home Occupations.

(h) Multifamily.

(i) Resort country club.

(j) Resort health and fitness clubs.

(k) Single-family.

(2) Conditional uses.

(a) Manufactured home community.

(b) Telecommunications facilities.

(c) Country inns.

(d) Nursing homes and assisted living facilities.

(3) Residential uses including single-family detached dwellings, single-family attached dwellings and multiple-family dwellings. A maximum of twenty (20%) of the land area of the NVC District neighborhood may be allocated to multi-family housing.

- (4) Commercial uses in a NVC District neighborhood shall be part of an overall redevelopment or development plan. Total square footage of all commercial uses may not exceed 80,000 square feet of gross area and 15% of the total land area within each proposed Neighborhood. No individual commercial use shall exceed 65,000 gross square feet. Not more than 1,500 square feet of gross floor area of commercial use for every 10 dwelling units will be permitted after the first 1,500 square feet of commercial use has been constructed, or 16,500 square feet for the first 100 dwelling units constructed and 15,000 square feet for each additional 100 dwelling units constructed, up a maximum of 80,000 square feet in each NVC District neighborhood.
- (5) The following open space uses shall be permitted in conjunction with residential development: neighborhood parks; recreational facilities and playgrounds; bicycle paths; greens; commons; plazas and squares; or linkages to regional recreation and open space systems.
- (6) Civic Building Areas. Civic Building Areas are usually sited to adjoin civic spaces or to provide visual landmarks by being placed at the termination of streets, at the corner of a green, or within a green, Figure 2. Civic Building areas shall be a maximum of 10 acres, but no more than 25% of the gross land area.
- (a) In order to provide greater flexibility in building types and to allow more distinctive architectural expression, Civic Building Areas do not include building frontage or front yard standards.
- (b) Oversized Civic Building Areas, greater than 10 acres, such as those sometimes required for public middle schools, high schools or for churches with regional congregations should be located at the periphery of neighborhoods so as not to impede the walkability of the remainder of the neighborhood.
- (7) Civic Spaces. Civic spaces must be designed and configured to be clearly recognizable as public open space. Civic spaces should be located so that building walls having at least 15% of their area in transparent windows face the public open space. Each neighborhood must have at least three separate civic spaces, which may include neighborhood parks, greens, commons, squares, plazas, and playgrounds, provided they are publically accessible in perpetuity.
- (a) Each civic space should be consistent with the character of the transect zone in which it is located. For example, a plaza located in the Mixed/Core transect zone would be detailed with hardscaping and a formal planting pattern of a single species, Figure 3, while a neighborhood park in the Edge transect zone may be green with paths through an informal planting pattern of multiple species, Figure 4.
- (b) Each civic space must have at least 25% of its perimeter and at least two sides directly adjoining a street.
- (c) Except for civic spaces located along the periphery of a Neighborhood or Village, the combined size of all civic spaces located within a Neighborhood or Village must be at least 2.5% but no more than 7.5% of the total acreage assigned to the Mixed/Neighborhood Village Center (T6), Medium Residential (T5), Low Residential (T4), and Edge (T3) transect zones.
- (d) Each civic space must provide shaded seating, trash receptacle, dog waste bags, and either a water fountain; a gazebo; or heritage/historic/wildlife statue.
- (e) Civic spaces placed in Countryside/Greenbelt (T1) transect zones are not counted toward these civic space requirements.

J. Development Standards

(1) A range of residential unit types and lot sizes is required and shall be mixed throughout the Neighborhood or Village, with small lot units located closer to the commercial center or mixed/neighborhood village center of the neighborhood. Density shall decrease from the center to the periphery of the neighborhood. Lot sizes and frontage shall comply with one of the types identified in Table 3.

(2) Residential Development Standards

(a) Density/intensity requirements.

[1] Maximum residential density. Density shall not exceed 4.0 units per acre for the entire site proposed for development.

(b) Dimensional and bulk requirements

[1] Minimum open space ratio. Within the proposed neighborhood a minimum of twenty percent of the gross land area shall be permanently dedicated to Open Space (OS). Such open space shall be made of greens parks, squares, ponds, active recreation areas or buffer areas that are open to the public. An additional five percent of the gross land area shall be devoted to Active Recreation (AR).

Outside the proposed neighborhood open space shall be provided to establish an edge or greenbelt separating the neighborhood from adjacent properties. Such open space shall represent no less than 20% of the land area constituting the neighborhood. The design and location of open space shall protect important natural assets, features and sensitive environmental features. These areas shall be designated as Open Space (OS) or Countryside/Greenbelt (T1) on the proposed Regulating Plan transect map.

Such Open Space shall establish a natural edge which may include wilderness preserves for wildlife and marine habitats, parks protecting the natural vegetation, greenbelts, hybrid parks, and undisturbed shoreline areas.

[2] Lot area: See Table 4

[3] Minimum setbacks: See Table 4

[4] Maximum building height: See Table 4

[5] Minimum lot width: See Table 4

[6] Minimum lot frontage: See Table 4

(3) Nonresidential development standards

(a) Density/intensity requirements

[1] Maximum nonresidential floor area ratio: See Table 4

[2] Floor area allowed can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.

