

RZN22-0004 Glade Spring Crossing PRD STAFF APPENDIX

This appendix is provided to give additional supporting information from the Comprehensive Plan and the Zoning Ordinance in order to allow the staff report to focus on the analysis of the application.

COMPREHENSIVE PLAN

- Sustainability
 - **Social Sustainability – People S.11:** Expand efforts to plan for changing demographics with special attention paid toward meeting the needs of underserved, vulnerable, or historically marginalized groups.
 - **Social Sustainability – People S.12:** Investigate and establish metrics and a process for tracking progress toward meeting the needs of underserved, vulnerable, and historically marginalized groups.
 - **Social Sustainability – People S.15:** Expand efforts to offer programs and development incentives that improve affordability of housing, energy, and transportation for underserved and lower-income residents.
 - **Social Sustainability – People S.21:** Continue to support and partner with volunteer, non-profit, philanthropic, and regional organizations that are helping to advance the goals articulated in this plan.
 - **Environmental Sustainability S.25:** Encourage developers to pursue lower impact site development such as LEED certification for Neighborhood Development.
 - **Environmental Sustainability S.30:** As part of the development review process, consider how well proposed applications support the Town’s community commitment to sustainability.
 - **Environmental Sustainability S.33:** Recommend residents and private businesses be more energy efficient and meet EarthCraft or LEED building rating system standards, when constructing or renovating homes and buildings.
 - **Climate Action & Greenhouse Gas Emissions Reduction S.37:** Provide incentives for homebuilders and developers to adopt energy-efficient and other green building practices (EarthCraft, LEED, Energy Star, etc.).
- Environment
 - **Land Resources: Open Space, Green Infrastructure, Biodiversity & Habitat E.17:** As part of the development review process, seek opportunities to preserve and improve open spaces, outdoor recreational amenities, agricultural viability, biodiversity and native habitat for threatened and endangered species.
 - **Land Resources: Greenways E.34:** As part of the development review process, evaluate a proposed development’s impact and proposed mitigation measures for the following:
 - Open space
 - Urban forest canopy
 - Viewsheds
 - Mineral resources
 - Cultural resources
 - Threatened and endangered species
 - Watersheds
- Utilities

- **Stormwater Management System U.15.:** Continue to support the maintenance of all public and private stormwater management facilities to ensure designed water quality and quantity benefits are achieved.
- **Stormwater Management System U.21.:** As a part of local or regional climate vulnerability and resiliency planning, assess the capacity of stormwater infrastructure to manage anticipated increases in intensity or frequency of precipitation events. Ensure future infrastructure design and upgrades are built with anticipated climate models as a guide.
- Town Government Collaboration
 - **Town Government Collaboration TGC.5.:** Continue to work with existing partners and collaborate with new partners that address equity issues and seek to eliminate inequities within the community.
- Equity and Community Wellbeing
 - **Equity: Ongoing Initiatives in Blacksburg ECW.1.:** Support and partner with local organizations, institutions, and initiatives that focus on equity in the community.
- Economy & Employment
 - **Economic Development EE.15.:** Increase Blacksburg’s competitiveness as an employment destination by addressing identified needs including more affordable housing, childcare, and multi-modal transportation, which are barriers to recruitment and retention. See Housing and Transportation chapters.

- Housing

Chapter Goal: Ensure diverse housing options that are affordable, accessible, and safe are available to meet a full range of life situations.

Housing and Community Development Section:

