MAC Maple Avenue Commercial Zone



PROPOSED DRAFT AMENDMENTS

DATED 9/25/19

Commented [PC1]: DPZ staff recommendation to replace cover with new image from design guidelines.

Commented [PC2]: Note: DPZ staff recommended amendments provided hereinafter reflect comments provided on the Maple Avenue Commercial (MAC) Zone Regulations over the past year and a half at Town Council and Planning Commission public meetings and hearings, work sessions with Town Council, Planning Commission and the Board of Architectural Review, and with the visual preference survey.

Forward

The Maple Avenue Vision ~~has~~ evolved over time ~~the past decade~~ with significant input from Town of Vienna residents. It ensures that the corridor will continue to maintain and promote Vienna's hometown ~~small-town~~ character while supporting the viability of surrounding residential neighborhoods. The ~~new~~ Maple Avenue Commercial (MAC) Zone reinforces Maple Avenue's role as the Town's Main Street. It ~~simply~~ encourages a higher quality hometown experience for residents, visitors and businesses by using a balanced, community-oriented, collaborative approach. The Town Council approved the proposed MAC ordinance at their September 22, 2014 meeting. It was adopted by the Town Council on October 20, 2014. Several minor revisions were adopted by the Town Council on January 9, 2017. On xx, 20xx, the Town Council adopted several additional amendments.

The MAC establishes that vision and the framework for progress by encouraging compact, pedestrian-oriented development and high-quality, eclectic architecture that is consistent with Vienna's small-town identity. It promotes improved environmental quality and sustainable building practices along the corridor, and supports the Town's economic vitality in the face of change and competition by providing opportunities for our local businesses to expand and prosper while maintaining the community culture that makes Vienna unique. Further, it aims to incorporate those elements currently lacking along Maple Avenue, including parks, bicycle facilities, public art and housing. These are essential to cultivating the high quality of life and harmony that we appreciate in the Town of Vienna.

Commented [PC3]: Please note the "forward" section is not codified.

Commented [PC4]: Councilmember Colbert suggestion at 9/9/19 work session to delete "small-town" from forward. Staff suggestion to replace it with "hometown."

DRAFT

Contents

Sec. 18-95.1. - Statement of purpose and intent. 4
Sec. 18-95.2. - Applicability. 5
Sec. 18-95.3. - Procedure for MAC Zone designation. 6
Sec. 18-95.4. - Permitted uses. 9
Sec. 18-95.5. - Conditional uses. 10
Sec. 18-95.6. - Accessory uses. 11
Sec. 18-95.7. - Area requirements. 12
Sec. 18-95.8. - Encroachments into required yards. 14
Sec. 18-95.9. - Height limit. 15
Sec. 18-95.10. - Off-street parking and loading requirements. 16
Sec. 18-95.11. - Mobility and circulation. 22
Sec. 18-95.12. - Landscaping standards. 24
Sec. 18-95.13. - Open space set-asides. 27
Sec. 18-95.14. - Site development standards. 28
Sec. 18-95.15. - Exterior lighting. 39
Sec. 18-95.16. - Neighborhood compatibility. 41
Sec. 18-95.17. - Nameplates and signs. 45
Sec. 18-95.18. - Fences. 45
Sec. 18-95.19. - Incentives. 46
Sec. 18-95.20. - Nonconforming site features. 50

The following regulations shall apply to land in the Maple Avenue Commercial (MAC) Zone. Applicable design guidelines are provided in Appendix A of the Town Code – *Commercial Corridor Design Guidelines*. For general regulations, see article 4 of this chapter. For supplemental regulations, see article 18 of this chapter. If the standards in article 13.1 conflict with those in article 4 or article 18, the standards in article 13.1 shall govern.

Commented [PC5]: Per 8/19/19 Council directive, DPZ staff recommendation that design guidelines be applied to all commercial zones, with the exception of the Church Street Vision (Sec. 18-87.4).

Sec. 18-95.1. - Statement of purpose and intent.

Commented [PC6]: DPZ staff recommendation to delete all but the first sentence in this section as the Town Attorney has opined this is a traditional preamble and, as such, is not an essential part of the act and is without force.

The purpose of the Maple Avenue Commercial (MAC) Zone is to encourage compact, pedestrian-oriented, mixed-use development ~~and redevelopment~~ along the Maple Avenue corridor to reinforce Maple Avenue's role as the Town's main street. ~~MAC development along the corridor should provide significant office, retail, and commercial opportunities in addition to residential options. Review of applications will take account of the welfare and needs of the Vienna community, market and economic conditions, and the intent of the MAC Zone as enumerated below. The zone is intended to ensure that development along the corridor promotes the Vienna's community and its small-town character and does not compromise the character of residential neighborhoods adjacent toabutting the corridor.~~

Commented [PC7]: DPZ staff recommendation to delete as it's redundant.

~~More sSpecifically, the MAC Zone is intended to:~~

~~A. Encourage compact, pedestrian-oriented development along Maple Avenue East and West that collectively accommodates residents, visitors, and businesses;~~

~~B. Encourage a pedestrian-friendly, human-scale design of streets, buildings, and open spaces;~~

~~C. Foster mixed-use development that includesand destination-style and neighborhood-serving retail development along Maple Avenue East and West, including commercial services and products that attractive to and meet the needs of town residents for entertainment, art, recreation, dining, retail and consumer goods;~~

~~D. Promote a variety of housing options in the Town;~~

~~E. Enhance the Town's economic vitality by promoting the preservation and creation of a variety of small, independent and locally-owned businesses establishments, including restaurants, services, small and locally-owned businesses, and other uses which contribute to the vitality of Maple Avenue East and West;~~

~~F. Maintain and promote eclectic character and visual interest of building design and site configuration by encouraging a variety of building heights, density, and building mass consistent with Vienna's small-town character and compatible with surrounding residential neighborhoods;~~

~~G. Provide for a high quality of development along Maple Avenue East and West; and~~

~~H. Improve environmental quality and promote responsible development practices along Maple Avenue East andWest;~~

~~I. Encourage the creation of publicly-accessible community gathering spaces, such as parks, plazas, and other open~~

~~spaces;~~

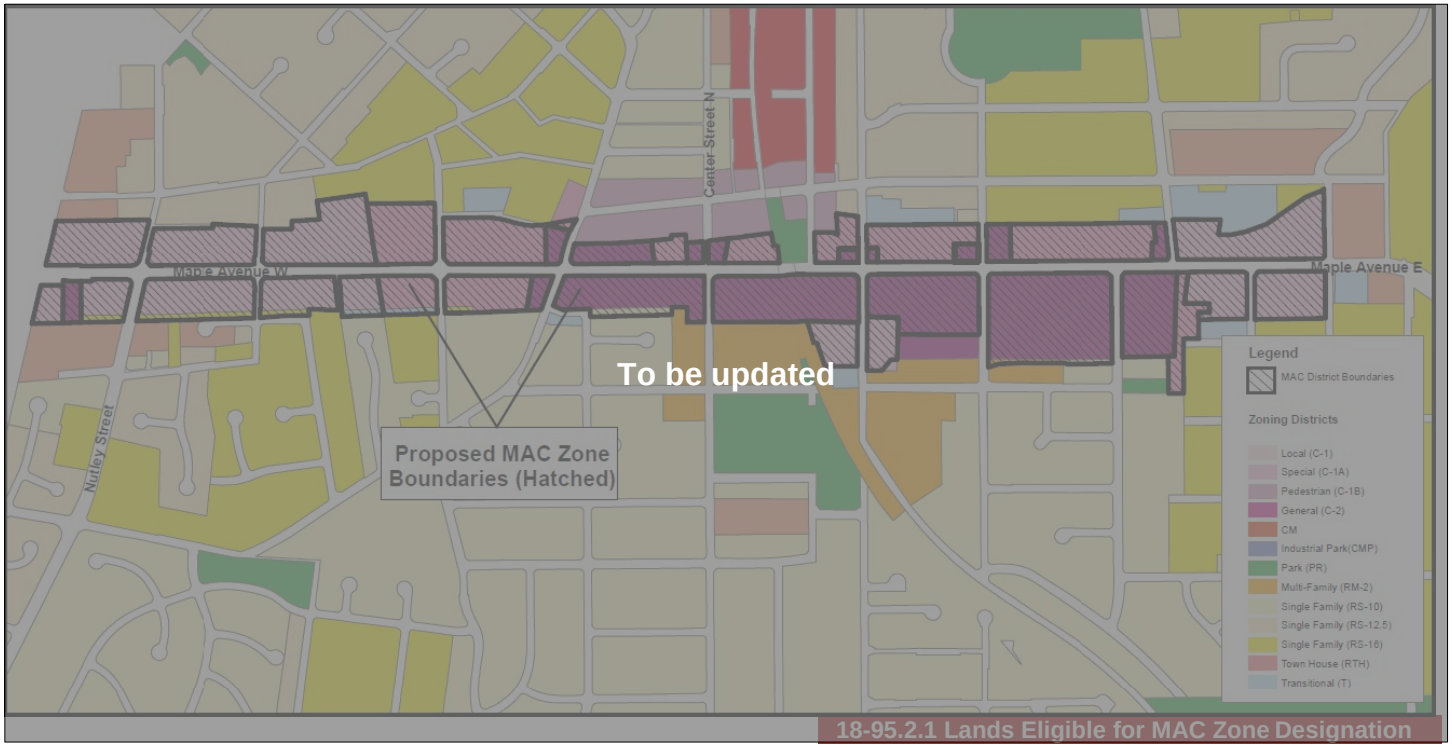
~~J. Encourage the incorporation of art in sites and buildings through a variety of design elements, natural features, installations and displays in highly visible and publicly accessible locations;~~

~~K. Foster a built environment that is comfortable, safe, accessible, barrier-free and convenient to residents and visitors of all ages and abilities.~~

DRAFT

Sec. 18-95.2. - Applicability.

A. Amendments to the zoning map to establish the MAC Zone may only be approved for lots identified in Figure 18-95.2.1, Lands Eligible for MAC Zone Designation.



18-95.2.1 Lands Eligible for MAC Zone Designation

B. Application for inclusion in the MAC Zone is voluntary. Lots eligible for designation may proceed with development in accordance with the applicable zoning district regulations of the zone district in which they are located and all other relevant provisions of this chapter without rezoning to the MAC Zone.

Commented [PC8]: DPZ staff recommendation for the MAC to apply to only the underlying C-1A (special commercial) and C-2 (general commercial) zones based on 5/1/19 Town Council joint work session discussion. Revise map accordingly; remove "proposed."

Sec. 18-95.3. - Procedure for MAC Zone designation.

A. Designation of lots to the MAC Zone may only be approved as a rezoning in accordance with article 24 of this chapter.

1. Applications for a rezoning to the MAC Zone shall be accompanied by an existing conditions plan and a concept plan or, at the applicant's option, a formal site plan prepared in accordance with article 25 and concurrently processed, a multi-modal transportation impact analysis, unless waived by the Director of Public Works, a set of color elevations depicting the development's appearance from each of the four cardinal directions, and color, isometric, 3D renderings of the development and surrounding buildings from each of the four cardinal directions. Individuals licensed by the Commonwealth of Virginia to practice as architects, landscape architects, professional engineers, or land surveyors shall prepare the parts of the rezoning application appropriate and specific to their licensed profession.

a) The existing conditions plan shall include but not be limited to the following:
   1. Boundary outline of the subject property;
   2. Existing planimetric information (mapping features) on the subject property;
   3. Names and route numbers of all boundary roads or streets, centerline and the width of the existing rights-of-way;
   4. Existing topography with 2' contours;
   5. Existing utility easements;
   6. Structures within 200 feet of the proposed structure or use;
   7. Existing landscaping and treed areas; and
   8. Scale, north arrow, and date

DRAFT

b) The concept plan shall include but not be limited to the following:

1. Vicinity map;
2. Total area of property in square feet and acres;
3. Tax map parcel or legal description of the subject property;
4. Conceptual grading with 2' contours and directional arrows depicting overland drainage of the proposed site and surrounding areas
5. Scale, north arrow, and date;
6. Adjacent owner names, zoning, and use;
7. Vehicular and pedestrian points of access to the property;
8. Existing and proposed utility easements;
9. Conceptual sewer and water connections to each proposed structure;
10. Approximate location, estimated size of footprint in square feet, capacity and type of all proposed stormwater management facilities, including the full extent of side slopes, embankments, spillways, dams, and approximate water surface elevation for design storms, if applicable. Conceptual stormwater management plan outlining channel protection, flood protection, and water quality (Virginia Runoff Reduction Method) compliance.
11. Existing and proposed structures; t~~T~~otal number of dwelling units by type and breakdown with number of bedrooms;
12. General plans of each floor with proposed uses and dimensions and total square footage by use;
13. Required yards and height and proposed setbacks and building heights, both in tabular form and graphically shown on the layout plan, including rendering(s) of pedestrian perspective from opposite side of adjacent streets;
14. Environmental and historical features;
15. Structures within 200 feet of the proposed structure or use;
16. Existing and proposed landscaping, screening, specimen trees, and buffering;
17. Tree save areas, which include individual trees and groupings;
18. Lighting plan depicting general location of lighting fixtures and general lighting distribution pattern;
19. Gathering ~~Open~~ space and impervious area plan with specific types of gathering ~~open~~ spaces shown and listed in tabular form with corresponding square footage
20. Parking plan;
21. Commercial vehicle turning movements;
22. Additional information as required by the Director of Planning and Zoning and Director of Public Works; ~~and~~
23. Public engagement plan (as described below) is strongly recommended;

Commented [PC9]: DPW staff recommendation for additional information

Commented [PC10]: DPZ staff recommendation for additional information.

Commented [PC11]: DPZ staff recommendation for additional information.

Commented [PC12]: Design guidelines working group recommendation (DG Sec. 2.2)

Public Engagement Plan: A plan that establishes the principles processes and milestones for public engagement related to a development proposal to address the needs of community stakeholders and to engage people in the decision-making process.

24. Fiscal impact analysis that demonstrates the long-term fiscal benefits and costs to the Town of the proposal; and

25. Fairfax County Public Schools current school zone boundary map.

2. Requests for modifications of the requirements of this article shall be submitted in accordance with sections 18-256 and 18-257. A narrative explaining each modification shall accompany the request.

B. After submittal of a rezoning application, the application shall be reviewed by the zoning administrator, who shall determine whether the rezoning application is in compliance with article 13.1. After acceptance, the zoning administrator shall send the application to the board of architectural review.

C. After receipt from the zoning administrator, the board of architectural review shall review the existing conditions plan, proposed concept plan, or formal site plan, 3D renderings, and elevations and make a recommendation to the Town Council regarding compliance with the design guidelines and requirements of article 13.1, as specified in Chapter 4 - Architectural Design Control of the Town Code.

D. Following the recommendation from the board of architectural review, the rezoning application shall be reviewed in accordance with the standards and requirements in article 24 of this chapter.

~~E.~~ If the zoning map amendment application is approved by the Town Council, the proposed development shall be subject to site plan approval, in accordance with article 25 of this chapter. The site plan proposal shall substantially conform to the existing conditions plan, proposed concept plan, elevations and 3D renderings approved as part of the zoning map amendment. The board of architectural review shall review and approve the final design and materials, as specified in Chapter 4 - Architectural Design Control of the Town Code. If the Planning and Zoning Director determines that an applicant's site plan is not in substantial accord with the rezoning, the application will be rejected pending submission and approval of a Rezoning Amendment. If an applicant submission is not in substantial conformance and they need to reapply, they must follow re-submission requirements as outline in Section 18-95.3A.

Commented [PC13]: Amendment was approved for recommendation to the Town Council by the Planning Commission at their August 8, 2018 meeting/public hearing.

Commented [PC14]: Amendment was approved for recommendation to the Town Council by the Planning Commission at their August 8, 2018 meeting/public hearing.

Commented [PC15]: Design guidelines working group recommendation.

Commented [PC16]: Design guidelines working group recommendation.

DRAFT

Sec. 18-95.4. ~~-~~ ~~–~~ Required and ~~P~~permitted uses .

Required uses in the MAC Zone: new development ~~or redevelopment~~ must include ground floor commercial square footage equal to or greater than what currently exists on the ground floor. Commercial includes any activity conducted with the intent of providing goods or services to others. Ground floor commercial square footage includes space that is currently occupied, vacant or was demolished.

The following uses are permitted by right in the MAC Zone:

A. Multi~~-~~family dwellings, if they are not located on a ground floor façade facing Maple Avenue. Multifamily dwellings facing Maple Avenue are only permitted on two stories, with the exception of individual two-story units accessed from one story. Multifamily dwellings facing primary and side streets are permitted on three stories, with the exception of individual two-story units accessed from one-story. Three-story townhomes facing Maple Avenue and two-over-two and four-story townhomes facing primary and secondary side streets and interior streets are permitted.

~~B. Live/work dwellings, if the residential portion of the unit is located on an upper floor.~~

~~C.~~B. Cultural facilities, including museums, art galleries, libraries, and similar establishments.

~~D.~~C. Governmental facilities, including governmental offices, public safety, or emergency services~~, in accordance with section 18-13~~.