[3] No individual use and/or tenant space in a structure shall occupy more than 65,000 square feet of gross floor area.

(b) Dimensional and bulk requirements

[1] Maximum impervious surface ratio of 75% for non-residential uses. See Table

4 for all other impervious surface ratios.

- [2] Impervious surface ratio allowed can be increased by a maximum of 25% using TDRs in accordance with Chapter 18:1, Part 6, Article XX.
- [3] Minimum lot frontage: See Table 4
- [4] Minimum setbacks
 - [a] Front: See Table 4
 - [b] Side: See Table 4
 - [c] Rear: See Table 4
- [5] Maximum building height: See Table 4

(4) Design Standards

(a) Architectural Compatibility

- [1] A building must incorporate architectural styles, building materials, and colors used in surrounding buildings with exterior finish materials on all facades limited to brick, clapboard siding, and/or stucco.
- [2] Commercial and Residential design styles should reflect vernacular architecture or Eastern Shore architectural forms.
- [3] A building greater than one story should clearly delineate the boundary between each floor of the structure through belt courses, cornice lines, or similar architectural detailing.
- [4] Attached buildings within the same block must not maintain consistent cornice lines in buildings of the same height within multi-family, townhome, non-residential, or mixed-use structures.
- [5] Roof lines must be pitched or gabled. Overhanging eaves must be provided to the greatest extent possible.
- [6] Small groups of townhouses (four or less) may be designed to appear as large single-family structures.
- [7] Signs shall be limited to wall, awning, or hanging signs.
- [8] Significant departures from "off-the-shelf" standardized franchise building design may be required to meet these standards.

(b) Human Scale Design

- [1] Doorways, windows, and other openings in the façade of a building should be proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level.
- [2] A building shall avoid long, monotonous, uninterrupted walls or roof planes. The façade of a building should be divided into distinct modules no longer than 100 feet.
- [3] A building that is located along a Mainstreet (MS) within the Neighborhood

Village Center (T6) transect zone shall be at least two stories in height. See Illustrations 1 and 2.

- [4] Awnings, covered walkways, open colonnades, or similar weather protection must be provided by commercial structures.
 - [5] A commercial use must provide a minimum 70 percent of the front façade on the ground floor as clear or lightly tinted windows, doors, or other treatments sufficiently transparent to provide views into the interior of buildings.
 - [6] A residential structure with a front setback of 5 to 15 feet must provide a front porch or stoop on the front façade of the structure. Minimum width of a porch is 4 feet.
 - [7] Rear access from an alley is required unless otherwise approved by the Planning Commission. If driveway access is provided from the street, the garage or carport may not face the street, unless it is located a minimum 20 feet behind the front façade of the principal structure.
- (c) Buildings that relate to and are oriented toward the street and surrounding buildings
- [1] The structure must be located at the required build-to line.
 - [2] The main entrance of a structure must face a street, neighborhood park, green, common, plaza or square and be clearly articulated through the use of architectural detailing.
 - [3] Windows and doors on the front facade of a building should create lines of sight between the building and the street.
 - [4] A building at an intersection of a Mainstreet (MS) or other significant intersection should use special architectural features to emphasize the importance of the location. Special architectural features include corner towers, cupolas, clock towers, spires, or other similar architectural features.
 - [5] Structures with primary frontages on a Neighborhood Square shall be a minimum of 2 stories.
- (d) Encouragement of Pedestrian Activity
- [1] The Neighborhood must be scaled into walkable blocks in transect zones designated as Low Residential (T4), Medium Residential (T5) and Neighborhood Village Center (T6). Typical block dimensions that encourage pedestrian activity range between 300' – 500' feet on a block face and do not exceed 500' on any single block face. Single blocks shall not exceed a total perimeter distance of 1,600'.

A parking lot must be located to the rear or side of the structure. If located at the side of the structure, the parking must be screened through the use of solid streetwalls or landscaping. Streetwalls should not exceed 4 feet in height.

K. Off-Street Parking Regulations.

- (1) A Neighborhood and Village must provide extensive on-street parking, a mix of compatible land uses, sidewalks and trails, and rear alleys or lanes.

- (a) Wherever possible, parking lots shall be located behind buildings so that buildings can screen parking areas from sidewalks and streets.
 - (b) In no case may parking lots be located in front of a building.
 - (c) Small parking lots in side yards may be permitted provided the buildings they serve can meet the lot width and building frontage requirements of Table 4 and provided these lots are set back a minimum of 20 feet from lot lines adjoining rights-of-way, excluding alleys or lanes.
- (2) Access to Off-Street Parking
- (a) In the Mixed/Neighborhood Village Center (T6) and Medium Residential (T5) transect zones, alleys or lanes shall be the primary source of access to off-street parking. In the Low Residential (T4), Edge (T3) and Estate (T2) transect zones, alleys or lanes are the desirable source of access to off-street parking. Parking along alleys or lanes may be head-in, diagonal, or parallel.
 - (b) Alleys or lanes may be incorporated into parking lots as if they were standard parking access aisles. Access to all properties adjacent to the alley must be maintained.
 - (c) Access between rear parking lots across property lines is strongly encouraged.
 - (d) Alleys are required for Townhouse development. Where alleys are used to provide rear access, buildings shall have secondary entrances facing the alley.
 - (e) Residential buildings on individual lots must meet the garage standards in Section Q.
- (3) Parking structures are permitted only in the Mixed/Neighborhood Village Center (T6) transect zone and must be no taller than four stories and must be separated from adjacent streets by liner buildings at least two stories in height and no less than 20 feet in depth.
- (4) Landscaping for off-street parking and loading areas shall, as a minimum, meet the requirements of Section O.