- Blacksburg’s Housing and Community Development staff provides a variety of services to further housing opportunities in Blacksburg and the New River Valley as a whole. Ongoing activities include:
 - Work with development partners to create affordable housing.
 - Help develop and implement policies to increase affordable housing.
 - Administer Federal Community Development Block Grant (CDBG) funds and work with community partners to support affordable housing, community development, and public services.
- **Meeting Housing Needs H.2.:** Through the development review and decision-making processes, ensure a wide range of housing choices that are integrated and balanced across the Town.
 - **H.2.1.:** Encourage mixed-use and mixed-income housing developments throughout the Town’s neighborhoods
 - **H.2.2.:** Link housing options, transportation, and employment opportunities when making land use decisions.
 - **H.2.3.:** Encourage housing development where increased density is desirable and strive to connect those areas to employment opportunities, transit routes, and commercial services.
 - **H.2.4.:** Review and revise the Zoning Ordinance and Subdivision Ordinance standards, such as minimum lot size, maximum density, and lot configuration, to allow for a wider range of housing options, discourage game-day residences, and increase affordability.
 - **H.2.5.:** Promote environmentally sustainable patterns of development.
 - **H.2.6.:** Promote redevelopment and infill development that supports bicycle and pedestrian-oriented infrastructure and robust public transportation to better connect residents to jobs and commercial activity.
 - **H.2.7.:** Through public outreach efforts, provide information about the benefits of/opportunities for patterns of urban living, such as more efficient land use, shared public space, smaller and more energy efficient units, walkability.

- **H.2.8.:** Improve access for lower-income households to adult learning and employment opportunities, job training, healthy food sources, and public amenities such as parks and recreational facilities, shopping destinations, and libraries with the goals of reducing family isolation, deconcentrating poverty, and enhancing neighborhood and school health and economic mobility.
- **Meeting Housing Needs H.3.:** Provide a range of affordable, energy efficient, and appropriate housing options based on the income levels of the people that live and work in the Town.
 - **H.3.3.:** Work with partners to maximize financing mechanisms available for homebuyers and renters through Virginia Housing Development Authority (VHDA) or other applicable entities.
 - **H.3.8.:** Work with owners to ensure ongoing participating in the HUD program providing affordable rental housing through project-based housing vouchers as this is the most affordable housing for low income people.
 - **H.3.12.:** Give priority for the use of Town and other government-owned buildings and land as opportunities for the provision of affordable housing.
 - **H.3.14.:** Promote and facilitate the use of high durability materials in construction to reduce overall maintenance costs, ensuring that housing remains affordable.
 - **H.3.16.:** Waive development fees for residential developments that include a minimum of 15% (of total housing units) on-site affordable housing units.
 - **H.3.17.:** Continue supporting Low Income Housing Tax Credit proposals for the creation of affordable rental units.
 - **H.3.18.:** Continue to use various tools such as deed restrictions and deed covenants to provide more long-term affordability of housing units.
 - **H.3.19.:** Develop a Community Land Trust to keep homes permanently affordable to income eligible households.
 - **H.3.21.:** Continue and expand reduced water and sewer connection fees for affordable housing developments targeting people at 80% and below the area median income.
 - **H.3.22.:** Review residential zoning ordinances to find opportunities to reduce the cost of residential development such as smaller lot sizes and reduced parking requirements.
- Transportation
 - **Transportation Network T.1.:** Provide a road network that is safe for all users.
 - **T.1.1.:** Make the best use of the available right-of-way for streets to accommodate pedestrians, bicyclists, transit, and personal vehicles.
 - **T.1.2.:** Incorporate traffic calming principles as needed to reduce speeding.
 - **T.1.4.:** Limit driveway access along collector and arterial roads.
 - **The Blacksburg Grid T.4.:** Provide for a street network that achieves the interconnection of parcels, blocks, and neighborhoods, keeping consistent with the historical grid network pattern of the Town.
 - **T.4.1.:** Identify opportunities to enhance the grid through use of alleys and unbuilt streets and dedication of right-of-way during development and re-development.
 - **The Blacksburg Grid T.5.:** Avoid the creation of new culs-de-sac in developments.
 - **Pedestrian Network T.7.:** Complete the construction of a connected sidewalk system.
 - **T.7.2.:** Require the inclusion of sidewalks or multi-purpose trails in all new subdivisions.
 - **T.7.4.:** Minimize curb cuts when redeveloping and limit curb cuts in new development.
 - **T.7.6.:** Ensure the sidewalk system is ADA accessible.
 - **Pedestrian Network T.9.:** Maintain and improve the aesthetic quality of the pedestrian environment by planting street trees and other landscaping, and installing street furniture where appropriate.
 - **Bicycle Network T.14.:** Create a safe and convenient bicycle network for all users.