~~E.~~D. Assembly uses ~~of 30,000 square feet of floor area or less~~, such as auditoriums, performance halls, theatres, civic clubs, fraternal organizations, places of worship~~churches~~, or private clubs.

~~F.~~E. Restaurants, carry-out restaurants, and cafes, including those with live entertainment, ~~and~~ patron dancing, and outdoor dining, but not including drive-through service. Outdoor dining is permitted if not located within 150 feet of a residential zoning district.

~~G.~~F. Offices, such as professional offices, medical offices, financial offices, or service-related offices that do not involve the on-site parking or storage of commercial vehicles or equipment.

~~H.~~G. Indoor recreation uses and amusement enterprises ~~of 30,000 square feet of floor area or less~~.

~~I.~~H. Retail sales use ~~under 65,000 square feet of floor area~~, including department stores, variety stores, and shopping centers.

~~J.~~I. Repair establishments taking place wholly within an enclosed building, such as watch, clock, and jewelry repair.

~~K.~~J. Personal service~~s~~ uses, including, salons, spas, certified massage therapists, laundry/cleaning services, photocopying services, ~~and~~ photography studios, and other similar uses.

K. Motels, hotels, and bed and breakfast inns.

L. Large entertainment retail uses (i.e., bowling, movie theater, performance venue)

M. Grocery stores

~~L.~~N. Brewpubs

O. ~~Commercial group building development, subject to the standards in section 18-173.1~~

~~M.~~P. Cottage housing, also referred to as village housing, if it is not located within 268 ~~240~~ feet of Maple Avenue, measured from the face of

Commented [PC17]: Recommendation by MAC ad hoc committee and joint Town Council - Planning Commission work session(s). DPZ staff recommendation to delete "or redevelopment" as it's redundant and include the phrase "on the ground floor" at the end of the first sentence for clarity.

Commented [PC18]: Uses to be listed alphabetically.

Commented [PC19]: NEW per 9/9/19 Town Council work session discussion.

Commented [PC20]: DPZ staff recommendation to delete as addressed by home occupation certificate of occupancy.

Commented [PC21]: DPZ staff recommendation to include all uses as permitted uses (see 18-95.5 comment), therefore it is no longer necessary to clarify uses by total floor area.

Commented [PC22]: DPZ staff recommendation to add uses consistent with uses in other commercial zones.

Commented [PC23]: NEW DPZ staff recommendation

Commented [PC24]: DPZ staff recommendation to delete this use as commercial uses are addressed with other listed permitted uses.

curb. An individual cottage house cannot be greater than 1,500 square feet in total floor area or more than 25 feet in height. A cottage housing development must provide 400 square feet of shared, common outdoor area per unit.

Commented [PC25]: DPZ staff recommendation per CM Majdi's 3/13/19 memo and 5/1/19 Town Council joint work session discussion; village housing concept recommended in Comprehensive Plan.

Commented [PC26]: Revised to 268 feet per 9/9/19 presentation. Note only 2 properties on Maple Ave have sufficient depth to be able to provide cottage housing - Glyndon Shopping Center (appr. 400 feet of depth from Maple Ave) and Giant Shopping Center (appr. 580 feet of depth from Maple Ave).

DRAFT

~~Sec. 18-95.5. - Conditional uses.~~

~~The following uses are permitted as conditional uses in the MAC Zone in accordance with the standards and requirements in article 21 of this chapter:~~

~~A. Assembly uses of more than 30,000 square feet of floor area, such as auditoriums, performance halls, theatres, civic clubs, fraternal organizations, churches, or private clubs.~~

~~B. Restaurants with drive throughs.~~

~~C.~~A. Public and c~~C~~ommercial parking facilities ~~lots or parking structures~~ as a principal use.

~~D. Indoor recreation uses and amusement enterprises of more than 30,000 square feet.~~

~~E. Retail sales use of more than 65,000 square feet of floor area.~~

~~F. Automobile sales, repair and service uses, including fuel sales.~~

~~G. Clinics and animal hospitals, if they comply with the requirements in section 18-210(P) of this chapter.~~

~~H. Drive-throughs, subject to the standards in section 18-210.II, and the following:~~

~~1. They must be located at least 150 feet from any single-family detached dwelling;~~

~~2. Outdoor speakers associated with a drive-through shall be at least 75 feet from any residential lot line and noise shall not be audible at the property line;~~

~~3. They do not obstruct the movement of pedestrians along sidewalks, through areas intended for public use, or between the entrance and customer parking spaces;~~

~~4. They are not located on the front or street-facing façade of any building they serve; and~~

~~5. Any roof over the drive-through has the same architectural design and materials as the primary portion of the structure.~~

~~I. Telecommunications facilities, including new antennas or dishes, reconstruction of existing facilities, or co-location of telecommunications equipment on an existing tower, building, or other structure.~~

J. Nursing, assisted or independent living facilities for seniors.

~~K. Rooftop restaurants or dining areas.~~

Commented [PC27]: DPZ staff recommendation that all conditional uses be permitted uses as the rezoning process requires Town Council approval. Under Virginia Code § 15.2-2286(A)(3), a governing body is authorized to grant special exceptions "under suitable regulations and safeguards." Special exceptions are also known as *special use permits* or *conditional use permits*, though they may not all necessarily serve the same purpose in a particular locality. *See Virginia Code § 15.2-2201 (definition of special exception)*. Uses to be listed alphabetically.

Commented [PC28]: DPZ staff recommendation to include all uses as permitted uses (see previous), therefore it is no longer necessary to clarify uses by total floor area.

Commented [PC29]: DPZ staff recommendation to delete uses that are counter to compact, pedestrian-oriented, mixed-use development.

Commented [PC30]: DPZ staff recommendation to delete as a restaurant is a permitted use.

Sec. 18-95.6. - Accessory uses.

~~The following uses are permitted as accessory uses in the MAC Zone:~~

~~A. Outdoor dining associated with a restaurant if the outdoor dining area is:~~

~~1. Located adjacent to the restaurant use;~~
~~2. Included in the required off-street parking space calculation;~~
~~3. Open to patrons only between the hours of 6:00 a.m. and 11:00 p.m.;~~
~~4. Located in a manner that allows at least five feet of unobstructed sidewalk width to accommodate passing pedestrians;~~
~~5. Maintained in a clean and orderly manner;~~
~~6. Surrounded by a sturdy enclosure, such as a wall or fence, that differentiates the area from its surroundings;~~
~~7. Not served by speakers or other devices that produce audible sounds;~~
~~8. Subject to Virginia Department of Alcoholic Beverage Control standards, if alcohol is served; and~~
~~9. Located a minimum of 150 linear feet from a single-family residential lot.~~

Outdoor sales and display associated with a retail sales use are permitted if:

~~10.~~1. The outdoor display area is limited to the lesser of 30 linear feet or no more than one-half of the length of the store front or building side;

~~11.~~2. The area of outdoor display or sales does not encompass the width of the entrance doors to the establishment as projected straight out from the facility (For example, if the width of the entrance doors is ten feet, there shall be at least a ten-foot clearance from the doors as projected straight out and away from the facility);

~~12.~~3. All outdoor display of goods is located adjacent to the storefront, or building sides, and not in drive aisles, loading zones, fire lanes, or parking lots;

~~13.~~4. Located in a manner that allows at least five feet of unobstructed sidewalk width to accommodate passing pedestrians;

~~14.~~5. Displayed goods are not attached to a building's wall surface;

~~15.~~6. The height of the outdoor display does not exceed nine feet, except in the case of live or recently cut trees or similar plants; and

~~16.~~7. Additional signage is not permitted in association with the outdoor display area.

~~B. Electrical vehicle charging stations.~~

Commented [PC31]: DPZ staff recommendation to delete this subsection per revised parking standards for restaurants and outdoor dining (Article 16); also addressed in Sec. 18-95.4 and 18-95.11.

Commented [PC32]: DPZ staff recommendation to delete this subsection per revised parking standards re: electrical charging stations (Article 16).

DRAFT

Sec. 18-95.7. - Area requirements.

Development in the MAC Zone shall comply with the following requirements:

A. Lot area: None.

B. Lot width: None.

C. Maple Avenue and side street setbacks~~Front yard~~:

1. Setback ~~Front yards~~ on Maple Avenue, a main street:

   a. Buildings must be set back 28 feet from the face of the curb. ~~The minimum front yard shall be the distance necessary to ensure 20 linear feet between the face of the curb and the edge of the front building wall~~.

   b. The maximum setback ~~front yard~~ shall be the distance that results in 64 linear feet between the face of the curb and the edge of the front building wall.

   c. See Figure 18-95.7.1, Front Yard Configuration—Maple Avenue.

2. Setback on ~~Front yards on~~ primary side streets, which include Pleasant Street, Lawyers Road/Courthouse Road, Center Street, Park Street, Glyndon Street, Branch Road and Beulah Road:

   a. Buildings must be set back 20 feet from the face of the curb.~~The minimum front yard shall be the distance necessary to ensure fifteen linear feet between the face of the curb and the edge of the front building wall~~.

   b. The maximum setback ~~front yard~~ shall be the distance that results in 64 linear feet between the face of the curb and the edge of the front building wall.

   c. See Figure 18-95.7.2, Front Yard Configuration—Primary Side Street.

3. Setback on secondary side streets, which include Church Street NW between Pleasant Street and Lawyers Road, Cottage Street public service drive, and Mill Street.

   a. Buildings must be set back 15 feet from the face of the curb.

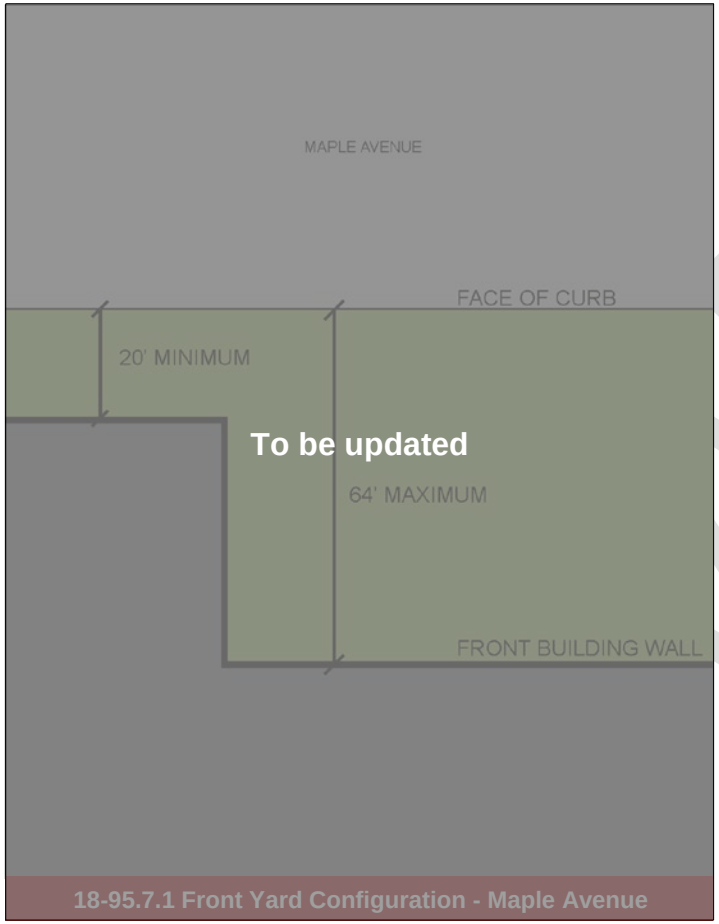
   b. The maximum setback shall be the distance that results in 64 linear feet between the face of the curb and the edge of the front building wall.

   c. See Figure 18-95.7.3., Front Yard Configuration – Secondary Side Street.

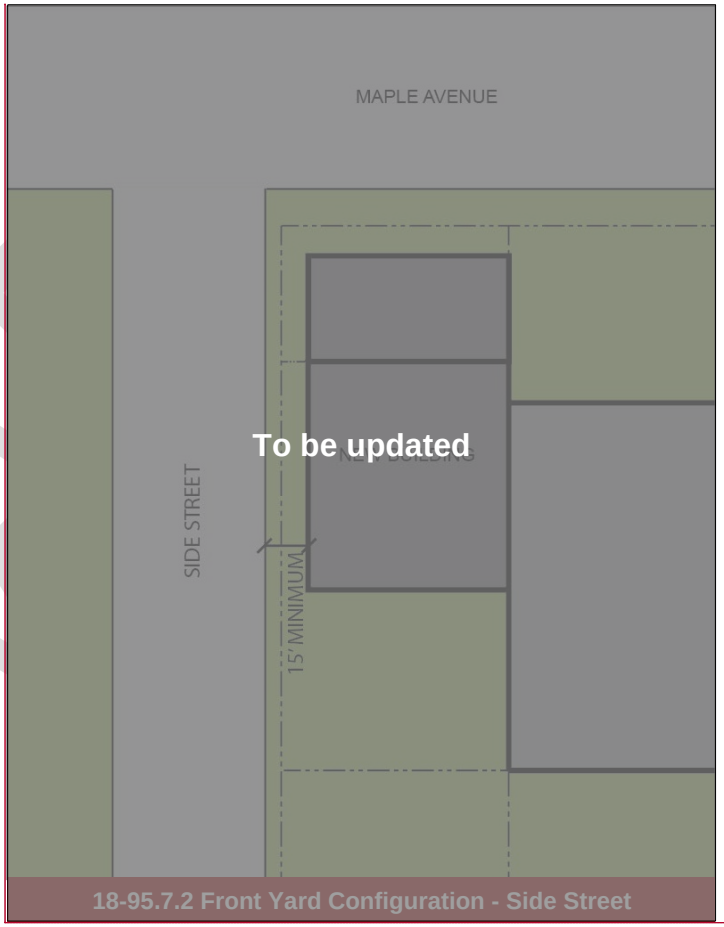
~~3.~~4. Development existing prior to November 16, 2014 shall be considered conforming with respect to these frontyard requirements.

Commented [PC33]: Design guidelines working group recommendations (DG Sec. 2.1); revise Figures 18-95.7.1 and 18-95.7.2; add new figure.

Commented [PC34]: Removed references to several streets based on DPZ staff recommendation to limit the applicability of the MAC to C-1A and C-2 zones.



18-95.7.1 Front Yard Configuration - Maple Avenue



18-95.7.2 Front Yard Configuration - Side Street

Commented [PC35]: Design guidelines working group recommendation to revise Fig. 18-95.7.1 (DG Sec. 2.1) and Fig. 18-95.7.2

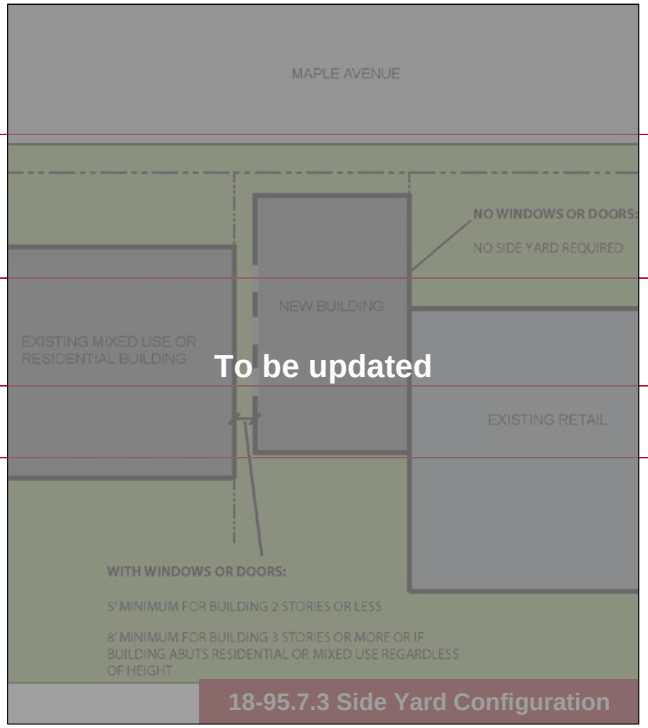
D. Minimum side yard:

1. Building wall has no windows or doors: None.
2. Building wall includes windows or doors: ~~Five feet if building is two stories or less;~~ ten (10) ~~eight~~ feet ~~if building is three stories or more~~.
3. ~~Building abuts a residential or mixed-use, regardless of number of stories: Eight feet, as shown in Figure 18-95.7.3, Side Yard Configuration~~.
4. ~~Building abuts a street or right-of-way: Fifteen feet between the face of curb and the edge of the building wall.~~

E. Minimum rear yard: 20 feet when the development abuts a residential zone district ~~lot or development~~; ten feet ~~in~~ from all other uses. ~~instances~~.

F. Maximum impervious surface: Eighty percent of the lot.

1. Incentives: An increase in the maximum impervious surface is permitted in exchange for providing one of the following incentive features:
   a. A five percent increase is permitted if the applicant designs, constructs, and maintains an extensive vegetated roof system that covers 50 percent of the net roof area or 2,000 square feet of contiguous roof area, whichever is greater.
   b. A ten percent increase is permitted if the applicant designs, constructs, and maintains an intensive vegetated roof system that covers 50 percent of the net roof area or 2,000 square feet of contiguous roof area, whichever is greater.
2. Net roof area is calculated as the total gross area of the roof minus any roof area covered by mechanical equipment.
3. Extensive and intensive vegetated roof systems are outlined by the Virginia Department of Environmental Quality Stormwater Design Specification No. 5, Fairfax County Vegetated Roofs Fact Sheet and US General Services Administration.