L. Open Space (OS) and Countryside/Greenbelt (T1) Standards

- (1) Land in the Countryside/Greenbelt (T1) transect zone is an integral component of each Neighborhood and Village for the following purposes:
- (a) Preserving and enhancing rural character between neighborhoods;
 - (b) Preserving and restoring native habitats;
 - (c) Providing opportunities for sustained agriculture;
 - (d) Mitigating the biological and ecological impacts of new development; and
 - (e) Accommodating Resource Conservation Areas within the Chesapeake Critical Area.
- (2) To maximize both the aesthetics of the rural landscape and the biological and ecological systems intended by the Countryside/Greenbelt (T1) zone, projects must link to the greatest extent possible the areas set aside for these purposes both within the site as well as to any existing neighboring Countryside/Greenbelt areas, existing or planned passive parks, existing uses of an agricultural character, or environmental preserves.

areas, parks and greens shall be located and distributed such that no portion of the neighborhood is further than two blocks or 1,000 feet from a park, common, green, playground, plaza or square.

- (3) Design and location of open space shall reinforce the built environment, and make an explicit connection between buildings and open spaces.

N. Forest conservation standards. Forest conservation standards for development in the NVC District outside of the Chesapeake Bay Area are contained in Chapter 18:2 of this Chapter.

O. Landscaping Requirements.

- (1) Street trees of a minimum 3-inch caliper shall be planted at 30-foot intervals along sidewalks in the Low Residential (T4), Medium Residential (T5), and Mixed/Neighborhood Village Center (T6).
- (2) Trees shall not be required when an arcade is provided in the Mixed/Neighborhood Village Center (T6).
- (3) Uniformity of tree types shall be used as a design element to provide visual identity to the neighborhood and reinforce the hierarchy of streets.
- (4) On any Neighborhood Boulevard (NB), median trees and landscaping are required. Median trees should be a minimum 1 ½ inch caliper, spaced 20 feet on center. Medians may also contain shrubs and plant groundcover.
- (5) Plantings in immediate proximity to buildings in front and side yards shall respect architectural lines (should be seen as extension of architectural walls.)
- (6) Landscaping shall be used to improve the quality of the natural environment and to improve the quality of groundwater recharge.
- (7) Islands and other landscaping alternatives shall be incorporated into parking areas to add visual interest. The use of islands and perimeter gardens designed and landscaped to serve as bio-retention facilities is encouraged.
- (8) For all parking lots with more than six spaces, the landscaped area shall be comprised of a minimum of 20 percent of the total parking area. One native shade tree which grows to a minimum height of 40 feet at maturity shall be required for each three hundred square feet of the above required open space. Native shade trees shall have a minimum caliper of 2 ½ inches at time of planting.
- (9) Landscaping shall be provided to screen facilities for refuse disposal. Facilities for refuse disposal shall be enclosed by solid fence or walls, and landscaping shall be installed around the perimeter.

P. Street and Pedestrian Way Standards.

- (1) All public streets shall be designed to accommodate a mix of travel modes including vehicles, bicycles and pedestrians. Pedestrian ways and/or sidewalks shall be continuous, direct, and convenient with grade separation where necessary. The transportation system shall be designed so the multiple streets, bicycle paths, sidewalks and pedestrian paths continue into adjacent neighborhoods and development. Dead-end streets are prohibited, except street-stubs are allowed, where necessary, at the edge of development to provide future connections to adjacent undeveloped properties if the adjacent land is not within a designated preserve or critical area.

- (3) For purposes of this Section, three transect zones are used to designate the appropriate locations for most Countryside/Greenbelt (T1) components: the Estate (T2) and Edge (T3) zones which adjoins neighborhoods or other public spaces, and Countryside/Greenbelt (T1) zone which does not adjoin neighborhoods.
- (4) To ensure that the rural landscape is preserved, large areas of Neighborhoods and Villages must be reserved for Open Space (OS) or Countryside/Greenbelt (T1). Specific percentage standards for Open Space (OS) and Countryside/Greenbelt (T1) are established for each new Neighborhood or Village in Section F. The required Open Space (OS) or Countryside/Greenbelt (T1) percentage may be fulfilled by land that is restricted to a combination of the following components:
 - (a) Agricultural uses and facilities, including farmer's markets and agriculture-based industry;
 - (b) Restored or preserved native habitat and environmentally significant or sensitive land;
 - (c) Resource Conservation Areas or Chesapeake Critical Areas including adjoining water management facilities and wastewater re-use facilities;
 - (d) Greenbelts or passive recreations areas;
 - (e) Community recreation areas such as community or regional parks, recreational fields, picnic areas, primitive campgrounds, greenways, and trails, provided they:
 - [1] Link with trails to neighborhoods and adjacent Countryside areas;
 - [2] Provide opportunities for shaded seating;
 - [3] Provide facilities such as public restrooms and water fountains; and
 - [4] Dedicate public access to waterfronts.
- (5) The location of Open Space (OS) and Countryside/Greenbelt (T1) components shall be located and arranged within the NVC District as described in this subsection.
 - (a) Within the NVC District, any Resource Conservation Area is to be designated as an Open Space (OS) or Countryside/Greenbelt (T1) transect zone.
 - (b) The continuation of viable agricultural uses in the Open Space (OS) or Countryside/Greenbelt (T1) and on neighboring properties is a primary design goal for the Open Space (OS) or Countryside/Greenbelt (T1) zone. Such uses constitute unique and irreplaceable resources and are major contributors to the economy.