- **T.14.3.:** Minimize potential conflicts between bicycles, pedestrians and vehicles.
- **Paths to the Future T.19.:** Prioritize implementation of this map through Town projects and private development to bolster the multimodal transportation network.
 - **T.19.1.:** As part of the development review process, determine how proposed trails will be incorporated into the development design and how trails will be connected to internal sidewalks and bike routes.
- **Paths to the Future T.21.:** Increase access to the trail network to promote the network as an effective means of transportation and a recreational amenity.
 - **T.21.1.:** Include parking, bicycle racks, shelters, and other facilities at trail access points to promote use of the system.
 - **T.21.2.:** Construct multi-use trails that are accessible to the physically challenged and meet ADA standards as topography permits.
- **Paths to the Future T.22.:** Ensure the clear delineation of maintenance responsibilities for trails.
- **Paths to the Future T.23.:** Provide maintenance of the trail system to ensure a safe and clean trail system year-round.
 - **T.23.1.:** Monitor the condition of trails and establish criteria for trail maintenance.
 - **T.23.2.:** Perform snow removal on trails when feasible.
 - **T.23.4.:** Provide safety phones and safety lighting along bike-walkways where appropriate.
- **Alleys & Unbuilt Streets T.28.:** Maximize the use of alleys and unbuilt right-of-ways by all modes of transportation that can be safely accommodated.
- **Blacksburg Transit T.51.:** During the development review process, ensure that transit service and access to/from the transit stop and the development are provided.
- Land Use
 - **Future Land Use Designation: Low Density Residential:** *Up to four dwelling units per acre; commonly single-family detached residential units. Typical Implementing Zoning Districts: Low Density Residential (R-4) and Planned Residential (PR).*
 - **Community Character Principles**
 - **CCP1:** Well-designed pedestrian and bicycle friendly infrastructure is essential to the Town’s identity as a walkable and bikeable community
 - **CCP5:** Equity and inclusion are important values in the community.
 - **CCP13:** To encourage mode shift, transportation planning should be multimodal and prioritize designs that move people rather than vehicles.
 - **CCP15:** Increasing safety and efficiency for all modes is important in maximizing the functionality of the transportation network.
 - **CCP 17:** Blacksburg is a responsible headwaters community for Southwest Virginia.
 - **CCP18:** Responsible site design and development practices should be used to minimize environmental impacts within the Town.
 - **CCP20:** The preservation of open spaces is highly valued by the community.
 - **CCP24:** The Town supports preservation of scenic viewsheds and encourages the minimization of impacts from the height and mass of buildings, cell towers, or other features.
 - **Neighborhood, Employment & Service Areas Map Designation: Suburban Residential Neighborhoods**
 - Suburban residential neighborhoods are commonly made up of detached single-family homes on quarter acre or larger sized lots. Many of these neighborhoods are located near parks and recreational amenities. These low density neighborhoods are located on the edges of town, and many abut agricultural land and open space. There is limited transit service to single-family

neighborhoods in these areas. Many of these areas do not have sidewalks and streetlights on all streets. Most of these areas have cul-de-sac layouts, do not have a gridded street pattern, and lack connectivity to adjacent developments. While commuting by biking and walking is possible, residents in these neighborhoods predominantly use personal vehicles to travel. As transit services expand, additional bicycle and pedestrian infrastructure is constructed, and neighborhood scale commercial services are provided, some of these suburban neighborhoods may transform into urban/walkable neighborhoods. The North Main Street gateway entrance to Blacksburg is in this category.