Commented [PC36]: DPZ staff recommendation to revise; also revise Fig.18-95.7.3. Planning Commission recommendation for 10 foot minimum side yard, per 3/13/19 work session.

Commented [PC37]: DPZ staff recommendation to delete as this is addressed in revisions to previous section.

Commented [PC38]: DPZ staff recommendation to clarify language.

Commented [PC39]: DPW and DPZ staff recommendation to move and revise incentives and "water conservation and quality protection" incentive features, currently found in Sec.18-95.19, which was supported by Planning Commission.

Sec. 18-95.8. - Encroachments into required yards.

A. Open upper-story balconies, exterior stairways, stoops, fire escapes, and access ramps for the disabled may extend up to five feet within any required yard, but may not encroach into a sidewalk to a point where the sidewalk has less than five feet of clearance.

~~B. Bay windows, box windows, chimneys, HVAC or outdoor equipment, moveable window~~

~~C.~~B. A~~a~~wnings and canopies may extend up to ten feet into a required yard on Maple Avenue, five feet into a required yard on a primary side street, and three feet into a required yard on a secondary side street.~~, roof eaves, overhangs, and marquees may extend up to three feet into a required yard.~~ In instances where these features project over a sidewalk, a minimum clearance of nine feet above the sidewalk shall be maintained.~~ Further, bay windows and box windows shall not exceed two stories in height or ten feet in length~~.

Commented [PC40]: DPZ staff recommendations based on revisions to increase the building setback.

C. Chimneys, HVAC or outdoor equipment, and roof eaves may extend up to three feet into a required yard. In instances where these features project over a sidewalk, a minimum clearance of nine feet above the sidewalk shall be maintained. ~~Sills, entablatures, uncovered porches, decks, patios, or terraces shall not extend into a required yard by more than one foot~~.

D. Bay windows and box windows above the ground floor may extend up to five feet into a required yard.

E. Flagpoles, light poles, fences, walls, and landscaping may encroach into required yards, but shall not obstruct sidewalks or required sight triangles.

DRAFT

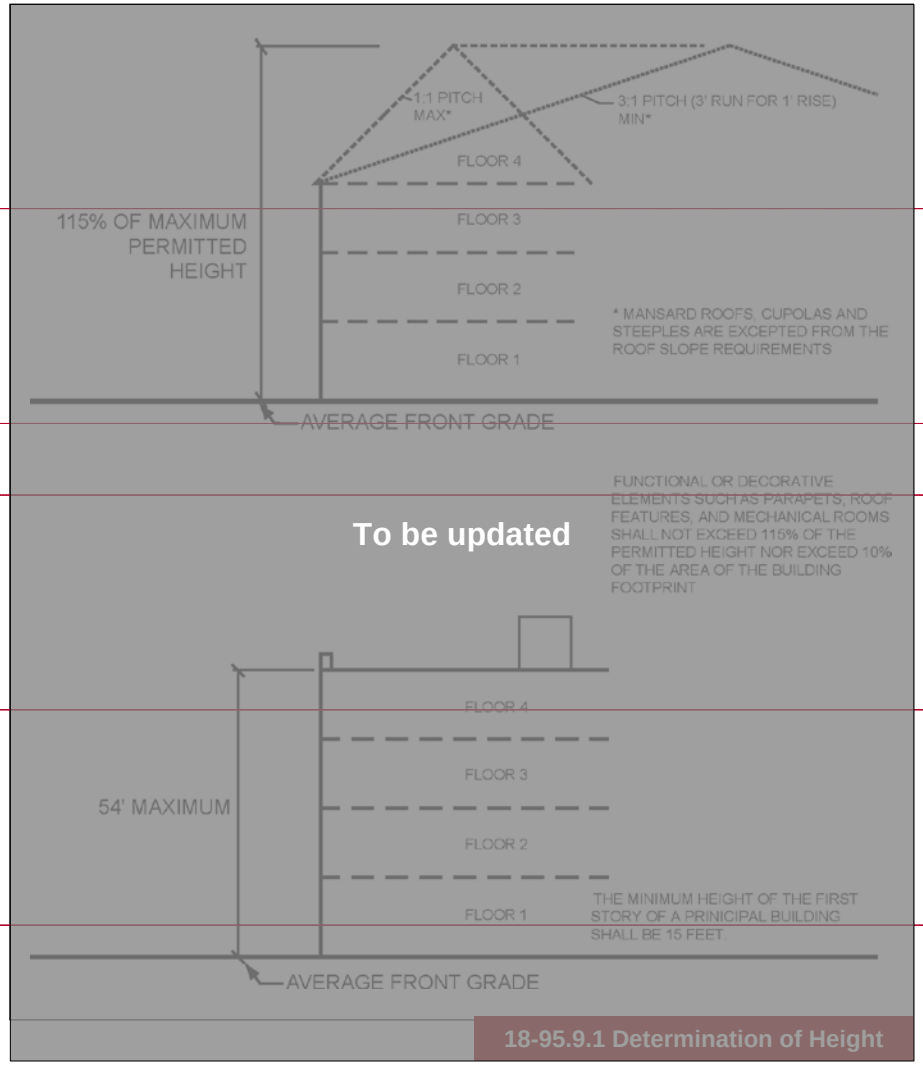
Sec. 18-95.9. - Height limit.

A. The maximum height of any structure in the MAC zone shall be ~~the lesser of~~ four stories above ground level, ~~or~~ but shall not exceed 54 feet above the average front grade, as shown in Figure 18-95.9.1, Determination of Height. Mezzanines shall comply with the applicable section(s) of the Virginia Uniform Statewide Building Code. Penthouses and other roof structures must adhere to the provisions of Sec. 18-164 of the Town Code. For the purposes of calculating the number of stories, a parking structure level shall not be considered a story.

~~A.~~B. Incentive: An additional fifth story is permitted for a mixed-use building that includes a hotel, large entertainment retail use, or offices located on at least two stories facing Maple Avenue. The building height shall not exceed 67 feet above the average front grade.

~~B. Functional or decorative elements on the highest level of a building may not result in a total height, including these elements, that is more than 115 percent of the permitted building height, nor exceed ten percent of the area of the building footprint.~~

C. The minimum height of the first story of a principal building shall be 15 feet, which shall be maintained for a minimum depth of 40 feet.



18-95.9.1 Determination of Height

Commented [PC41]: DPZ staff recommendation to clarify building height language consistent with language re: height limits of other commercial zones.

Commented [PC42]: DPZ staff recommendation to add mezzanine and penthouse language, which Planning Commission supported at 3/13/19 work session.

Commented [PC43]: DPZ staff recommendation to add language re: parking levels, which is similar concept to new subsection to Off-street parking requirements that was supported by Planning Commission (see 18-95.10.C).

Commented [PC44]: NEW DPZ staff recommendation

Commented [PC45]: DPZ staff recommendation to delete this sub-section and remove references to it from Fig. 18-95.9.1, which was supported by Planning Commission (see subsection A).

Commented [PC46]: Recommendation by MAC ad hoc committee and joint Town Council - Planning Commission work session(s). DPZ staff recommendation for minimum depth of 30 feet. Planning Commission recommended depth of 40 feet.

~~C.~~

~~D. Mezzanines shall not occupy more than fifty percent of the area of the floor below and shall not be considered a story for the purposes of determining height for residential uses only.~~

Commented [PC47]: Recommendation by MAC ad hoc committee and joint Town Council - Planning Commission work session(s) (see subsection A).

DRAFT

Sec. 18-95.10. - Off-street parking ~~and loading~~ requirements.

Off-street parking ~~and~~ loading requirements shall be in accordance with the standards in article 16 of this chapter, except that the following standards shall also apply. In the event of a conflict between the standards in article 16 and the standards in this section, the standards in this section shall govern.

A. Minimum requirements:

1. Uses in the MAC Zone shall provide off-street parking spaces in accordance with section 18-130 of this chapter.

2. Incentives: A reduction in the minimum required number of off-street parking spaces is permitted in exchange for providing any and/or all of the following features:

a. A five percent reduction for providing publicly accessible, sheltered bicycle parking and other multimodal transportation alternatives, and a bicycle repair station. A bicycle repair station is a standalone, permanently fastened bicycle facility, which includes a set of tools that enable bicyclists to perform minor repairs on their bicycles. A bicycle repair station shall include an air compressor either integrated with the repair station or as a standalone facility, to allow bicyclists to fill their tires with air.

b. A five percent reduction for providing structured and/or below grade parking to accommodate 51 percent or more of the required off-street parking spaces.

c. A five percent reduction for the closure of one existing accessway, vehicular entrance or driveway on Maple Avenue subject to staff approval that the closure meets intent to improve walkability, pedestrian safety, and/or traffic flow on Maple Avenue.

d. A five percent reduction for providing vehicular interparcel connectivity to an abutting parking lot(s).

e. A twenty-five percent reduction for providing incentives a. through d.

~~a. As an incentive for the provision of parking structures, off-street parking spaces provided within a parking structure shall be credited towards the minimum parking requirements at a rate of 1.25 times the actual number of spaces located within the parking structure.~~

~~2. In no case shall any combined parking reduction, including those through incentives as permitted in article 13.1, exceed 48 percent of the required parking for a development.~~

B. Parking location: Off-street surface parking lots shall not be located between Maple Avenue and a building(s) fronting Maple Avenue.

Commented [PC48]: DPZ staff recommendation to add new loading requirements to Article 16.

Commented [PC49]: Planning Commission recommendation at 3/13/19 work session to add additional information re: definition of bicycle repair station.

Commented [PC50]: DPW and DPZ staff recommendation to consolidate and revise parking incentives and incentive features, previously found in Sec. 18-95.19.

Commented [PC51]: DPZ staff recommendation to clarify language.

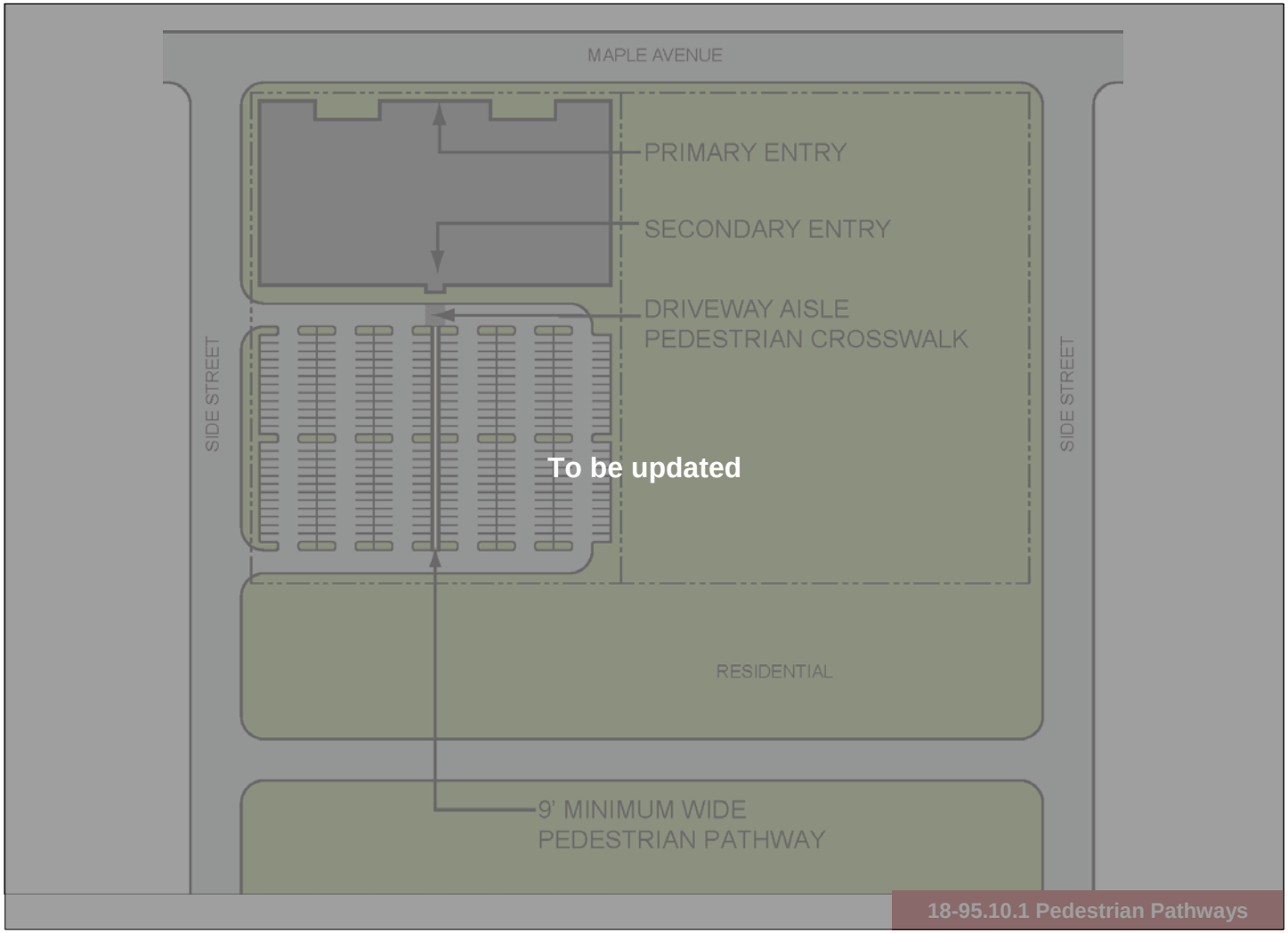
~~C. Parking structures: A second level of parking within the first story, located to the rear of the commercial space fronting on Maple Avenue, is permitted.~~

~~C.~~D. Pedestrian pathways: One fully-separated, improved pedestrian pathway (see Figure 18-95.10.1, Pedestrian Pathways) shall be provided for every 200 surface parking spaces. However, no pedestrian pathway is required for surface parking lots with less than 200 spaces. Pedestrian pathways shall be designed so that they:

1. Include, to the maximum extent practicable, a pathway aligned with and perpendicular to the secondary entrance into the building served by the parking lot;
2. Are paved with asphalt, cement, brick, pavers, or other comparable material including permeable options;
3. Maintain a minimum width of nine feet;
4. Are of contrasting color or materials when crossing drive aisles;
5. Connect to all existing or planned adjacent transit facilities;
6. Meet all applicable ADA requirements;
7. Are positively drained; and
8. Provide safe and efficient pedestrian access to the use they serve.

Commented [PC52]: DPZ staff recommendation which, following discussion at the 3/13/19 Planning Commission work session, was amended as presented.

DRAFT



18-95.10.1 Pedestrian Pathways

~~D.~~E. Alternative parking plan: The Town Council may approve an alternative parking plan for development that proposes alternatives to providing the minimum number of off-street parking spaces required in accordance with this subsection. Nothing in this subsection shall limit the utilization of one or more of the following off-street parking alternatives by a single use. When required, a parking demand study shall be performed by a licensed professional engineer.

1. Shared parking:
   a. Those requesting to use shared parking as a means of satisfying the off-street parking standards must submit a parking demand study as part of an alternative parking plan that justifies the feasibility of shared parking. The parking demand study shall include information on the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.
   b. Two or more uses sharing parking spaces shall have staggered peak usage times.
   c. The maximum reduction in the number of parking spaces required for all uses sharing the parking area shall be 35 percent.
   d. Shared parking spaces shall be located within 1,250 feet of the primary entrance of all uses served.
   e. Shared parking spaces shall not be separated from the use they serve by a major arterial or collector street, unless the shared parking area or parking structure is served by an improved pedestrian crossing or a parking shuttle.
   f. Adequate and safe pedestrian access shall be provided from and to the shared parking areas.
   g. When determined necessary due to distance, indirect locations, or visual barriers, directional signage that complies with the standards of this chapter shall be provided to direct the public to the shared parking spaces.
   h. The alternative parking plan shall be enforced through written agreement among all owners of record. An attested copy of the agreement between the owners of record must be recorded prior to occupancy. A shared parking agreement may be revoked only if all required off-street parking spaces are provided. A shared parking agreement shall remain in effect until one or more of the uses subject to the agreement changes.
2. Off-site parking for nonresidential uses: Off-street parking for nonresidential uses may be located on another parcel of land, if there are practical difficulties in locating the parking area on-site, or the public safety or convenience is better served by off-site parking. Off-site parking for nonresidential uses shall comply with the following standards:
   a. It shall be located within 1,250 feet from the use it is intended to serve.
   b. A pedestrian way that complies with applicable ADA requirements shall be provided from the off-site parking area to the use it serves.
   c. The alternative parking plan shall be enforced through written agreement among all owners of record. An attested copy

DRAFT

of the agreement between the owners of record must be recorded prior to occupancy. An off-site parking agreement may be revoked only if all required off-street parking spaces are provided. An off-site parking agreement shall remain in effect until one or more of the uses subject to the agreement changes.