M. Location of Open Space in Edge, Low Residential, Medium Residential and Mixed/Neighborhood Village Center transects

- (1) The neighborhood shall contain as its central focus, at least one commercial Mixed/Neighborhood Village Center (T6) area containing a square, common or park no smaller than 1/4 acre, and no greater than 1 acre with a length-to-width ration of no greater than three to one. This square shall be within 600 ft of the geographic center of the Mixed/Neighborhood Village Center (T6) area.
- (2) The remaining public use in Edge (T3), Low Residential (T4) and Medium Residential (T5)

- (2) Pedestrian ways shall be secure, well lighted, and have good visibility.
- (3) Pedestrian Pathways include a planting or buffer strip to separate pedestrians from the street and provide room for street light poles, pedestrian amenities, street trees, etc.
- (4) Sidewalks at least 5 feet in width, except for the Neighborhood Village Center (T6), shall be provided and constructed of similar materials consistent with adjacent sites.
- (5) Pedestrian-scale streetlights (12 feet high) shall be provided at no greater than 80 feet intervals along sidewalks and parking areas.
- (6) Sidewalks at least 10 feet in width shall be provided the entire length of property fronting the Neighborhood Village Center (T6) main street core commercial areas. Connections to existing sidewalks adjacent to the property shall be provided when appropriate.
- (7) All non-residential buildings shall include an area for parking bicycles. This area may be designated parking space within the parking lot near the building or an area outside the parking lot adjacent to the building. The bike parking area must include a bike rack and shall not impair sidewalks, pedestrian ways and access to less than 4 feet of clearance or width.
- (8) Neighborhood design shall provide a streetscape interesting to pedestrians that encourages more people to walk.
- (9) Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right of way and in courtyards provided that pedestrian circulation and access to store entrances shall not be impaired to less than 4 feet of clearance or width.
- (10) Buildings shall be oriented to directly face the street, a square, a common, a park, a plaza, or green, with front entrances and display windows oriented to directly face a street, a park, a plaza, or green at the street level.
- (11) The location and design of garages, carports and parked vehicles shall not dominate the view of the dwelling from the street, such that to the extent possible, on-street parking or access to garages and carports are to be provided from a rear alleyway or access.
- (12) Interconnected streets shall be designed in a predictable block pattern to encourage people to walk and provide a variety of route options.
- (13) All streets and alleys shall terminate at other streets within the neighborhood and where appropriate connect to existing and projected through streets outside the development.
- (14) The average perimeter of all blocks within the neighborhood shall not exceed 1,600 feet. No block face shall have a length greater than 500 feet without a dedicated alley or vehicular pathway providing through access.
- (15) Street design shall balance the needs of drivers, pedestrians, and bicyclists as permitted in Table 3.
- (16) The long axis of neighborhood streets shall have appropriate termination with either a public monument, specifically designed building façade, or a gateway to the ensuing space.
- (17) There shall be a continuous network of service lanes or alleys to the rear of land uses occupied by shop fronts and attached houses.
 - (a) Shared driveways and parking arrangements are encouraged.

- (b) Commercial intensity is based upon a hierarchy of streets, locational criteria and a neighborhood village center-to-countryside transect that defines the zoning district. High commercial uses may be feasible in neighborhoods and villages within close proximity to major and minor arterial roads.

Table 3
Allowable Street Types By Transect Zone

<u>Street Types</u>	<u>Countryside/ Greenbelt (T1)</u>	<u>Estate (T2)</u>	<u>Edge (T3)</u>	<u>Low Residential (T4)</u>	<u>Medium Residential (T5)</u>	<u>Mixed/ Neighborhood Village Center (T6)</u>
<u>Mainstreet (MS)</u>					X	X
<u>Neighborhood Boulevard (NB)</u>	X		X	X	X	X
<u>Avenue (AV)</u>				X	X	X
<u>Low Neighborhood Street (LS)</u>			X	X	X	
<u>Neighborhood Street (NS)</u>			X	X	X	
<u>Edge Drive (ED)</u>			X			
<u>Estate Drive (ES)</u>		X	X			
<u>Parkway (PK)</u>	X	X	X			
<u>Rural Road (RD)</u>	X					
<u>Alley (AL)</u>				X	X	X
<u>Lane (LN)</u>	X		X	X	X	
<u>Trail (TR)</u>	X		X	X	X	X