- ***Suburban Residential Neighborhood Issues and Opportunities for the Future***
 - Neighborhoods in these areas should increase connectivity to other neighborhoods, Town parks, and commercial services. In particular, cul-de-sac layouts prevent neighborhood connectivity, undermine a rich transportation grid system, lead to greater neighborhood isolation, and longer emergency service response times. New developments should connect to the existing street system and existing neighborhoods. This should include the construction of stub-outs to property boundaries to set expectations for connectivity as part of the development process. Where street connections have not historically been provided, there are still opportunities to provide sidewalk and trail connections through retrofitting and redevelopment.
 - These areas interface with higher density residential neighborhoods and commercial and employment areas. Connectivity should be provided between these areas and thoughtful buffering and landscaping can ease these transitions.
 - All modes of transportation should be supported in these predominantly vehicular-oriented neighborhoods. These neighborhoods should include pedestrian and bicycle infrastructure and accommodate future transit service.
 - Small-scale commercial services will be needed in some of these areas as residential communities grow. These uses should be considered in large planned residential developments, should be pedestrian-oriented, and should not be substantial vehicular traffic generators.

- ***Neighborhood, Employment & Service Areas Map Designation: Rural/Undeveloped Areas***
 - These areas contribute to the rural feel of Town and create a natural boundary between the higher density areas of Town and the more rural County. Scenic views of mountains, forests, and farmland in these areas are highly valued and part of the community's small town feel. Most of this area abuts the George Washington and Jefferson National Forests. The pattern of future development in this area is critical to the preservation of open space, protection of water resources and agricultural land uses within the Town. Due to the low density and rural character, these areas are less walkable and bikeable and have less access to transit.
 - ***Rural/Undeveloped Areas Issues and Opportunities for the Future***
 - As demand for residential uses in Town increases, this area will face increasing development pressures. Housing types, such as cluster housing, that minimize environmental impacts and preserve open space in perpetuity, can be a mechanism to address these development pressures.
 - Options for development are becoming more limited in these areas as acreages are used for large lot subdivisions under the current future land use and zoning designations. Consideration should be given to the broader areas to determine what portions should be preserved in agricultural use, what portions may remain open space for protection of viewsheds and natural resources, what portions should be planned for future development.

Public infrastructure, such as sanitary sewer service and the transportation network, is limited in these areas and should be considered in the planning process.

- As the community continues to grow, there will be more pressure for the development of lands currently shown as very low density designated areas on the Future Land Use Map. The Town should proactively study these areas and consider the desired land uses and potential for future public infrastructure to support these land uses.
- The conversion of agricultural land to large lot subdivisions can limit connectivity and result in the loss of rural character and irreplaceable farmland that is important to our regional economy and food system.
- Commercial services are not as readily available in this area as elsewhere in Town. Very limited small-scale neighborhood commercial uses to serve residents may be appropriate, but these should be carefully integrated into the development pattern and fit in the context of the area.
- Recreational amenities in these areas tend to be lower intensity than those found closer to the urban core. These include larger open space parks and natural areas, such as Heritage Park. These areas should be preserved and connected to other recreational and residential areas through off-street trails.

SUBDIVISION ORDINANCE STANDARDS

Ordinarily, applicable Subdivision Ordinance standards including lot configuration, streets, sidewalks, public utilities, and public utility easements would be included in the Staff Appendix. However, since applicable standards have been covered in the Staff Report and Staff Variance Report, they are not included in this appendix.

ZONING ORDINANCE STANDARDS

Creek Valley Overlay District

- **Creek Valley Overlay District Purpose §3230** The purpose of the Creek Valley District is to regulate land use and development on lands adjacent to streams in such a manner as to: (1) ensure that development adjacent to creeks will not result in substantial damage to significant environmental resource areas; (2) ensure that creek valley development complements and enhances the protection of natural floodplains provided by the floodplain regulations of this district; (3) control the development that impacts wetlands, steep slopes, and vegetative buffer areas along creeks; (4) ensure that proper planning and design precedes land disturbing activities near creeks; (5) ensure that creek valley drainage and soil conditions are properly identified and incorporated into the planning process for subdivision and site plan review; (6) implement the intent of the Comprehensive Plan; (7) protect and enhance water quality and groundwater recharge processes by protecting the natural capacity of vegetation areas along creeks to filter and purify stormwater runoff; and (8) protect aquatic environments from the warming effects of solar radiation by preserving riparian tree canopy cover.
- **Creek Valley Overlay District Disturbance §3235** No grading or other ground disturbing activities shall be permitted in the Creek Valley Overlay District, unless authorized in writing by the Zoning Administrator.