3. Deferred parking: The construction of up to 30 percent of the required number of parking spaces may be deferred if:
   a. It is demonstrated through a parking demand study that because of the location, nature, or mix of uses, the number of parking spaces actually needed to serve the development is less than the minimum required.
   b. A reserve parking plan identifies: (a) the amount of off-street parking being deferred, and (b) the location of the area to be reserved for future parking, if future parking is needed.
   c. The applicant provides assurance that a parking demand study evaluating the adequacy of the existing parking spaces in meeting the parking demand will be submitted to the Town between 12 and 24 months after occupancy of the development. If the study indicates that the existing parking is adequate, then construction of the remaining number of required parking spaces shall not be required. If the study indicates a need for additional parking, it shall be provided consistent with the reserve parking plan and the standards of this chapter.
   d. Areas reserved for future parking shall be brought to the finished grade, landscaped with an appropriate ground cover, and not be used for buildings, storage, loading, or other purposes requiring buildings or permanent structures.
   e. Deferred parking shall not be combined with any other parking reductions.
4. Alternative materials: The use of pervious or semi-pervious parking area surfacing materials—including, but not limited to, “grass-crete,” “turfstone,” porous concrete, or recycled materials such as rubber, used asphalt, brick, block, and concrete—may be approved by the zoning administrator for the required vehicular surface area on a site, provided such areas are properly maintained. Where possible, such materials should be used in areas proximate to and in combination with on-site stormwater control devices or tree protection measures.

~~E.~~F. Transportation demand management: A transportation demand management (TDM) plan may be used as a means of reducing the minimum number of off-street parking spaces required for nonresidential or mixed-use development, in accordance with the following standards:

1. Required TDM plan: Approval of a TDM plan may result in an up to 20 percent reduction in the minimum number of required parking spaces if the TDM Plan includes facts or projections (e.g., type of development, proximity to transit and/or other multi-modal systems, anticipated number of employees or patrons, and minimum parking requirements), indicates the types of transportation demand management activities that will be instituted to reduce single-occupant vehicle use and reduce traffic congestion.
2. Transportation demand management activities: The TDM plan must provide a minimum of three of the following transportation demand management activities in order to qualify for a reduction in required minimum off-street parking:
    a. Establish a development-specific website that provides multi-modal transportation information such as real-time travel/traffic information, bus routes, bus schedules and maps and alternative commute log (bicycle, pedestrian, carpool, and vanpool).
    b. Disclose in writing to all employees transportation information and educational materials.
    c. Coordinate the formation of, but not limited to, carpooling, vanpooling, ridesharing, guaranteed ride home, teleworking, or shuttle service programs.
    d. Create a preferential parking management plan that specifically marks spaces for each registered carpool and/or vanpool vehicle, located near building entrances or in other preferential locations.
    e. Institute and maintain off-peak work schedules, allowing employees to arrive and depart at times other than the peak commute period. The peak morning commute period is defined as 7:00 a.m. and 9:00 a.m., the peak mid-day commute is defined as 11:30 a.m. to 1:30 p.m., and the peak evening commute period is defined as 5:00 p.m. and 7:00 p.m.
    f. Establish an office location within the development, staffed by the transportation coordinator that makes transportation and ride-sharing information available to employees, residents, and nonresidents.
    g. Alternative transportation demand management activities may be approved by the zoning administrator as a means of complying with the parking reduction incentive provisions of this subsection.
3. Transportation program manager/coordinator:
    a. The applicant must appoint and maintain a program coordinator to oversee transportation demand management activities.
    b. The program coordinator must be a licensed professional or have a specialty certification in TDM.
    c. The program coordinator must be appointed prior to issuance of a certificate of occupancy for the buildings to be served by the transportation demand management program.

DRAFT

4. TDM annual report: The program coordinator shall provide a report annually to the department of planning and zoning that details the implementation strategies for the approved TDM plan. The report may include the following:

a. A description of the transportation management activities efforts;

b. A list of current tenants and number of employees for each tenant;

c. A parking-reduction analysis based on employee or resident use of ridership programs or alternative transportation options;

d. Changes to the TDM plan to increase ridership; and

e. Employee transportation survey.

5. Enforcement: In the event that the program coordinator fails to submit a report to the department of planning and zoning within 60 days of the annual report deadline, or the applicant no longer implements the program, the TDM plan shall be considered terminated and the required off-street parking spaces must be provided.

G.Signs in Parking Lots and Parking Structures: An informational sign(s) identifying commercial and residential parking areas is permitted.

Commented [PC53]: Design guidelines working group recommendation

~~F.~~H. Bicycle parking: Residential development with ten or more dwelling units and nonresidential development with 5,000 or more square feet of gross floor area shall provide individual or shared bicycle parking facilities in accordance with the following standards. Nonresidential uses of up to 20,000 square feet in size may share bicycle parking facilities in accordance with this section.

1. General standards:

a. Bicycle parking facilities shall be conveniently located and publically accessible, but in no case shall such facilities be located more than 75 feet from the primary building entrance. This standard shall not apply to the long-term bicycle parking spaces in weather-protected rooms or cages with controlled access for bicycle users required for residential uses or for additional spaces beyond the required spaces for commercial uses.

b. For residential uses, bicycle parking spaces shall be provided at the rate one long-term bicycle parking space per ten residential dwelling units or portion thereof, and one short-term bicycle parking space for 50 residential units or portion thereof.

c. For commercial uses, bicycle parking spaces shall be provided at the rate of one bicycle parking space per 5,000 square feet of nonresidential floor area or portion thereof, and one employee parking space per 25,000 square feet of nonresidential floor area or portion thereof.

d. Bicycle facilities shall include a rack or other device to enable bicycles to be secured.

2. Shared bicycle parking: Nonresidential uses up to 20,000 square feet in area may share bicycle parking spaces if:

a. An improved pedestrian accessway is provided from the bicycle parking facility to the primary building entrance; and
b. The shared bicycle parking facility and improved pedestrian access is depicted on the site plan.

DRAFT

Sec. 18-95.11. - Mobility and circulation.

A. ~~Maple Avenue S~~sidewalk area configuration:

1. The area between the edge of the front building wall and the face of the curb adjacent to Maple Avenue ~~East and West~~ and the primary and secondary side streets, as defined in Section 18-95.7.C., shall be considered the streetscape ~~sidewalk~~ area.

2. Along Maple Avenue, t~~T~~he streetscape ~~sidewalk~~ area shall maintain the minimum size necessary to ensure at least 28 ~~0~~ linear feet between the face of the curb and the front most building wall. Along primary side streets, the streetscape area shall be 20 feet and along secondary side streets, it shall be 15 feet.

3. The streetscape ~~sidewalk~~ area shall be divided into three distinct zones, as shown in Figure 18-95.11.1, Streetscape ~~Sidewalk~~ Zones:

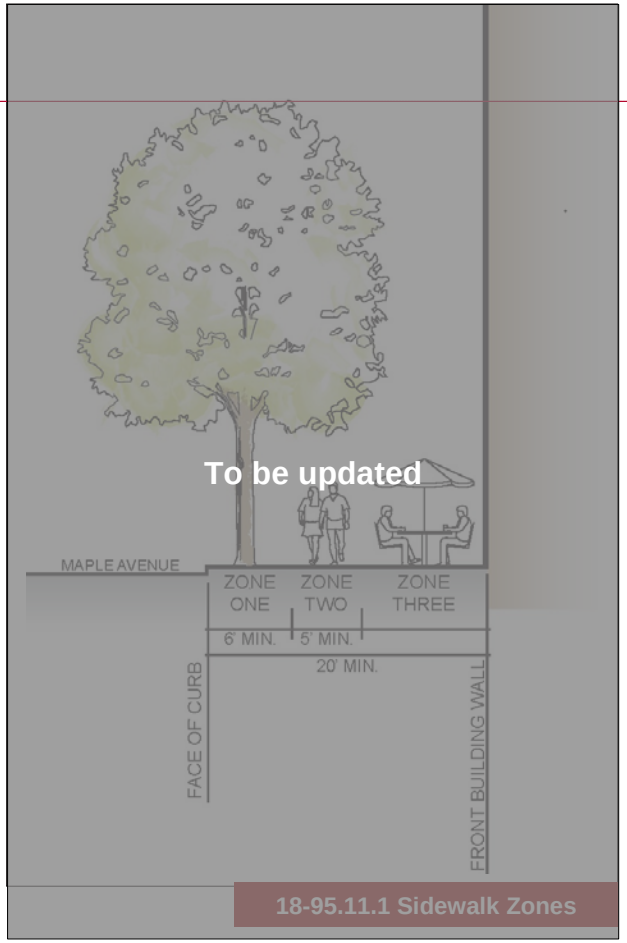
a. Zone 1 – Buffer Zone ~~One~~ occupies ~~a minimum of~~ the first six and a half ~~six~~ feet of the sidewalk area, as measured from the face of the curb. Zone ~~One~~ 1 is designated for the planting of street trees, landscaping, and the placement of street furnishings.

b. Zone 2~~Two~~ – Walkway Zone is the designated clear zone for the movement of pedestrians.

- Along Maple Avenue, Zone 2 occupies ~~at least five~~ nine and a half feet, as measured from the back edge of Zone 1.~~One, and is the designated clear zone for the movement of pedestrians.~~
- Along primary side streets, Zone 2 occupies nine and a half feet, as measured from the back edge of Zone 1.
- Along secondary side streets, Zone 2 occupies six feet, as is measured from the back edge of Zone 1.

c. Zone 3~~Three~~ – Frontage Zone may be used for outdoor seating, sidewalk cafes, landscaping, an area for the display of products for sale in accordance with section 18-95.6.B, or as an extension of the public realm.

- Along Maple Avenue, Zone 3 occupies at least twelve feet, as ~~is~~



18-95.11.1 Sidewalk Zones

Commented [PC54]: Design guidelines working group recommendation to revise this section and Fig. 18-95.11.1 and add new figures for primary and secondary street streetscape zones (DG Sec. 2.1). DPZ staff recommendation to revise streetscape zones to align with landscaping and sidewalk areas in existing ROW as follows: zone 1 from 8 feet to 6.5 feet and zone 2 from 8 feet to 9.5 feet. Secondary side street zones revised in zone 1 from 8 feet to 6.5 feet; zone 2 from 5 feet to 6 feet and zone 3 from 2 feet to 2.5 feet.

measured from the back edge of Zone 2~~Two. Zone Three may be used for outdoor dining, an area for the display of products for sale in accordance with section 18-95.6.B, a public gathering area, or as a continuation of the sidewalk paving treatment in Zone Two.~~

- Along primary side streets, Zone 3 occupies at least four feet, as is measured from the back edge of Zone 2. It may include landscaping.
- Along secondary side streets, Zone 3 occupies at least two and a half feet, as is measured from the back edge of Zone 2. It may include landscaping.

4. Sidewalk paving treatments shall consist of concrete, bricks, pavers, or other hard-surface materials, consistent with an approved site plan, with the established sidewalk patterns in the general area of the development, and suitable for pedestrian use. Streetscape materials on Maple Avenue should be consistent with the adopted streetscape plans.

5. Sidewalks and pedestrian pathways shall connect with existing or planned sidewalks at property boundaries.

6. New nonresidential, mixed-use, and multi-family development shall provide at least one on-site improved connection between the development's primary entrance and the adjacent public sidewalk system (planned or existing).

DRAFT

B. ~~Configuration of other sidewalks: Sidewalks located within the MAC Zone, but not adjacent to the Maple Avenue right-of-way, shall be configured in accordance with the Town's minimum sidewalk standards~~.

Commented [PC55]: DPZ staff recommendation to delete based on revisions to previous section.

C. Parking lot cross access: The MAC Zone should promote the reduction of vehicular access points onto Maple Avenue East and West to facilitate traffic movement. New development and redevelopment in the MAC Zone shall be designed to allow for parking lot cross-access to adjacent compatible development in accordance with the following standards, to the maximum extent practicable:

1. Cross-access shall allow for two-way traffic between parcels through the use of a single drive aisle with a minimum width of 20 feet, or through two one-way aisles, each with a minimum width of ten feet.
2. Cross-access ways shall not be required to provide cross-access to more than two adjacent parcels.
3. The requirements of this subsection may be waived if the applicant demonstrates it is impractical to provide cross-access due to topography, natural features, or vehicular safety factors.
4. If cross-access is waived, bicycle and pedestrian connections shall be provided between adjacent developments, to the maximum extent practicable.

Sec. 18-95.12. - Landscaping standards for parking lots and street trees.

Parking lots shall include landscaping within the interior and on the perimeter, in accordance with the following standards:

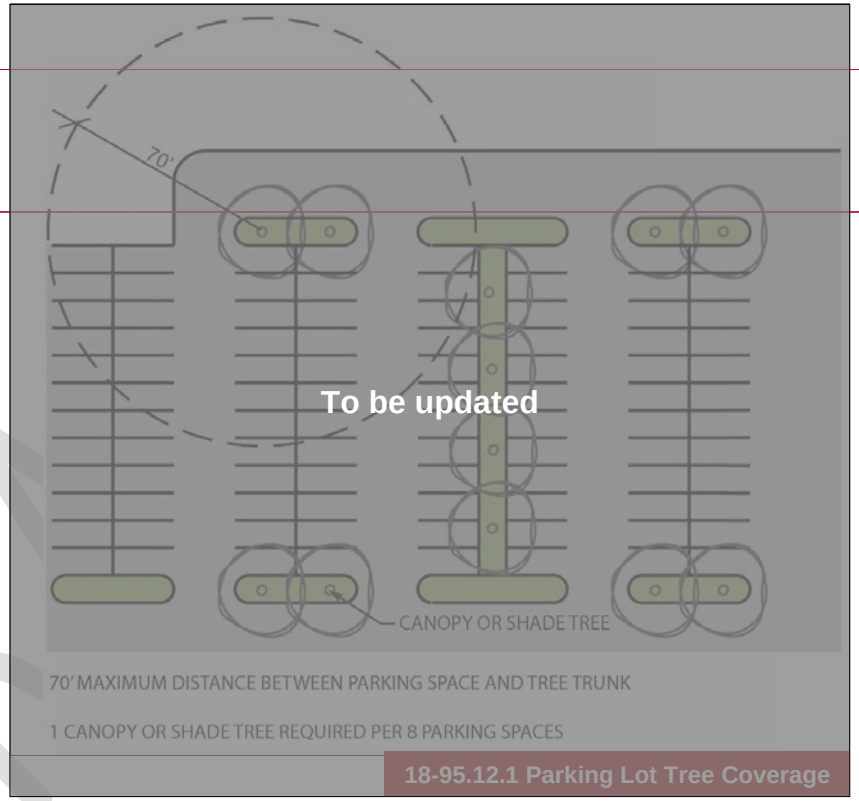
A. Interior landscaping: Surface parking lots with ten (10) or more ~~than 12~~ spaces ~~in a row~~ shall provide landscaping ~~islands~~ within the interior of the parking lot in accordance with the standards in this subsection, as shown in Figure 18-95.12.1, Parking Lot Tree Coverage, unless altered through an alternative landscaping plan..

1. Design: ~~Unless altered through an alternative landscaping plan, landscaping islands shall be designed in accordance with the following standards:~~

a. At least five percent (5%) of the gross area of the parking lot shall be comprised of landscape area. The gross area of the parking lot shall include all paved areas within the lot including areas for ingress/egress.

~~a.~~b. Minimum ~~L~~landscape~~ing~~ area: No landscape area shall be less than ~~islands shall be located at the end of parking bays and have a minimum size of~~ 162~~180~~ square feet with a minimum width of nine (9) feet. ~~for single loaded parking bays, and a minimum size of 360 square feet for double loaded bays.~~

~~b.~~c. A ratio of one tree per ten parking spaces shall be provided. ~~Off-street surface parking areas with 125 or more spaces shall be organized into a series of smaller modules~~



18-95.12.1 Parking Lot Tree Coverage

Commented [PC56]: DPZ staff recommendation to clarify language.

Commented [PC57]: DPZ staff recommendation to revise this section to be consistent with proposed parking lot landscaping requirements in Article 16.

DRAFT

~~visually separated by landscape strips that are located at least every six parking bays that are at least nine feet wide.~~

~~c.~~d. A ratio of four shrubs per ten parking spaces shall be provided. ~~Canopy or shade trees shall be distributed throughout the parking lot for the purpose of heat abatement. No parking space shall be separated from the trunk of a shade or canopy tree by more than 70 feet.~~

~~d.~~e. Canopy or shade trees, to be approved by the Town arborist, shall be distributed throughout the parking lot for the purpose of heat abatement. Each surface parking space shall be located within 70 feet of the trunk of a shade or canopy tree. ~~A ratio of one tree per eight parking spaces shall be provided.~~

2. Planting area size: Each landscaping island shall contain sufficient area to accommodate the root growth of the plant material used. At a minimum, each landscaping island shall include 300 cubic feet of soil per tree to be located in the island. The size of the planting area, size of plant material at maturity, and placement of plant material shall allow for a two-and-one-half-foot bumper overhang from the face of the curb or edge of the island.