Q. Lot Development Standards.

- (1) Lot widths within Low Residential (T4), Medium Residential (T5) areas shall range between 20 and 80 feet in width and should be varied by lot type as indicated in Table 4. Estate, Edge, Manor, Mixed-use and apartment building lots shall not have a maximum width.
- (2) Lot widths shall be designed to ensure that garages do not dominate the front facade of residential structures and garages are prohibited within 30 feet of any lot frontage.
- (3) Build-to lines for commercial buildings create a continuous streetscape and interesting environment for pedestrians.
- (4) Buildings on shopfront lots shall have the façade built directly on the build-to line along at least 70% of its length. The unbuild portion of the build-to line shall have a street wall directly upon it.
- (5) Lot sizes shall be designed to keep houses close to each other and to the street.
- (6) Lot widths within commercial or mixed-use areas shall have a minimum width of 24 feet.

**Table 4
Lot Size and Dimensional Requirements**

Lot Type	Lot Size (min/max)	Lot Width (min/max)	Building Frontage (min/max)	Lot Coverage By Buildings (max)	Front* (min/max)	Rear (min)	Side (min)	Height (min/max in stories; max in feet)
Mixed-Use Building Lot	2,400/ no max	24/ no max	80% / 100%	80%	0/ 5	15	0	2/4; 56'
Retail Building Lot	2,400/ 9,000	24/ 60	80% / 100%	80%	0/ 5	15	0	1/4; 50'
Apartment Building Lot	2,400/ no max	24/ no max	80% / 100%	80%	0/ 10	15	0	2/4; 50'
Live/work Building Lot	1,800/ 7,200	16/ 32	80% / 100%	80%	0/ 10	15	0	2/3; 45'
Apartment House Lot	4,800 18,000	48/ 120	70% / 90%	80%	5/ 10	15	0	1/4; 50'
Townhouse Lot	1,800/ 3,840	16/ 32	90% / 100%	80%	0/ 10	15	0	2/3; 40'
Cottage House Lot	2,400/ 4,800	24/ 40	70% / 90%	60%	5/ 25	10	2	1/2; 35'
Sideyard House Lot	3,000/ 6,000	30/ 60	60% / 90%	50%	5/ 10	0/ 10	0/ 10	1/3; 40'
House Lot	4,000/ 8,400	40/ 70	60% / 80%	50%	20/ 30	5	5	1/3; 40'
Manor Lot	10,000/ no max	60/ no max	n/a	30%	20/ 50	20	10	1/3; 40'
Edge Tract	43,560/ no max	200/ no max	n/a	15%	50/ n/a	50	50	1/2; 35'
Estate Tract	217,800/ no max	1,320/ no max	n/a	5%	50/ n/a	50	50	1/2; 35'
Civic Building Lot	5,000/ no max	50/ no max	n/a	80%	n/a	15	0	1/4; 50'

* Corner lots must meet front yard requirements on both streets.

Figure 1 – Neighborhood Village Center –To-Countryside Transect

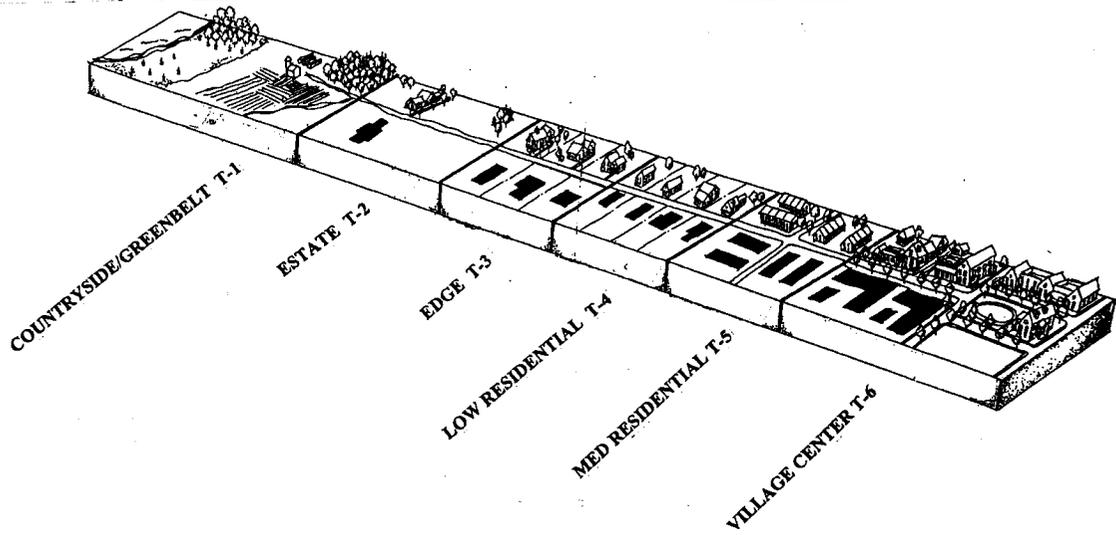
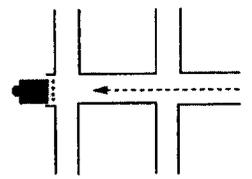
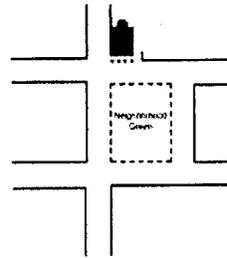


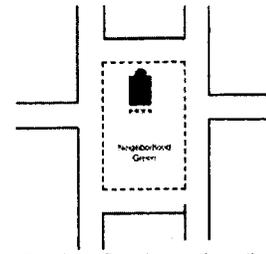
Figure 2 – Civic Building Placement



The Civic Building terminates the view of this street.