Floodplain Overlay District

- **Floodplain Overlay District Purpose §3230**
 - The purpose of these floodplain provisions is to prevent the following hazards:
 - The loss of life and property;
 - The creation of health and safety hazards;

- The disruption of commerce and governmental services;
 - The extraordinary and unnecessary expenditure of public funds for flood protection and relief; and,
 - The impairment of the tax base
- **Floodplain Overlay District Applicability §3241**
 - These provisions shall apply to all lands in the Town of Blacksburg. Floodplain areas shall be identified as follows (These provisions shall not apply to infrastructure projects within the University Zoning District for which a Conditional Letter of Map Revision has been issued by FEMA):
 - Areas within the 100-year floodplain, as identified in the Flood Insurance Study Report (FIS) and accompanying maps prepared for the Town by the Federal Emergency Management Agency (FEMA) Flood Insurance Administration
 - Areas within the 100-year floodplain of a tributary with a drainage area of one hundred (100) acres or more, except in the Downtown Commercial or General Commercial Zoning Districts.
 - **Floodplain Overlay District Compliance and Liability §3242** No land shall hereafter be developed and no structure shall be located, relocated, constructed, enlarged, or structurally altered except in full compliance with the terms and provision of this Section and any other applicable ordinances and regulations which apply to uses within the jurisdiction of this section.
 - **Floodplain Overlay District Floodplain Area Provisions, Generally §3247**
 - All uses, activities, and development occurring within any floodplain area shall be undertaken only upon the issuance of a zoning permit. Such development shall be undertaken only in strict compliance with the provisions of this Section and with all other applicable codes and ordinances such as the Virginia Uniform Statewide Building Code and the Town of Blacksburg Subdivision Ordinance. Prior to the issuance of any such permit, the Administrator shall require all applications to include compliance with all applicable state and federal laws.
 - Under no circumstances shall any use, activity, and/or development adversely affect the capacity of the channels or floodways or any watercourse, drainage ditch, or any other drainage facility or system.
 - For areas described in [sub]section [3241\(a\)](#) and for floodplain areas described in [sub]section [3241\(b\)](#) no encroachments, including fill, new construction, substantial improvements, or other development shall be permitted unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in the 100-year flood elevation.
 - **Floodplain Overlay District Variances §3249**
 - The following guidelines and conditions will be considered by the Board of Zoning Appeals in granting or denying variances to the requirements of this section, in addition to the conditions contained in Article I of [the Zoning Ordinance]:
 - Variances shall not be granted within any floodway for any use, development, or activity that will cause any increase in the 100-year flood elevation.

Open Space

- **Zoning Ordinance District Standards RR-1 Minimum Open Space §3024**
 - A minimum of fifty (50) percent of the total area shall be designated as permanent open space upon the first subdivision of any parcel subsequent to the creation of this district, or upon the approval of a conditional use permit. This requirement shall be in lieu of the requirements of Division 10 of the Blacksburg Subdivision Ordinance.

- **Zoning Ordinance Use & Design Standards for Open Space §4328**

Sec. 4328 Open space.

(a) General standards:

- (1) Composition of open space. Open space shall include the most sensitive resource areas of the site. All primary conservation areas located within the development shall be designated open space. In addition, the open space area should include locally significant features of the property. To the greatest extent practicable, all secondary conservation areas, up to at least the minimum required percentage of the remainder of the site, shall be designated open space. In addition, open space shall include areas of the site adjacent to designated open space on adjoining lots.
- (2) Configuration of Open Space. To the greatest extent practicable, open space land should be designated as a single block with logical straightforward boundaries. Fragmentation of open space land shall be minimized so that it is not divided into numerous small parcels located in various parts of the district. Long, thin strips of open space shall be avoided, unless necessary to connect other significant areas, or when they are designed to protect linear resources such as streams or trails.
- (3) Recreational Use of Open Space. Open space intended for use as community or public recreation shall be integrated into the residential community in such a way as to maximize its accessibility to residents. It should have appropriate physical characteristics for recreational use.
- (4) Maintenance of Open Space by an Owner's Association. In the event open space is owned by a Condominium or Homeowner's Association, the following requirements apply:
 - a. Membership must be automatic for all purchasers of house lots or homes;
 - b. By-laws must authorize the Association to place liens on members properties for non-payment of dues;
 - c. The membership of the Association must be of sufficient size to maintain the open space amenities at a reasonable cost to members.
 - d. By-laws must require the Association to maintain insurance coverage to meet possible court judgments arising from the operation of the open space.
 - e. The Charter or covenants relating to maintenance of the open space shall be recorded prior to the issuance of a certificate of zoning compliance.
- (5) Open space shall not include required yards, except for single-family detached.