~~3. Planting rate: Each landscaping island shall contain at least four shrubs, planted in accordance with these standards. Nothing in these standards shall require a tree within a landscaping island unless it is needed to maintain compliance with the shading requirements in [subsection] (1.c.) above.~~

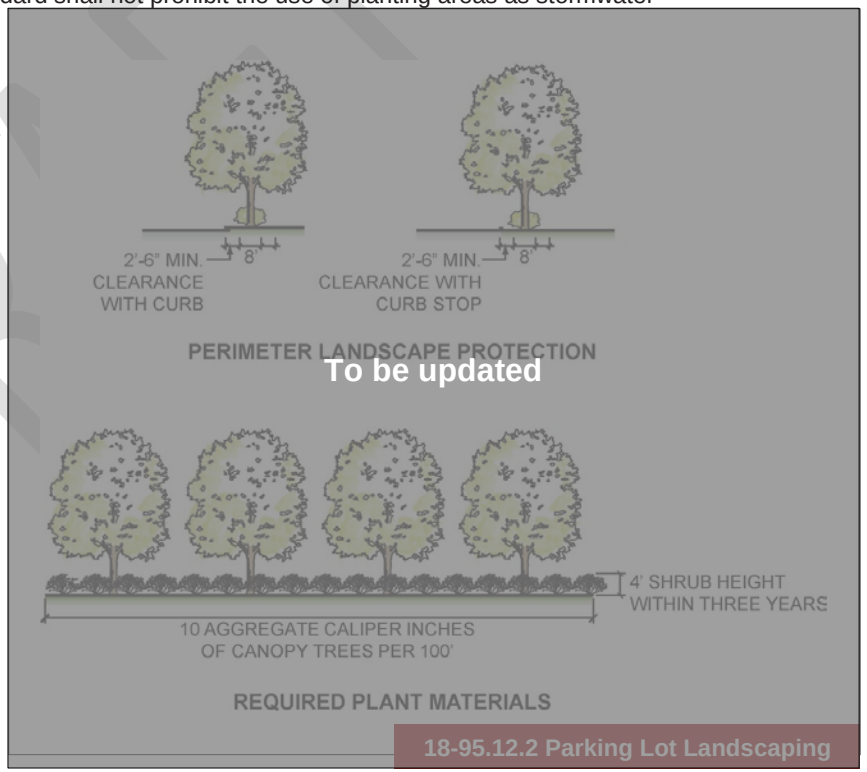
~~4.~~3. Exterior lighting: Light poles should not be placed in landscape islands. If a light pole is located within 20 feet of a required tree, the tree cannot be counted toward the minimum canopy coverage requirement. ~~In cases where a landscaping island contains both trees and exterior parking lot lighting poles, the parking lot lighting poles shall not exceed eight feet in height in order to avoid conflicts between tree branches and the need to illuminate parking areas. Nothing in this section shall prevent the placement of parking lot lighting outside landscaping islands.~~

~~5.~~4. Protection of planting areas: Planting areas shall be protected from vehicle damage by the installation of curbing, wheel stops, or other comparable methods. This standard shall not prohibit the use of planting areas as stormwater management devices.

B. Perimeter landscaping standards: Where a parking lot abuts a street right-of-way, vacant land, or any other development (except another parking lot), perimeter landscape strips shall be provided and maintained between the parking lot and the abutting right-of-way or property line in accordance with the following standards:

1. Continuous visual screen: Perimeter landscape for parking lots shall form a continuous visual screen with a minimum height of four feet above grade within three years of planting, excluding required sight clearances at driveways and near intersections, as shown in Figure 18-95.12.2, Parking Lot Landscaping.

2. Protection of landscape strip: The perimeter landscape strip shall be protected from vehicular damage by the installation of curbing, wheel stops, extra width in the landscape strip, or other method approved by the zoning administrator.



18-95.12.2 Parking Lot Landscaping

DRAFT

3. Location: Perimeter landscape strips shall located on the property, and shall be placed to assure visibility and safety of pedestrians on the public street, as well as those within the vehicular use area.

4. Minimum width: The minimum width of a perimeter landscape strip serving a parking lot shall be eight feet.

5. Required materials:

a. Evergreen shrubs shall be used to form the continuous visual screen in the perimeter landscape strip.

b. In addition to the evergreen shrub requirements, each perimeter landscape strip shall include at least ten aggregate caliper inches (ACI), measured at installation, of canopy trees per 100 linear feet of landscape strip. Understory trees may be used beneath overhead utilities.

c. At least 25% of the required trees and shrubs shall provide a seasonal color with evergreen and flowering trees.

6. Adjacent parking lots: Where two or more off-street surface parking lots are located adjacent to one another, but upon different lots, no perimeter landscape strip shall be required between the two parking lots.

C. Street trees: Street trees along all adjacent public streets shall be required between the curb and the sidewalk, in accordance with the following standards

1. Street trees shall be canopy trees except beneath overhead utilities or other projections into the public right-of-way, where understory trees shall be used instead.

2. Canopy trees shall be spaced between 30 and 35 feet on center when possible and when not interfering with sight lines.

3. Understory trees shall be spaced between 18 and 22 feet on center when possible and when not interfering with sight lines.

4. Street trees shall have a two-and-one-half-inch minimum caliper size at the time of planting.

Commented [PC58]: DPW and DPZ staff recommendation.

Commented [PC59]: DPW and DPZ staff recommendation.

D. Alternative landscaping plan:

1. An applicant may prepare an alternative landscaping plan to modify materials or methods required by the standards due to natural conditions or physical conditions related to the site.

2. The Town Council may approve an alternative landscaping plan if it meets the purpose and intent of the landscaping standards in this section.

E. All landscape requirements shall be reviewed and approved by the Town Arborist.

Sec. 18-95.13. - Gathering ~~Open~~ spaces ~~set-asides~~.

Development sites less than three acres in size shall provide ~~set aside~~ a minimum of ten ~~fifteen~~ percent of the total development area as gathering ~~an open~~ space. Development sites three acres and greater in size shall provide a minimum of twenty percent of the total development as gathering space. Gathering space shall be s~~et-aside~~ in accordance with the following standards:

A. Gathering spaces, such as outdoor seating areas, sidewalk cafés, landscaped areas with pedestrian access, plazas, forecourts and covered atriums, shall be located on the ground-level and be accessible from a public right-of-way. Gathering spaces, to the maximum extent possible, should be contiguous. Gathering spaces may include partially and fully covered spaces that are open on at least one side. Partially and fully-covered spaces cannot be more than 25% of the required minimum gathering space.

B. Where the development site is adjacent to existing or planned trails, parks, or other public open areas, the gathering space shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge the trail, park, or other open area.

C. The following areas shall not be counted as gathering spaces:

1) Private yards not subject to an open space or conservation easement;
2) Public street rights-of-way or private street/pedestrian easements;
3) Parking lot landscaping;
4) Open parking areas and driveways; and
5) Designated outdoor storage areas.

D. Incentive: The gathering space requirement for sites three acres or greater in size is reduced to ten percent if cottage housing is provided.

~~A. The following site features shall be credited towards the open space set-aside:~~

~~1. Wetlands and water features;~~

~~2. Areas occupied by required landscaping;~~

~~3. Parks, greenways, and natural areas intended for passive recreation;~~

~~4. Land occupied by active recreational uses such as pools, playgrounds, tennis courts, jogging trails, and clubhouses;~~

~~5. Publicly accessible plazas, public gathering spaces, fountains, roof gardens, green roofs, atriums, and pedestrian seating/activity; and~~

~~6. Land area occupied by stormwater management devices, including retention ponds, fully vegetated detention basins, and other bio-retention devices treated as a site amenity that includes access, gentle slopes of three-to-one (3:1) or less, significant plantings, and pedestrian elements such as paths, benches, and similar aspects.~~

~~The following areas shall not be counted as open space set-asides:~~

Commented [PC60]: Design guidelines working group recommendation (DG Sec. 2.2) and DPZ staff recommendation for percentage minimum.

Commented [PC61]: NEW DPZ staff recommendation per 9/9/19 Town Council work session discussion.

Commented [PC62]: Planning Commission recommendation at 3/13/19 work session to encourage contiguous gathering spaces and limit the amount of covered spaces.

Commented [PC63]: NEW DPZ staff recommendation to incentivize cottage housing as it seems multifamily and townhouses are more financially viable housing options based on the smaller size of a cottage housing unit (1500 SF w/max height of 25 feet). Plus, cottage housing requires common outdoor area (400 SF per unit).

DRAFT

7. Private yards not subject to an open space or conservation easement;
8. Public street rights-of-way or private street easements;
9. Open parking areas and driveways;
10. Land covered by structures not designated for active recreational uses; and
11. Designated outdoor storage areas.

B. Land used as an open space set-aside shall meet the following design standards:

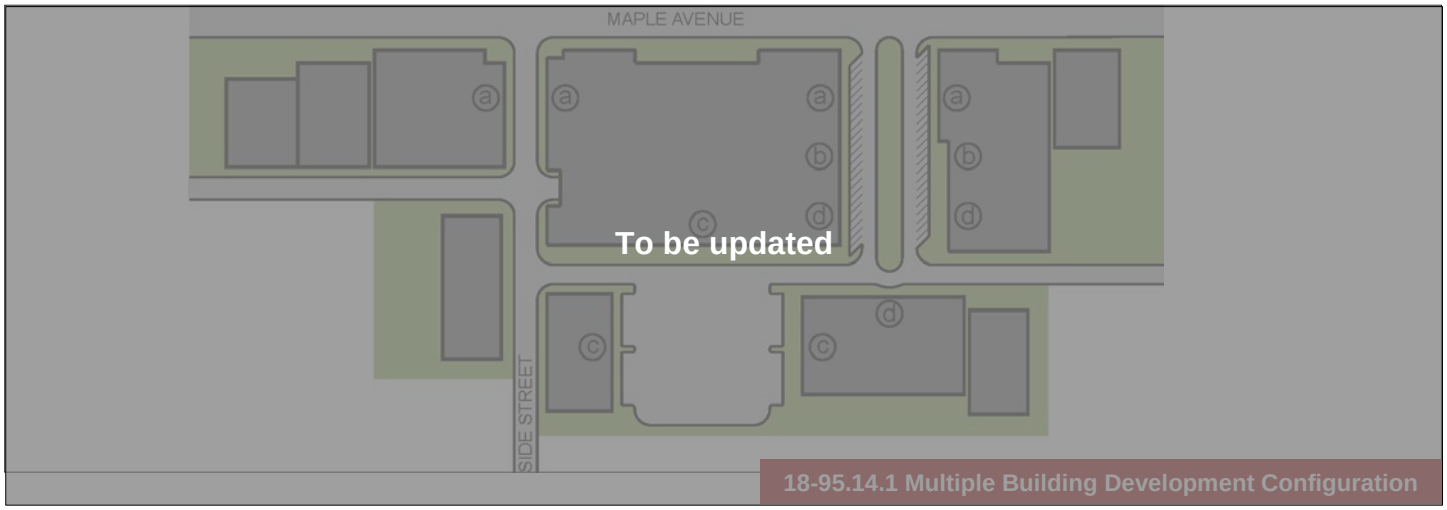
Open space shall be located so as to be readily accessible and useable by residents and users of the development.

Where possible, a portion of the open space set-aside should provide focal points for the development and opportunities for public art.

Where the development site is adjacent to existing or planned trails, parks, or other public open areas, the open space set-aside shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge the trail, park, or other open area.

C. All open space set-aside areas shall be owned jointly or in common by the owners of the development through a recognized homeowners or property owners association, a nonprofit organization, or be dedicated to the Town, or conservation, public, or nonprofit entity.

DRAFT



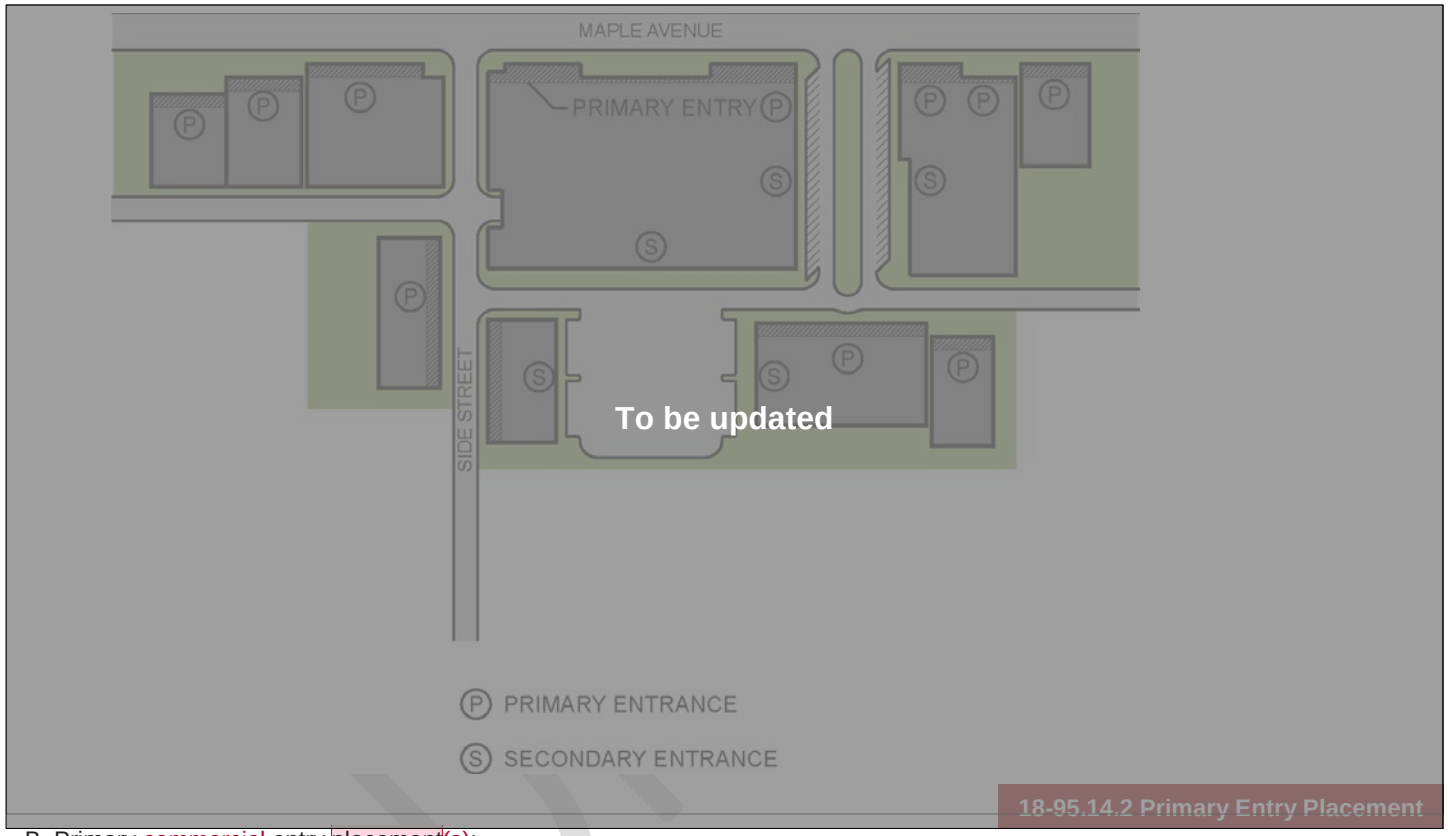
18-95.14.1 Multiple Building Development Configuration

Sec. 18-95.14. - Site development standards.

Mixed-use and nonresidential development in the MAC Zone shall comply with the following standards:

A. Building orientation:

1. The front façade of a building shall be parallel to the street it fronts.
2. Multiple building developments shall be oriented in one of the following formats (see Figure 18-95.14.1, Multiple Building Development Configuration):
   a. Corner buildings designed to front both sides of an adjacent street intersection or entry point to the development in an "L" configuration;
   b. Buildings facing each other across a relatively narrow vehicular access area with pedestrian amenities in a "main street" character;
   c. Buildings framing and enclosing at least three sides of parking areas, public spaces, or other site amenities; or
   d. Buildings framing and enclosing outdoor dining or gathering spaces for pedestrians between buildings.
3. Drive-throughs or automobile-related building features such as canopies, porticos, or drive-through windows shall be prohibited on the front and corner side façades.



18-95.14.2 Primary Entry Placement

B. Primary commercial entry placement(s):

1. Primary commercial entrances shall face Maple Avenue, a primary side street, a commons associated with the development, or a central corridor perpendicular to Maple Avenue. ~~the street from which the building derives its street address~~, as shown in Figure 18-95.14.2, Primary Entry Placement(s). Nothing in these standards shall prevent a secondary entrance from facing a parking lot or open space.

2. Buildings on corner lots may incorporate an entrance on the corner.

3. ~~Multi-building developments shall be oriented so that primary entries face Maple Avenue, a commons associated with the development, or a central corridor perpendicular to Maple Avenue.~~

Commented [PC64]: DPZ staff recommendation to clarify language.