The Civic Building anchors the green at a prominent corner.



The Civic Building anchors the space from within the green.

Figure 3 – Plaza

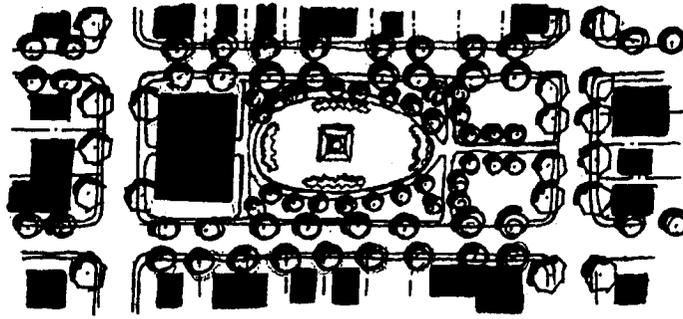
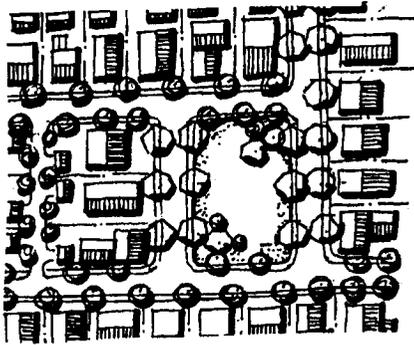
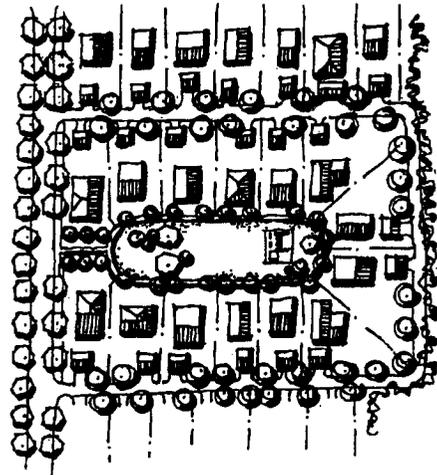


Figure 4 – Neighborhood Park



Example A



Example B

Figure 5 – Mainstreet (MS)

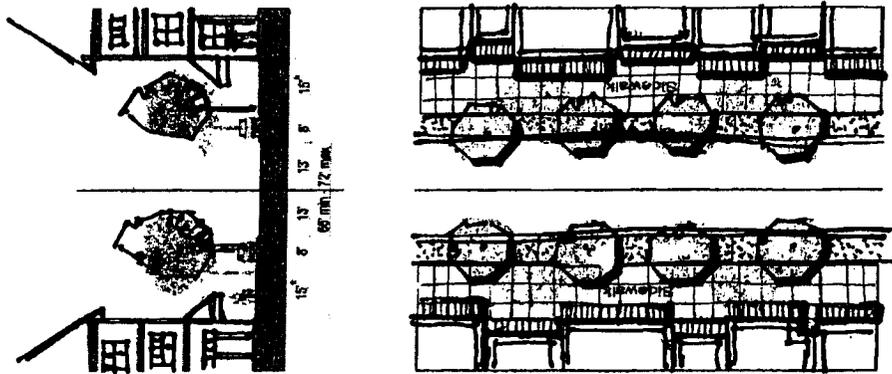


Figure 6 – Neighborhood Boulevard (BL)

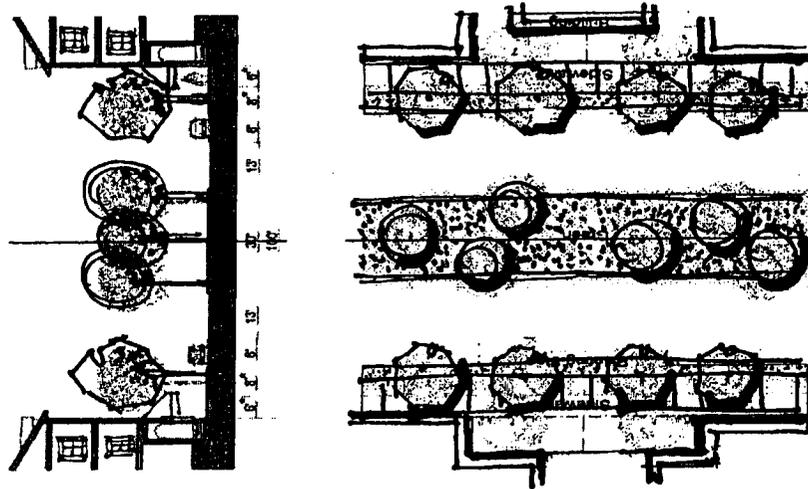


Figure 7 - Avenue (AV)