(b) Additional standards in the RR1 and RR2 zoning districts:

- (1) Walkways or sidewalks shall link residential areas to the open space, if the open space is in a recreational use.
- (2) Use of open space.
 - a. Permitted uses of open space. Permitted uses of open space are agriculture, horticulture, forestry, and open space, as those terms are defined by Code of Virginia 1950 § 58.1-3230, as amended, and cemeteries.
 - b. Prohibited uses of open space. The following activities are prohibited in open space:
 1. Any commercial or industrial use of the property other than those uses expressly permitted in subsection (a), above.
 2. The placement or construction of any buildings, structures, or other improvements, except those accessory to a permitted use of the property.
 3. The excavation or removal of soil, sand, gravel, rock, peat, or sod, except as may be required in the course of any activity permitted in subsection (a), above.
 4. The destruction or removal of live trees, except as necessary, in accordance with generally accepted forestry conservation practices, to control or prevent hazard, disease, or fire; provided that trees may be harvested for any purpose, including, without limitation, commercial timber production on a sustained yield basis in accordance with a plan prepared in consultation with a

registered professional forester that is designed to protect the conservation values of the open space, including without limitation, scenic and wildlife habitat values.

5. The establishment or maintenance of any commercial feedlot, which is a confined area or facility within which the land is not grazed or cropped at least annually and which is used to receive livestock that has been raised off the property for feeding and fattening for market.
 6. The dumping or other disposal of wastes, refuse, and debris.
 7. The above-ground installation of new utility systems or extensions of existing utility systems, including, without limitation, water, sewer, power, fuel, and communication lines and related facilities, but excluding irrigation systems.
 8. The placement of any signs or billboards in the open space.
- **Zoning Ordinance District Standards PR Site Development Regulations §3113**
 - A minimum of twenty (20) percent of the total district area shall be designated as open space, except for projects less than two (2) acres in size.
 - **Zoning Ordinance Use and Design Standards for Open Space §4328**
 - Composition of open space. Open space shall include the most sensitive resource areas of the site. All primary conservation areas located within the development shall be designated open space. In addition, the open space area should include locally significant features of the property. To the greatest extent practicable, all secondary conservation areas, up to at least the minimum required percentage of the remainder of the site, shall be designated open space. In addition, open space shall include areas of the site adjacent to designated open space on adjoining lots.
 - Configuration of Open Space. To the greatest extent practicable, open space land should be designated as a single block with logical straightforward boundaries. Fragmentation of open space land shall be minimized so that it is not divided into numerous small parcels located in various parts of the district. Long, thin strips of open space shall be avoided, unless necessary to connect other significant areas, or when they are designed to protect linear resources such as streams or trails.
 - Recreational Use of Open Space. Open space intended for use as community or public recreation shall be integrated into the residential community in such a way as to maximize its accessibility to residents. It should have appropriate physical characteristics for recreational use.
 - Maintenance of Open Space by an Owner's Association. In the event open space is owned by a Condominium or Homeowner's Association, the following requirements apply:
 - Membership must be automatic for all purchasers of house lots or homes;
 - By-laws must authorize the Association to place liens on members properties for non-payment of dues;
 - The membership of the Association must be of sufficient size to maintain the open space amenities at a reasonable cost to members.
 - By-laws must require the Association to maintain insurance coverage to meet possible court judgments arising from the operation of the open space.
 - The Charter or covenants relating to maintenance of the open space shall be recorded prior to the issuance of a certificate of zoning compliance.
 - Open space shall not include required yards, except for single-family detached.