Commented [PC65]: DPZ staff recommendation to combine with subsection #1.

C. Entry features:

1. Primary entrances shall incorporate windows within or beside entry doors that allow entrants to see into the building and exterior lighting to illuminate the entryway during hours of operation during non-daylight hours.

2. Each primary entry shall be clearly defined and incorporate at least two of the following features:

a. ~~Covered roof projections~~ Awnings or canopies of at least five feet in depth that emphasize the primary entrance location;

b. Distinctive roof forms, towers, gables, roof ridges, peaks, or other features that differ in height by three feet or more from the balance of the roof, as shown in Figure 18-95.14.3, Roof Forms;

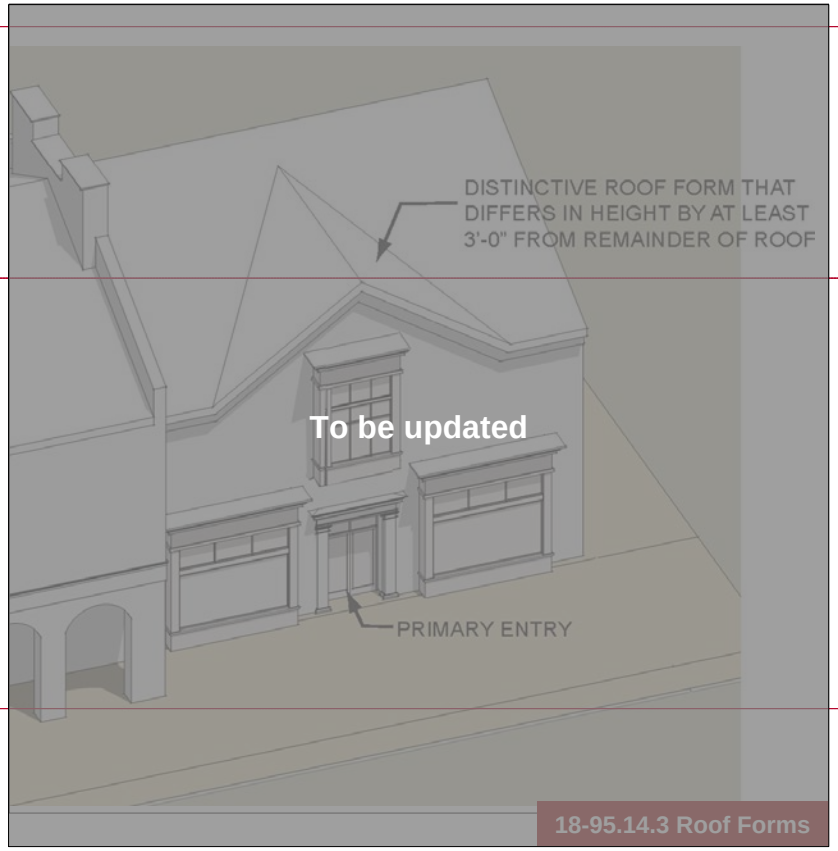
c. Window walls of uninterrupted glass with a minimum height of 15 feet and a minimum width of 15 feet adjacent to the entryway doors;

~~d. Covered or shaded pedestrian courts, patios, or plazas of at least 100 square feet adjacent to the entrance;~~

~~e.~~d. Fountains, pools, or other water features;

~~f.~~e. Canopy trees planted no greater than 40 feet on- center along the front façade wall; or

~~g.~~f. Public art.

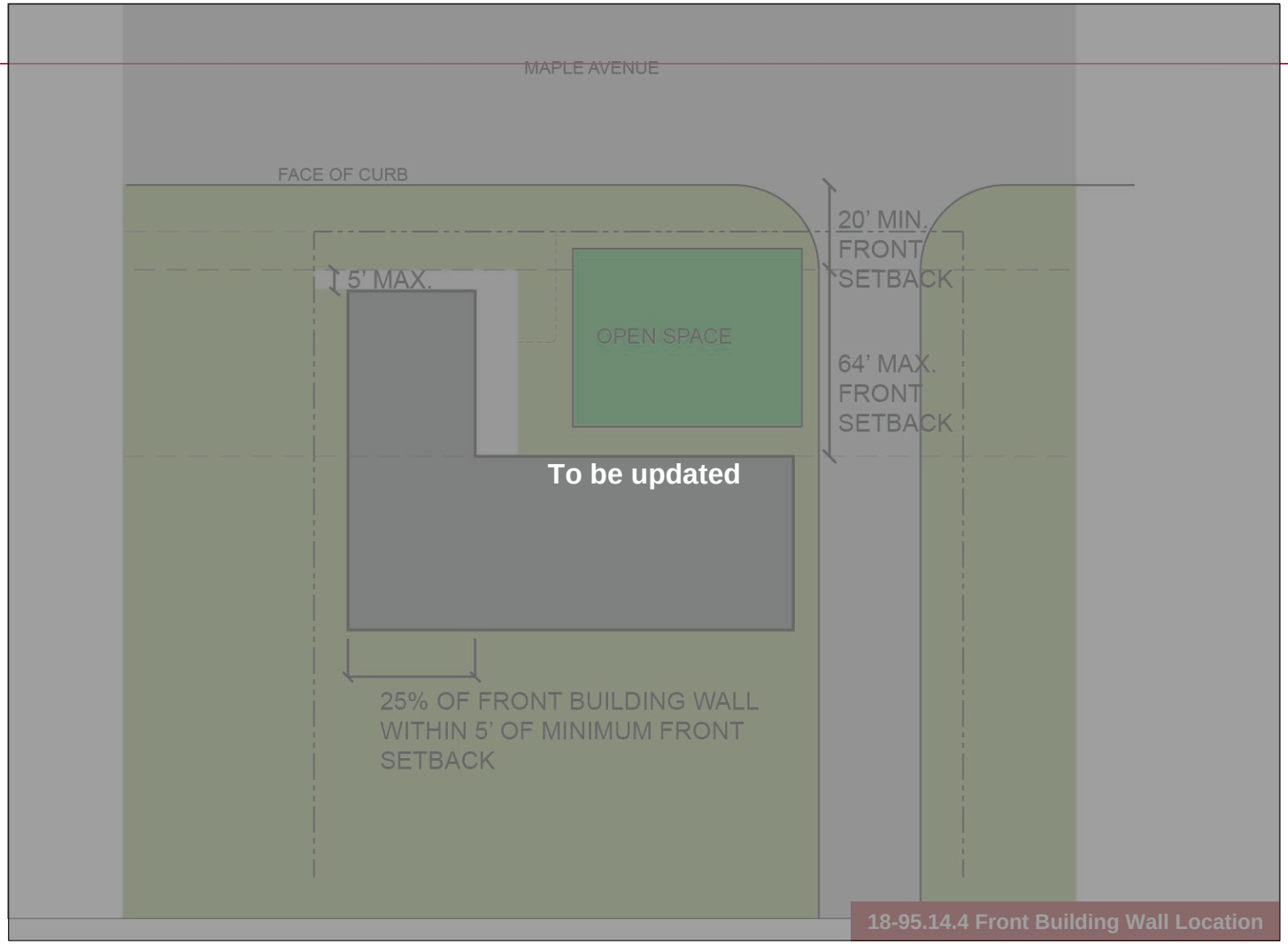


D. Front building wall location: At least 25 percent of the front building wall shall be built within five feet of the minimum front setback line, as shown in Figure 18-95.14.4, Front Building Wall Location.

Commented [PC66]: Recommendation by MAC ad hoc committee and joint Town Council - Planning Commission work session(s) to revise Fig. 18-95.14.3.

Commented [PC67]: DPZ staff recommendation to clarify language.

Commented [PC68]: DPZ staff recommendation to delete per design guidelines (DG Sec. 2.1) and revisions to streetscape zones and gathering spaces.



18-95.14.4 Front Building Wall Location

Commented [PC69]: Design guidelines working group recommendation to revise Figure 18-95.14.4 (28' min front setback and gathering space)

E. Building façades:

1. Blank monolithic walls with little or no architectural detail or items that add visual interest shall be prohibited from facing public streets or single-family residential uses.

2. Buildings shall include continuous awnings, canopies, arcades, or overhangs with a minimum projection of four feet from the building wall along at least 60 percent of the building façade that includes the primary entrance to provide shade and to protect patrons or pedestrians from the weather, as shown in Figure 18-95.14.5, Pedestrian Protection.

3. Buildings of 10,000 square feet in floor area or less shall be configured so that at least 60 percent of all sides are ~~the front wall is~~ differentiated architecturally by two or more of the following features (see Figure 18-95.14.6, Front Architectural Features). Buildings of more than 10,000 square feet in floor area shall be configured so that at least 60 percent of all sides are ~~the front wall is~~ differentiated architecturally by three or more of the following features:

a. Recessed or display windows;

b. Offset surfaces, niches, insets, projections, or bas relief with a minimum depth of four inches;

c. Window indentations that incorporate a differing building material, texture, or color, along with an awning or overhang;

d. Differentiated piers, columns, or pilasters;

e. Textured materials;

f. Public art;

g. Roofline changes, coupled with correspondingly aligned wall offset or façade material changes, changes in the roof planes, or changes in the height of a parapet wall; or

~~h. Changes in wall plane (such as projections or recesses) with an offset or depth of at least two feet and a width of at least fifteen feet, located a minimum of every 30 feet.~~

4. A development site with frontage on Maple Avenue shall provide a building and/or façade break, as defined below: ~~Side and rear building façades, if visible from public streets, shall have a similar architectural treatment as used on the primary or front façade.~~

a. A building cannot exceed 350 feet in length. If there are multiple buildings proposed, there must be a break between the buildings that is at least 90 feet wide and to the depth of the building(s) facing Maple Avenue at a minimum. Vehicular and pedestrian access to the site may be provided in the area between the buildings. A building break cannot be located within 60 feet of the nearest street intersection.

~~i.~~b. A building between 200 linear feet and 350 linear feet in length must provide a façade break at least 60 feet in length and 30 feet deep.

5. A development site with frontage on primary and secondary side streets shall provide a building and/or façade break, as defined below:

Commented [PC70]: Recommendation by MAC ad hoc committee and joint Town Council - Planning Commission work session(s).

Commented [PC71]: DPZ staff recommendation to delete based on inclusion of Sec. 18-95.14.E.8.

Commented [PC72]: DPZ staff recommendation; Include new figure(s).

Commented [PC73]: Design guidelines working group recommendation for 60’ x 30’ façade break

a. A building cannot exceed 200 feet in length. If there are multiple buildings proposed, there must be a break between the buildings that is at least 40 feet wide. Vehicular and pedestrian access to the site may be provided in the area between the buildings. A building break cannot be located within 60 feet of the nearest street intersection.

b. A building between 100 linear feet and 200 linear feet in length must provide a façade break at least 30 feet in length and 15 feet deep.

~~4.~~6. Buildings shall be constructed (through the use of materials, design elements, or architectural details) to emphasize the proportion of height to width so that building façades are primarily vertically oriented, instead of horizontally oriented, as shown in Figure 18-95.14.7, Vertical Orientation.

7. Stand-alone buildings located in front of other buildings within the same development shall include a consistent level of architectural detail on all four sides of the building as well as exterior materials and colors that are compatible with the primary building in the development.

8. Front building façades of 30 feet or more in width shall be ~~configured~~ designed to appear as a series of individual ground-floor storefronts, discrete building modules, wings, recesses, or "bump-outs" with a minimum distance of two feet from the front façade wall with a minimum width of 15 feet and a maximum width of 30 feet each (see Figure 18-95.16.3 Storefront Architecture).

9. Seventy-five percent (75%) of the fourth story shall be set-back thirteen (13) feet.

Commented [PC74]: Design guidelines working group recommendation for 30' x 15' façade break

Commented [PC75]: Design guidelines working group recommendation to include "primarily" and to revise Fig. 18-95.14.5 and remove the "horizontal orientation" diagram in Fig. 18-95.14.7.

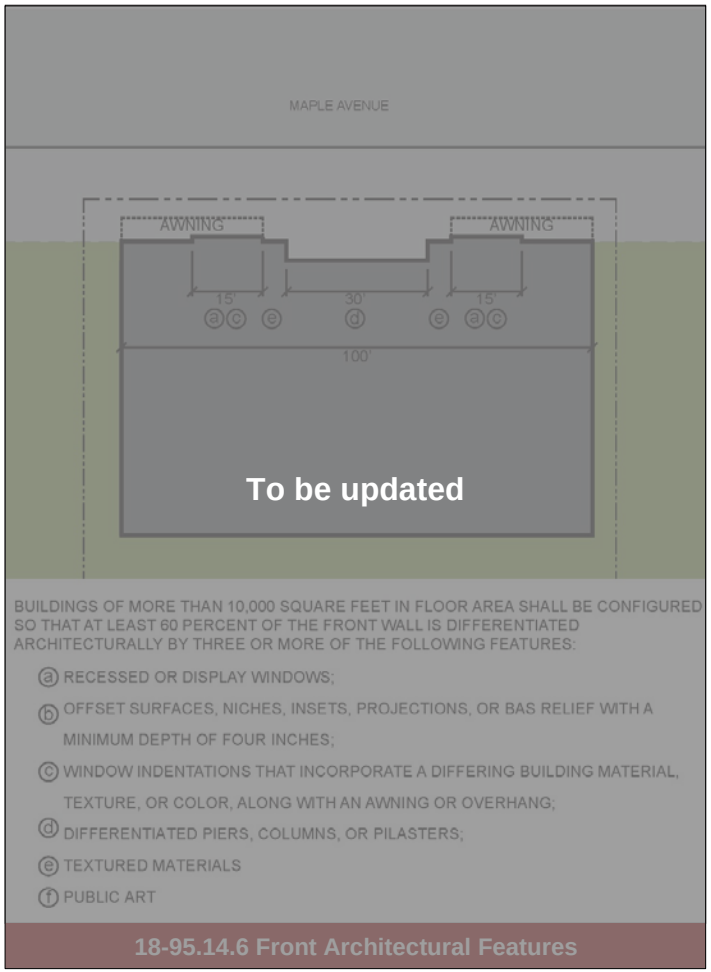
Commented [PC76]: DPZ staff recommendation to move from Sec. 18-95.16.D.1.b. Neighborhood Compatibility and added "designed to appear" to clarify language.

Commented [PC77]: DPZ staff recommendation based on 3/13/19 Planning Commission work session and 5/1/19 Town Council joint work session discussions

DRAFT



18-95.14.5 Pedestrian Protection



18-95.14.6 Front Architectural Features

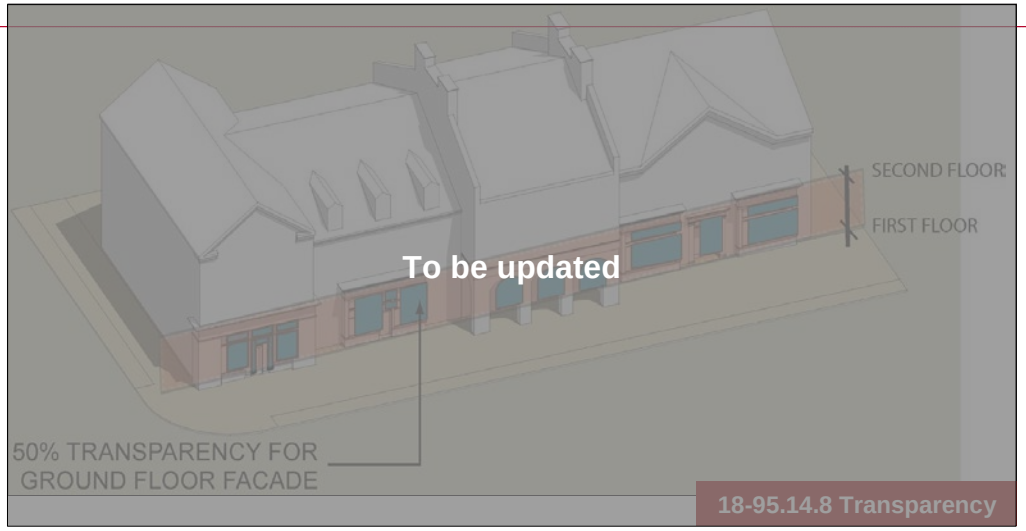


18-95.14.7 Vertical Orientation

Commented [PC78]: Design working group recommendation to remove figure.

F. Transparency:

1. At least 60 ~~50~~ percent of the ground floor façade, not including parking garage openings, facing a street shall be comprised of visually permeable doors or windows, as shown in Figure 18-95.14.8, Transparency.
2. Windows and doors shall be architecturally related to the style, materials, and details of the building they serve.
3. Windows or glass doors on a façade facing a street shall be visually permeable, and shall not include heavily tinted or reflective glass.



18-95.14.8 Transparency

4. Windows or doors shall be positioned to avoid direct views into the windows of an existing adjacent single-family dwelling, to the maximum extent practicable.

Commented [PC79]: Recommendation by MAC ad hoc committee and joint Town Council - Planning Commission work session(s) to revise Fig. 18-95.14.8.

DPZ staff recommendation to increase % transparency.