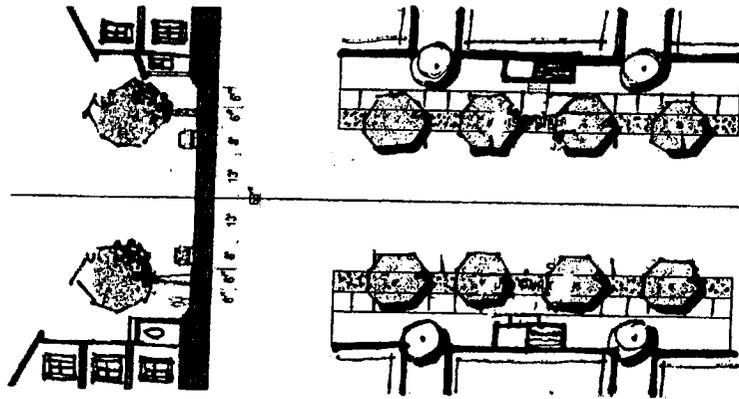


Figure 8 - Low Neighborhood Street (LS)

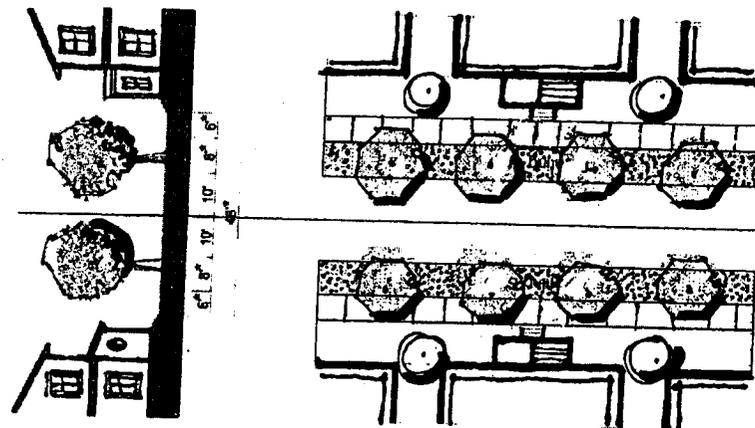


Figure 9 – Neighborhood Street (NS)

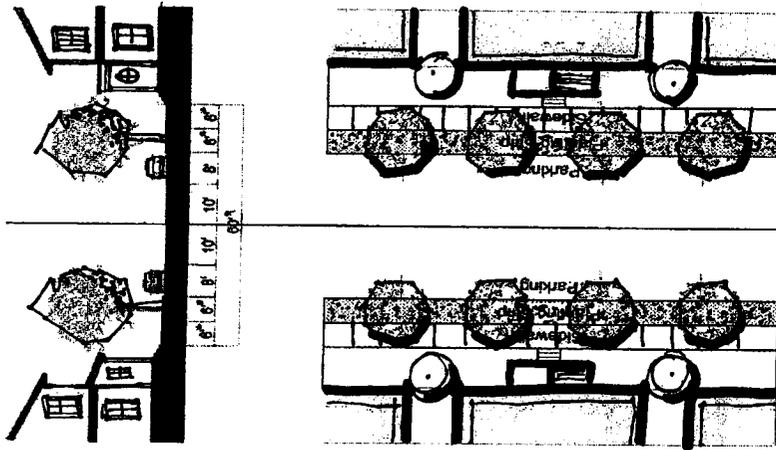


Figure 10 – Edge Drive (ED)

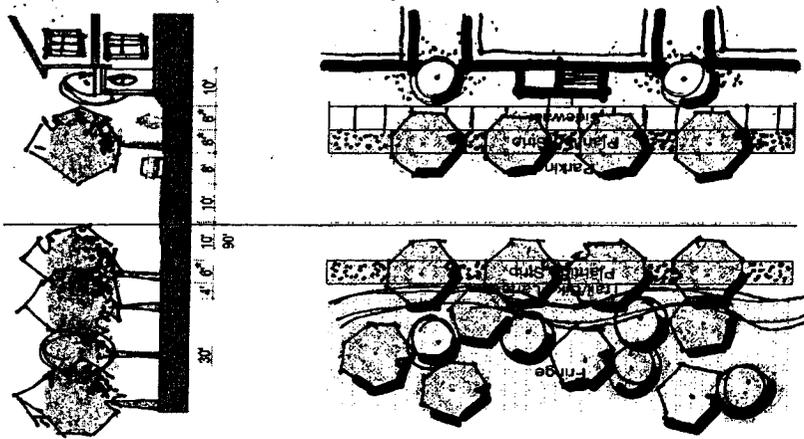


Figure 11 – Estate Drive (ES)