Setbacks, Buffer Yards, & Landscaping

Zoning Ordinance PR Setbacks §3113(d): Minimum setback requirements shall be specifically established during the review and approval of the master plan. The following guidelines shall be used in establishing the building spacing and setbacks, but shall not be construed as constraining creative site design:

- (1) Building spacing shall provide privacy within each dwelling unit;
 - (2) Building spacing shall ensure that each room has adequate light and air;
 - (3) Areas between buildings used as service yards, storage of trash, or other utilitarian purposes should be designed so as to be compatible with adjoining dwellings;
 - (4) Building spacing and design shall provide privacy for outdoor activity areas (patios, decks, etc.) associated with individual dwelling units;
 - (5) Yards located at the perimeter of the PR district, not fronting a street, shall conform to the setback requirements of the adjoining zoning district, or to the setback requirements deemed appropriate during the review and approval of the master plan for the PR district;
 - (6) For the purpose of determining the depth of yards, any yards located at the perimeter of the PR district that front a street shall be treated as a front yard. The yard may be reduced, as deemed appropriate during the review, and approval of the master plan, through the application of enhanced streetscape features that promote the existing design context of the zoning district on the other side of the street.
- **Zoning Ordinance Landscaping Development Standards §5425:** Tree Replacement Requirements: Any trees on the site which are a caliper of five inches or more at a height of one foot above the ground, or ornamental trees over twelve feet in height which are to be removed during site development shall be replaced up to the maximum canopy coverage required in §5426.
 - **Zoning Ordinance Landscaping Development Standards §5426:** Canopy Coverage Requirements: Trees shall be provided within the limits of construction to the extent that at twenty years from the date of planting, tree canopies or covers will provide at least the following minimums: Planned Districts—Per [similar] Uses: RR-1 and R-4 = 20%
 - **Zoning Ordinance Landscaping Development Standards §5428 Street Trees:** In addition to the requirements set out above [in this ordinance division], in every development requiring a site development plan, there shall be planted on or adjacent to the site an average of at least one tree for every thirty feet of public street frontage.

Use & Design Standards

Sec. 4231 Townhouse.

- (a) *Intent:* It is the intent of this section that townhouses be allowed in areas where they are or may be appropriately intermingled with other compatible types of housing. The purpose of the following design standards is to ensure the efficient, economical, comfortable, and convenient use of land and open space and serve the public purposes of zoning by providing an alternative to conventional arrangements of yards and buildable areas.
- (b) *General standards:*
 - (1) Except in the DC District a maximum of eight (8) dwelling units may be constructed in a contiguous series of townhouses. No more than two (2) contiguous series shall be constructed adjacent to each other.
 - (2) Proposals for facades and treatment of external materials shall be submitted as a condition of site plan approval. Townhouse design, scale, and building materials shall be single-family residential in appearance.
 - (3) Except in the DC District, the minimum separation between any contiguous series of townhouse units shall be twenty (20) feet from any other contiguous series of townhouse units. The minimum separation between any contiguous series of townhouse units shall be forty (40) feet from any other adjacent principle structure. Zoning district setback requirements do not apply to individual townhouse lots. Setback requirements do apply to the lot or parcel from which the individual townhouse lots are subdivided.