G. Materials:

1. Façades of a building visible from a public street or single-family detached dwelling shall have consistent material and a similar architectural style.
2. Accessory buildings and structures shall be similar in materials and architectural style to the primary building.
3. Where two or more materials are proposed to be combined on a façade, the heavier and more massive elements shall be located below the lighter elements (e.g., brick shall be located below stucco). Materials that are designed to appear as heavier or lighter will be considered based on their visual impact. It is acceptable to provide the heavier material as a detail on the corner of a building or along cornices or windows, as shown in Figure 18-95.14.9, Materials.
4. Primary façade materials shall wrap around the corner to a logical point of conclusion such as a window or change in façade plane.
5. Material changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices, or as a repetitive pattern.

Commented [PC80]: Recommendation by MAC ad hoc committee and joint Town Council - Planning Commission work session(s) to revise Fig. 18-95.14.9.

6. The following materials shall be prohibited:
   a. Corrugated metal siding, however, high quality architectural metal siding may be used;
   b. Exposed smooth-finished concrete block;
   c. Synthetic stucco (EIFS) within 12 feet of the grade level and within two feet of any exterior door jamb; and
   d. Vinyl siding.

H. Roof form:

1. Overhanging eaves and roof rakes on gable ends shall extend at least 12 inches past the supporting walls, as shown in Figure 18-95.10, Eaves and Overhangs.
2. Flat roofs shall incorporate parapet walls with three-dimensional cornice treatments designed to conceal the roof and roof-mounted mechanical equipment, as shown in Figure 18-95.14.11, Parapet Walls.
3. Parapet walls visible from a public street shall be finished.
4. A parapet wall shall be the same or similar in color and material to the building.
5. Except for mansard roofs, cupolas, and steeples, sloped roofs shall include two or more sloping roof planes with greater than or equal to one foot of vertical rise for every three feet of horizontal run, and less than or equal to one foot of vertical rise for every one foot of horizontal run.
6. All roof vents, pipes, antennae and other roof penetrations should be of a color that will minimize their visual impact unless concealed by a parapet, located on



18-95.14.9 Materials

DRAFT

the rear elevation, or configured to have a minimal visual impact as seen from the street or existing residential development.

7. ~~Within developments with multiple buildings, b~~Building heights shall be varied to avoid the appearance of an elongated building mass. This can be achieved by stair-stepping building heights or by varying roof forms.

8. Green roofs, which use vegetation to improve stormwater quality and reduce runoff, are permitted as an alternative to the roof forms described in this subsection.

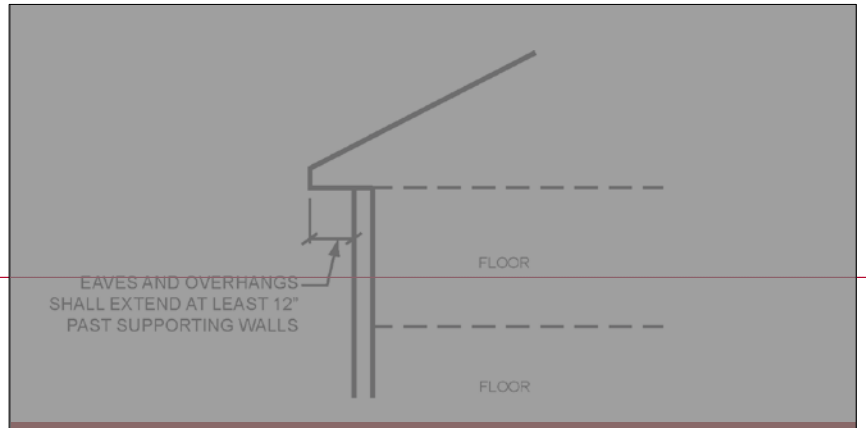
I. Service areas:

1. Refuse collection and service areas shall be fully screened from view from public streets or off-site open space areas.

2. Ground-based mechanical equipment shall be screened from off-site views by an enclosure, vegetation, or both.

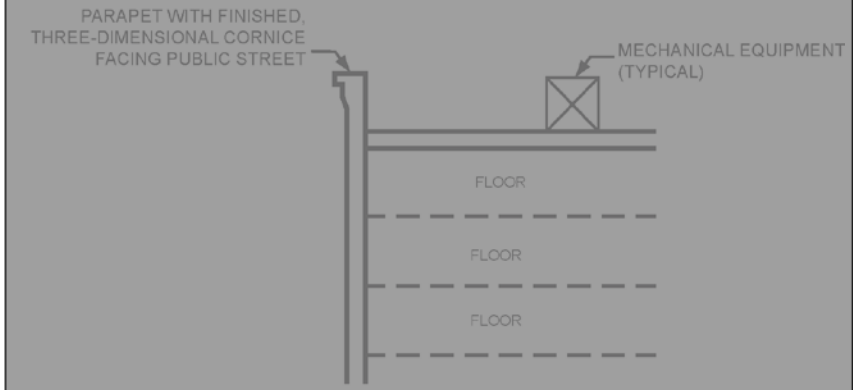
3. Loading, service, and equipment areas that are associated with an outparcel building shall be screened through the use of structural elements and similar materials attached to and integrated with the building, as shown in Figure 18-95.14.12, Integrated Service Areas.

J. Ambulance areas: Nursing, assisted or independent living facilities for seniors must designate a covered area, on-site, for ambulances.



18-95.14.10 Eaves and Overhangs

To be updated



18-95.14.11 Parapet Walls

Commented [PC81]: DPZ staff recommendation

Commented [PC82]: Recommendation by MAC ad hoc committee and joint Town Council - Planning Commission work session(s) to revise Fig. 18-95.14.12.

K. Sustainable design: Certification of compliance with green building standards provided by independent and accredited third party professionals, including but not limited to the following, is required prior to the issuance of a certificate of occupancy:

1. EarthCraft
2. Energy Star
3. Green Globes
4. Leadership in Energy and Environmental Design (LEED)
5. National Green Building Standard

~~L. Loading areas:~~

~~For the purpose of these regulations there shall be two general categories of off-street loading dimensions: standard loading spaces and semi-trailer loading spaces.~~

~~1. Standard Loading Space Dimensions. Standard loading spaces shall be a minimum 15 feet in width and 30 feet in length and provide a minimum vertical clearance of 15 feet; provided, however, that when loading spaces are located alongside each other, additional loading spaces need only be a minimum of 12 feet in width.~~

~~2. Semi-Trailer Loading Space Dimensions. Semi-Trailer loading spaces shall be a minimum of 15 feet in width and 55 feet in length and provide a minimum vertical clearance of 15 feet.~~

~~3. Location of Off-Street Loading Spaces. No off-street loading area shall be located within any required front yard. Furthermore, no off-street loading area shall be used to satisfy requirements for parking or stacking spaces. All loading areas shall be located and designed in a manner which does not interfere with the free circulation of vehicles within parking or stacking areas.~~

~~Type of Use and Minimum Number of Loading Spaces Required~~

~~Residential Uses: One standard loading space.~~

~~Institutional and Community Service Uses: Hospitals, nursing homes, and similar health care uses shall provide one standard loading space for the first 10,000 square feet of gross floor area plus one space for each additional 100,000 square feet of floor area. Schools and other institutional and community service uses which include a food service facility shall provide one standard loading space.~~

~~Recreational Uses: Recreational uses which include an accessory food service facility shall provide one standard loading space.~~

~~Commercial Uses, Offices, and Similar Uses: One standard loading space for 20,000 square feet of gross floor area, plus one space for each additional 30,000 square feet.~~

~~Auditorium: One semi-trailer loading space.~~

~~Bowling Alleys and Similar Commercial Recreation Uses: One standard loading space.~~

~~Eating Establishments: One standard loading space for the first 10,000 square feet of gross floor area, plus one space for each additional 25,000 square feet. Fast food restaurants are encouraged to provide loading facilities which will accommodate the specific types of delivery vehicles that will serve the use.~~

~~Grocery Stores: One semi-trailer loading space for the first 10,000 square feet of gross floor area, plus one additional space for each additional~~

Commented [PC83]: NEW DPZ staff recommendation based on 9/9/19 Town Council work session discussion.

Commented [PC84]: DPZ staff recommendation to move this section to Article 16 of Chapter 18 of Town Code (loading standards based on Town of Leesburg)

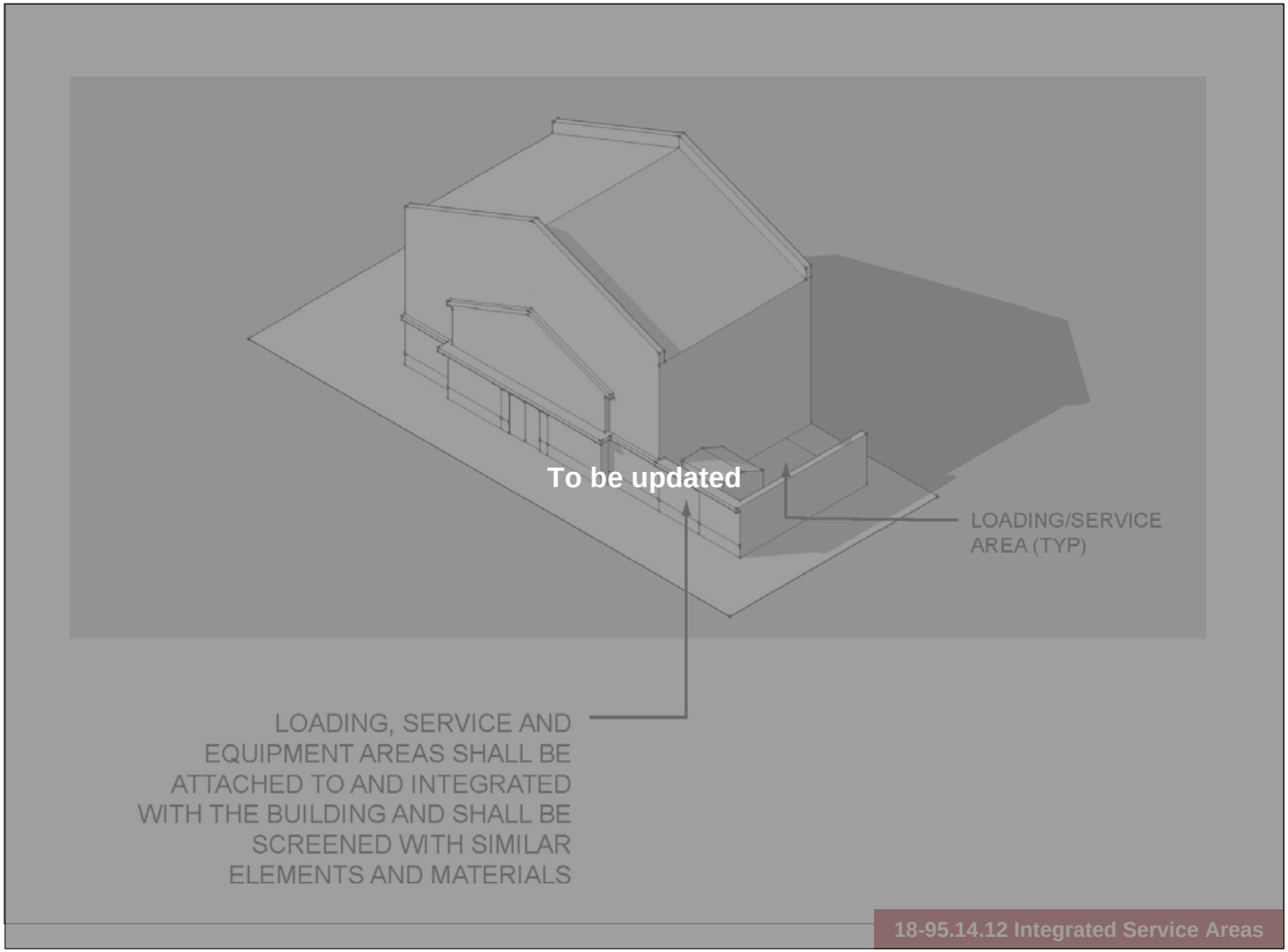
DRAFT

15,000 square feet.

Retail Sales: One standard loading space for the first 15,000 square feet of gross floor area, plus one space for each additional 25,000 square feet.

Service Stations and Any Accessory Retail Fuel Sales: One semi-trailer loading area for discharging fuel; however, such space need not be marked on the pavement, provided the location of such area will not unduly interfere with the on-site circulation pattern.

Wholesale Trade Establishments: One standard loading space for the first 10,000 square feet of gross floor area, plus one additional space for each additional 10,000 square feet.



18-95.14.12 Integrated Service Areas

Sec. 18-95.15. - Exterior lighting.

Mixed-use and nonresidential development in the MAC Zone shall comply with the following exterior lighting requirements, excluding street lights in the right-of-way:

Commented [PC85]: DPZ staff recommendation to clarify language.

A. Lighting plan: A lighting plan demonstrating how exterior lighting will comply with the standards of this section shall be included as part of any application for development or redevelopment in the MAC Zone.

B. Prohibited lighting: The following lighting is prohibited:

1. Light fixtures that imitate an official highway or traffic control light or sign;
2. Light fixtures in the direct line of vision with any traffic control light or sign;
3. Privately-owned light fixtures located in the public right-of-way; or
4. Searchlights, except when used by federal, state, or local authorities.

C. General standards for on-site exterior lighting:

1. Hours of illumination: Institutional uses, commercial uses, and mixed uses that are adjacent to existing single-family residential development shall extinguish all exterior lighting—except lighting necessary for security or emergency purposes within one hour of closing. For the purposes of this subsection, lighting "necessary for security or emergency purposes" shall be construed to mean the minimum amount of exterior lighting necessary to illuminate possible points of entry or exit into a structure, to illuminate exterior walkways, or to illuminate outdoor storage areas. Lighting activated by motion sensor devices is strongly encouraged. All lighting should consider basic crime prevention and deterrence strategies.
2. Shielding: All exterior luminaries, including security lighting, shall be full cut-off fixtures and directed downward. In no case shall lighting be directed above a horizontal plane through the lighting fixture.
3. Maximum height: Except for athletic fields or performance areas, the height of outdoor lighting, whether mounted on poles, walls, or by other means, shall be no greater than 25 feet above grade.
4. Maximum illumination value: All outdoor lighting and indoor lighting visible from outside shall be designed and located so that the maximum illumination measured in footcandles at ground level at a lot line shall not exceed the standards in Table 18-95.15.A, Maximum Illumination. In no instance shall illumination levels within a site exceed 30 footcandles.

Table 18-95.15.A: Maximum Illumination	
Type of Use Abutting Proposed Development	**Maximum Illumination Level at Lot Line (footcandles)**
Residential use or vacant land zoned for residential development	0.5
Institutional use	1.0
Mixed-use, commercial use, or vacant land	2.0
Parking lot	2.5

D. Measurement:

1. Light level measurements shall be made at the lot line of the land upon which light to be measured is being generated. If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the land.
2. Measurements shall be made at finished grade (ground level), with the light-registering portion of the meter held parallel to the ground pointing up. The meter shall have cosine and color correction and have an accuracy tolerance of no greater than plus or minus five percent.
3. Measurements shall be taken with a light meter that has been calibrated within two years.

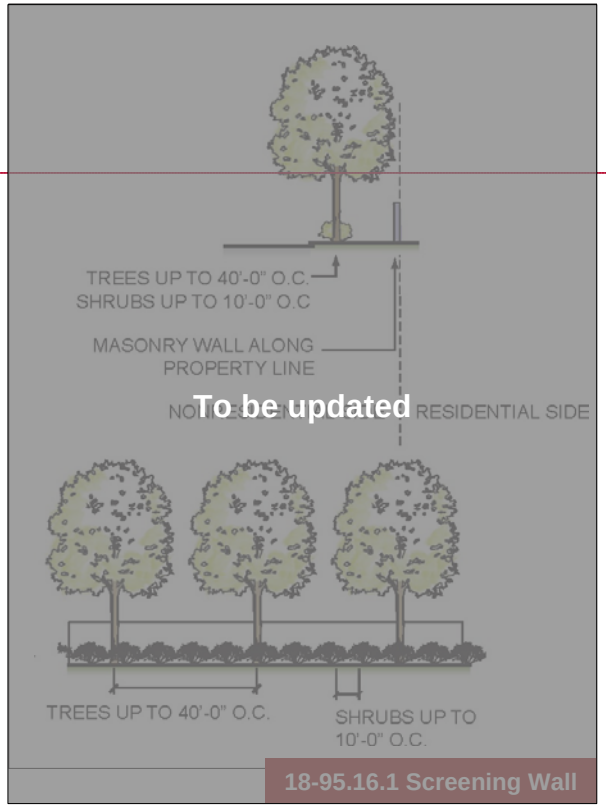
E. Exemptions for a security plan: Government facilities, parks and open areas, public safety, and other development where sensitive or dangerous materials are stored may submit a security plan to the zoning administrator proposing exterior lighting that deviates from the standards in this subsection. A security plan will be approved, provided:

1. The condition, location, or use of the land, or the history of activity in the area, indicates the land or any materials stored or used on it are in significantly greater danger of theft or damage than surrounding land, or represent a significant hazard to public safety without more intensive lighting; and
2. The proposed lighting will not have a significant adverse effect on the security, functioning, appearance, or value of adjacent lands or the surrounding area as a whole.