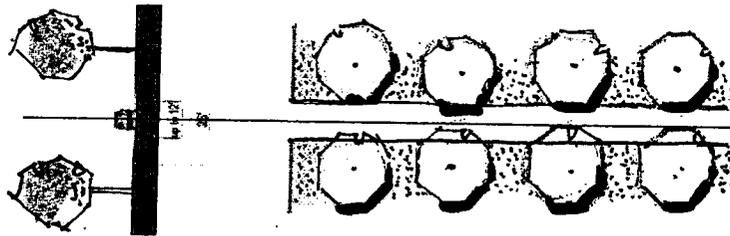


Figure 12 – Rural Road (RD)

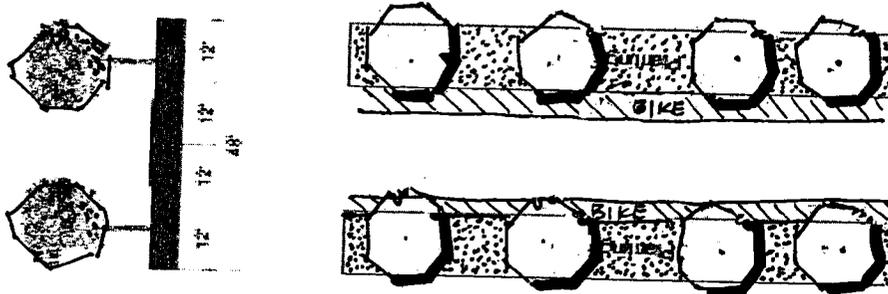


Figure 13 – Parkway (PK)

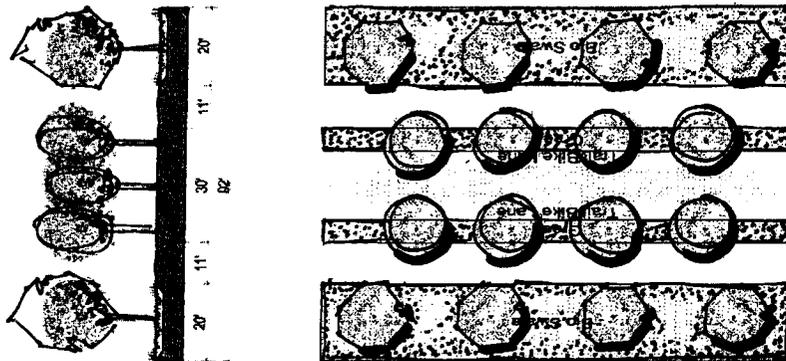


Figure 14 – Alley (AL)

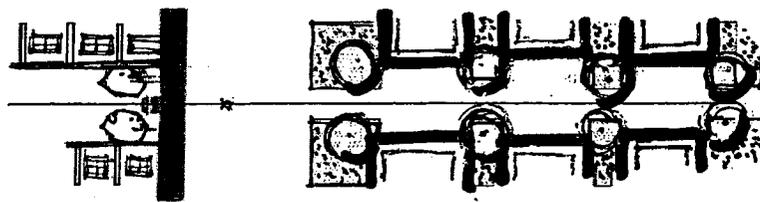
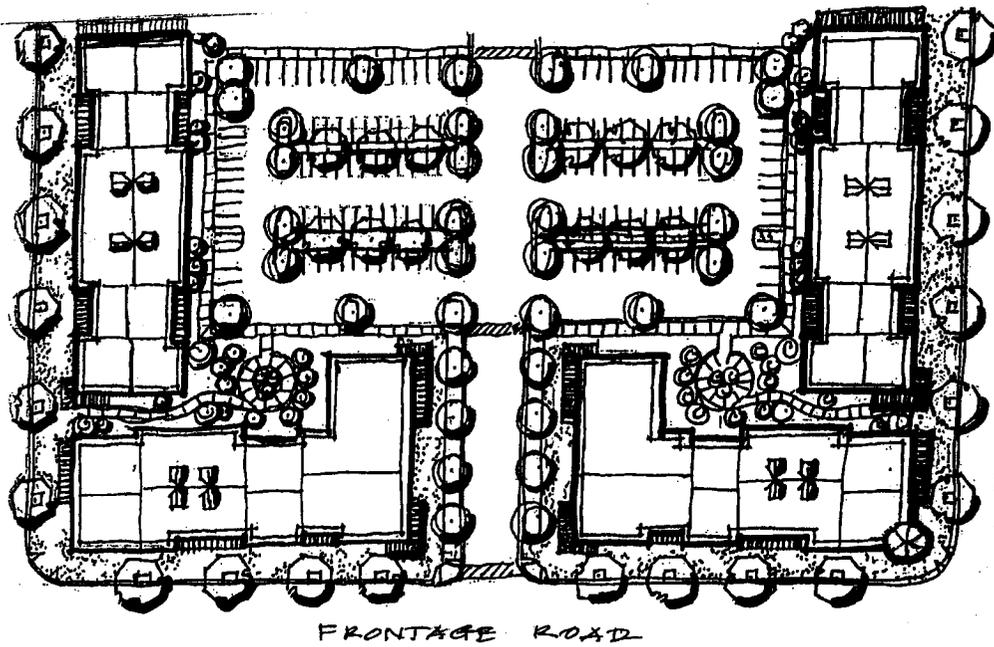


Illustration 1 – Mixed/Neighborhood Village Center Pattern



Example A



Example B

Illustration 2 – Mixed-Use Building Diagram