- (4) Sidewalks shall connect each townhouse to the parking area serving that townhouse, to other buildings within the site, and to other buildings or uses on adjacent lots.
 - (5) The principal orientation of all townhouses shall be the street or parking area on which the lot has frontage. There shall be at least one (1) entrance facing the street, and the principal windows of the townhouse shall also face this street.
 - (6) Shared driveways are permitted, with the recordation of perpetual easements to provide for the use and maintenance of the shared driveway. Courtyard style parking is permitted. Only one (1) yard, either the front yard or the rear yard, or in the case of an end unit, the side yard, shall be improved with a driveway or parking spaces. All parking spaces shall be located behind the front building line. Town Council may grant a special exception to this requirement as authorized by § 1112.
 - (7) Entrances to the townhouse development shall be minimized and designed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any adjacent residential neighborhood.
 - (8) All accessory structures must be located behind the rear building line of the townhouse.
 - (9) A subdivision plat shall be submitted with the site development plan or with the conditional use permit application, where individual attached units are to be constructed on individual lots. The subdivision plat shall meet the standards of the Subdivision Ordinance, except the dedication of park land shall not be required where twenty (20) percent open space is provided per subsection (11), below.
 - (10) The final subdivision PRD plat shall not be submitted for review until the foundation has been constructed.
 - (11) Except in the MXD and DC Districts, for any development of five (5) or more townhouses a minimum of twenty (20) percent of the gross land area shall be reserved as open space for community recreation use. A specific recreational activity area or areas shall be developed and maintained for the residents of the development as part of this open space, as follows:
 - a. The size, location, shape, slope, and condition of the land shall be suitable for a specific recreational activity.
 - b. The amount of land devoted to recreation shall be a function of the population to be served. Consideration shall be given to the size of the development, number and characteristics of expected residents, proximity to other available recreational facilities, topography, and natural features on the site.
 - c. Safety buffers shall be provided for users of recreational facilities and equipment using recognized engineering and recreation standards.
 - d. Indoor recreational area may be used as a specific recreational activity area. The indoor recreational area shall count as a part of lot coverage, as regulated by the district standards.
 - (12) The site development plan or the conditional use permit application shall contain a floor plan of the proposed townhouses, showing the location, size, and type of rooms proposed.
 - (13) The floor to area ratio shall be computed as the gross floor area of all dwelling units to the parent parcel.
 - (14) Front yard setbacks for adjacent units shall vary a minimum of three (3) feet and a maximum of eight (8) feet.
 - (15) Public street frontage shall not be required for any lot of record platted for townhouse development.
- (d) *Additional standards in the RR1 and RR2 zoning districts:*
- (1) A maximum of four (4) dwelling units may be constructed in a contiguous series of townhouses. No more than two (2) contiguous series shall be constructed adjacent to each other.
 - (2) Townhouse units shall constitute a maximum of twenty-five (25) percent of the dwellings in any subdivision.

Sec. 4241 Two-family dwellings.

- (a) *General standards:*

- (1) Except in the MXD District, the principal orientation of each residential unit shall be parallel to the street it faces. The street elevation of each residential unit shall have at least one (1) street oriented entrance, and contain the principal windows of the unit.
 - (2) All parking spaces shall be located behind the front building line. Town Council may grant a special exception to this requirement as authorized by Section 1112. Shared driveways are permitted, with the recordation of perpetual easements to provide for the use and maintenance of the shared driveway. Courtyard style parking is permitted, as is the use of alternative pavements, such as brick pavers or porous pavement.
 - (3) Except in the MXD District, for any development of five (5) or more two-family attached dwellings, a minimum of twenty (20) percent of the gross land area shall be reserved as open space for community recreation use.
 - (4) Sidewalks shall connect each unit to the parking area serving that unit, to other units on-site, and to other buildings or uses on adjacent lots.
 - (5) Trash dumpsters, trash containers, recycling containers, and mechanical equipment shall be screened per the requirements of Article V.
 - (6) A subdivision plat shall be submitted with the site development plan or with the Conditional Use Permit application, where individual attached units are to be constructed on individual lots. The subdivision plat shall meet the standards of the Subdivision Ordinance, except the dedication of park land shall not be required in the MXD District or when twenty (20) percent of the area is reserved as open space per subsection (3), above.
 - (7) The final subdivision plat shall not be submitted for review until the foundation has been constructed. The final subdivision plat must be submitted within twelve (12) months of the approval of the preliminary plat.
 - (8) The street elevation of the residential buildings shall have at least one (1) street-oriented entrance, and contain the principal windows of the front unit.
- (c) *Additional standards in the RR1 and RR2:* Townhouses, two-family dwellings, and single-family attached, combined shall constitute a maximum of fifty (50) percent of the dwelling units in any subdivision.