DRAFT

Sec. 18-95.16. - Neighborhood compatibility.

Mixed-use and nonresidential development located on lots that abut or are across the street from residential uses ~~lots containing existing single-family detached dwellings~~ shall comply with the applicable standards in this section, unless otherwise noted.



18-95.16.1 Screening Wall

Commented [PC86]: DPZ staff recommendations to include residential uses, zoning districts and townhouses; and clarify language.

A. Off-street parking areas:

~~1. The total amount of off-street parking shall not exceed more than 110 percent of the required minimum, and may be reduced through an alternative parking plan.~~

~~2. When required, off-street parking shall be established in one of the following locations, listed in priority order:~~

~~a. Adjacent to off-street parking lots serving nonresidential uses on abutting lots;~~

~~b. Adjacent to lot lines abutting nonresidential development;~~

~~c. Adjacent to lot lines abutting mixed-use development;~~

~~d. On a lot's corner side;~~

~~e. Away from lot lines shared with single-family residential development;~~

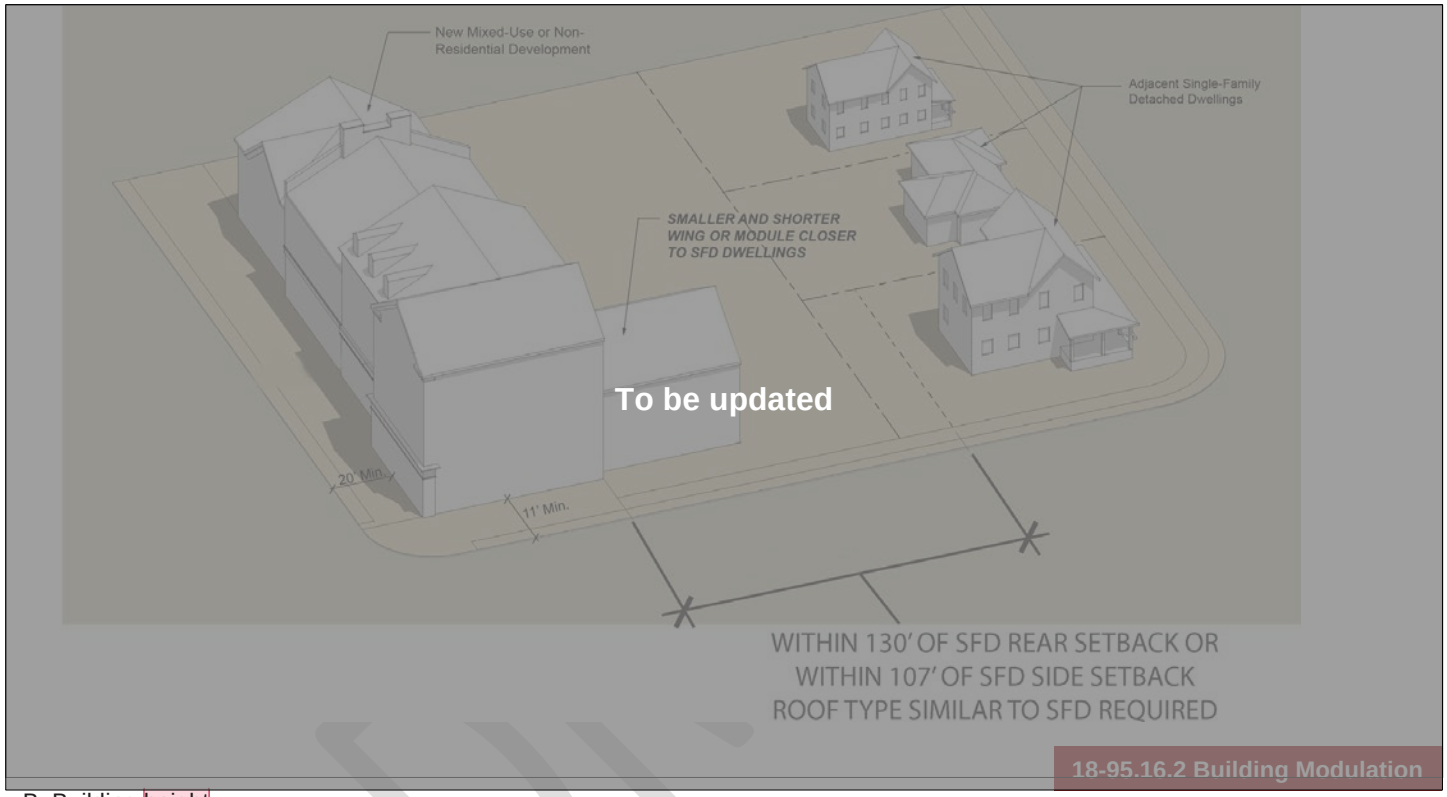
~~f. Behind the building; or~~

~~g. In front of the building.~~

1. Parking structure façades adjacent to a residential zoning district ~~single-family detached development~~ shall not exceed two stories within 50 feet of ~~the~~ an adjacent residential property line. ~~closest dwelling wall~~.

~~3.~~2. Parking structure façades adjacent to and across the street from residential uses ~~single-family detached development~~ shall screen headlights and vehicles from view and shall be configured to be consistent with that of an occupied structure. ~~regardless of the distance from the closest dwelling wall, to soften their visual impact.~~

~~4.~~3. Off-street surface parking areas located adjacent to a residential zoning district ~~single-family detached residential development~~ shall be screened by a solid masonry wall of six feet in height supplemented with a row of canopy trees spaced no greater than 40 feet on-center and a row of evergreen shrubs spaced no greater than ten feet on-center (see Figure 18-95.16.1, Screening Wall. Planting shall be located on the non-residential side of the wall. The wall height is to be measured at the property line.



B. Building height:

~~1. Buildings shall maintain the same height as an adjacent single-family detached dwelling, or be stepped-back from the lotline such that the lowest portion of the building is the portion closest to the single-family detached dwelling.~~

1. No building or portion of a building within 100 ~~130~~ feet of a property line of a single-family dwelling or townhouse ~~rear setback line or 107 feet of a single-family side or corner setback line~~ shall exceed 41~~35~~ feet in height.

2. Building height shall be measured from the average finished lot grade along the property line, closest and most parallel to the single-family dwelling(s) and/or townhouse(s) adjacent to or across the street from the building, to the peak elevation of the building or portion of the building.

~~3. In instances when buildings or portions of buildings are allowed to exceed 35 feet in height, they shall be broken up into~~

Commented [PC87]: Recommendation by MAC ad hoc committee and joint Town Council - Planning Commission work session(s) to revise Fig. 18-95.16.2.

DPZ staff recommendation to delete B.1 and B.3 as there are addressed in design guidelines and/or Sec. 18-95.14.E.3, include townhouses, revise buffer area and clarify language.

Commented [PC88]: DPZ staff recommendation to be consistent with changes to commercial zones.

Commented [PC89]: DPZ staff recommendation to add new subsection for transparency.

~~modules or wings with the smaller and shorter portions of the structure located adjacent to single-family detached dwellings, as shown in Figure 18-95.16.2, Building Modulation.~~



18-95.16.3 Storefront Architecture

C. ~~Building placement: Multi-building development shall be configured to establish a continuum of use intensity where uses of moderate intensity are sited between high-intensity uses and low-intensity uses (e.g., office uses between retail and detached residential), as they relate to adjacent residential development.~~

D. Building design:

1. ~~General:~~ Buildings within 100 feet of a property line of a single-family dwelling, townhouse or townhouse development are subject to these standards ~~shall~~:

~~Buildings or portions of buildings within 130 feet of a single-family rear setback line or 107 feet of a single-family side or corner setback line, shall use a similar roof type to adjacent residential development in terms of slope and arrangement~~;

~~a. Front building façades of 30 feet or more in width shall be configured as a series of individual ground-floor storefronts, discrete building modules, wings, recesses, or "bump-outs" with a minimum distance of two feet from the front façade wall with a minimum width of 15 feet and a maximum width of 30 feet each (see Figure 18-95.16.3 Storefront Architecture);~~

Commented [PC90]: DPZ staff recommendation to delete based on recommended changes to Sec. 18-95.4.

Commented [PC91]: Recommendation by MAC ad hoc committee and joint Town Council - Planning Commission work session(s) to revise Fig. 18-95.16.3.

DPZ staff recommendation to delete D.1.a and d as they are addressed in design guidelines and move D.1.b. to Sec.18-95.14.E. Building Façade.

~~b.~~a. Use exterior colors that are compatible with nearby residential development.~~;~~

~~c. Use similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations found on adjacent residential development; and~~

~~d.~~b. Orient porches, balconies, outdoor space, and other exterior site features such as vending machines away from adjacent single-family ~~detached~~ dwellings and townhouses.

E. Site features:

1. Loading and refuse areas: To the maximum extent practicable, loading, service, vending, and refuse areas shall be:
   a. Incorporated into the overall design of the building and landscape so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets; or
   b. Screened from view of single-family ~~detached~~ dwellings and townhouses using materials that are the same as, or of equal quality to, the materials used for the principal building.
2. Exterior lighting: Exterior lighting shall:
   a. Have a maximum height of 15 feet; and
   b. Be configured so that the source of illumination is not visible from public street right-of-way or adjacent single-family or townhouse residential property.
3. Signage standards:
   a. Signage within 20 feet of a lot line shared with a single-family ~~detached~~ dwelling or townhouse shall be limited to directional or incidental signage.
   b. The maximum sign copy area for all freestanding, ground, and wall signs shall be reduced by 25 percent on lots located within 150 feet of single-family ~~detached~~ dwelling and townhouse walls.

Sec. 18-95.17. - Nameplates and signs.

Signage shall be permitted subject to the following standards:

A. Signage shall be provided as specified in article 19.

B. Master sign plan.

1. A master sign plan may be proposed by a property owner or authorized agent. The master sign plan shall clearly show the lay-out, location, dimensions, design, letter style, color, material and illumination of all proposed permanent wall, free-standing and window signs.
2. Signage not expressly permitted per [subsection] A., above, may be considered only through a master sign plan approved by the Town Council.

~~**Sec. 18-95.18. - Fences.**~~

~~As specified in section 18-17.~~

Commented [PC92]: DPZ staff recommendation to delete this section as it is covered by Sec.18-95.8.D, which states that fences are allowed to encroach. Section 18-17 is meant for residential zones and does not make sense in the context of the MAC.

DRAFT

~~Sec. 18-95.19. - Incentives.~~

~~A development that incorporates a certain level of features in furtherance of the goals of the Maple Avenue corridor may incorporate incentives established by this section.~~

~~A. Type of incentives:~~

~~1. Development integrating features in accordance with the provisions of this section shall be eligible for the incentives as set forth in Table 18-95.19.A.~~

~~2. Development may include a sufficient number of features to take advantage of more than one type of incentive, but in no instance shall the amount of an incentive be increased or decreased (as appropriate) beyond the maximum listed in this subsection.~~

~~B. Procedure:~~

~~1. Applications for the MAC Zone that seek to incorporate an incentive shall include a written request with the development application that identifies the incentive(s) desired and identifies which features will be provided to justify the request.~~

~~2. Incentives require the provision of features as listed in Table 18-95.19.B. The number of required features corresponding to each incentive is listed in Table 18-95.19.A. The applicant may choose which features they wish to incorporate. For example, if the incentive requires two features from Schedule A and three features from Schedule B, the applicant must select the appropriate number of features from Table 18-95.19.B. Some features list multiples "A"s or "B"s, and therefore may count multiple times toward the requirement.~~

~~3. Review for compliance with this section, and granting of requests in accordance with this section shall occur during review of the rezoning or site plan application, as appropriate.~~

Commented [PC93]: DPW and DPZ staff recommendation to delete this section as the impervious surface and parking incentive features have been moved to the applicable sections (Sec. 18-95.7.F and 18-95.10.A).

Table 18-95.19.A, Incentives		
Type of Incentive Requested	Minimum Number of Features to be Provided	
	From Schedule A	From Schedule B
A five percent increase in the maximum impervious surface	2	2
A ten percent increase in the maximum impervious surface	2	3
A 7.5 percent reduction in the minimum number of parking spaces required	1	2
A 15 percent reduction in the minimum number of parking spaces required	2	3
Inclusion of a mezzanine level for a commercial use which shall not count as an additional story.	1	1

4. One or more of the following development practices may be offered by an applicant to earn the points necessary to take advantage of a particular sustainability incentive. Each development practice and the corresponding points available are listed in Table 18-95.19.B, Incentive Features.

Table 18-95.19.B, Incentive Features	
Schedule	Type of Features
GREEN BUILDING CERTIFICATION	
AA	Designed to Earn the Energy Star certification (EPA program)
B	Structure design that can accommodate the installation and operation of solar photovoltaic panels or solar thermal heating devices (including appropriate wiring and water transport systems)
BBB	Construction of the principal structure to meet or exceed LEED Silver certification standards or another equivalent green building certification program
BB	Construction of the principal structure to Earn the Design for Energy Star certification or similar program

DRAFT

Table 18.95.19.B, Incentive Features	
WATER CONSERVATION AND QUALITY PROTECTION	
AA	Configuration of the principal structure's roof so that at least 50 percent of the roof is a "green" roof intended to capture and hold rain water
A	Inclusion of rain water capture and re-use devices such as cisterns, rain filters, and underground storage basins with a minimum storage capacity of 500 gallons
A	Provision of open space set-asides at a rate 200 percent or more beyond the minimum required
B	Provision of rain gardens or other appropriate stormwater infiltration system(s) of at least two percent of the total site area
B	Use of xeriscape landscaping techniques without irrigation
SITE CONFIGURATION	
AA	Inclusion of underground parking or parking structures sufficient to accommodate 51 percent or more of the off-street parking requirements
AA	Closure of one existing accessway, vehicular entrance or driveway on Maple Avenue subject to staff approval that the closure meets intent to improve walkability, pedestrian safety, and/or traffic flow on Maple Avenue
A	Provision of public art with a value meeting at least one percent of the total construction cost
A	Provision of all required long-term bicycle parking spaces in weather-protected rooms or cages with controlled access for bicycle users, and that also contain racks for the secure attachment of bicycles using a lock or other similar device
BB	Provision of transit facilities (e.g., designated park-and-ride parking spaces, bus shelters*, bicycle share facilities or similar features)
B	Inclusion of showering and dressing facilities in nonresidential developments for employees using alternative forms of transportation
B	Provision of at least one enclosed recycling station per building suitable for storage and collection of recyclable generated on-site
BBB	Provision of public parking in an amount to exceed 110 percent of the required parking for the development

* Note: The location and installation of the bus shelter shall receive an agreement of the pertinent transit authorities before the rezoning approval.

~~C. Verification: Development applications shall identify, describe, and depict the development practices proposed to be used to earn the points needed to meet the requirements in this section and to qualify for the incentives authorized by section. Where visual verification cannot be provided as part of an inspection, it may be provided in the form of invoices, receipts, or delivery confirmation for the items in question.~~

~~D. Non-compliance: Selected development features shall be maintained in perpetuity.~~

DRAFT

~~Sec. 18-95.20. - Nonconforming site features.~~

Commented [PC94]: DPZ staff recommendation to delete as nonconforming buildings and uses are addressed in Article 20 of Chapter 18.

~~**Purpose and intent: The purpose of this section is to cause certain lawful nonconforming site features to be brought into compliance with the standards of the MAC Zone as part of remodeling or expansion of an existing development in order to be included in the MAC zone.**~~

~~**Applicability:**~~

~~**General: For the purposes of this section, the term "nonconforming site features" includes the following site features to the extent they fail to comply with the standards in the referenced sections:**~~

~~**Lack of or inadequate adjacent street trees;**~~

~~**Lack of or inadequate number or dimensions of parking spaces;**~~

~~**Lack of or inadequate parking lot landscaping; or**~~

~~**Lack of or inadequate sidewalk configuration; or**~~

~~**Location of off-street surface parking facility between Maple Avenue and a building.**~~

~~**Applicability: If an application is filed for a development approval or permit for the remodeling or expansion of a structure and the development site contains one or more nonconforming site features identified in paragraph 1 above, and either (a) the value of the proposed remodeling or improvements totals at least 25 percent of the assessed value (tax assessment) of the existing structure (over a continuous five-year period), or (b) the additions or expansions (over a continuous five-year period) increase the gross square footage of the structure or use area by 15 percent, the applicant shall be required to address the nonconforming site feature in accordance with this section.**~~

~~**Administrative guidelines: The zoning administrator may develop administrative guidelines to assist in the implementation of this section, including guidelines for the resolution of conflicts when it may not be possible for one or more types of nonconforming site features to be brought into compliance with the requirements of this section because of particular site constraints or impacts on adjacent sites.**~~

~~**Remodeling of structures:**~~

~~**Remodeling costs 25 percent or less of structure value: Remodeling of a structure in any continuous five-year period that costs 25 percent or less of the current assessed value of the structure shall not require any upgrading of the nonconforming site features identified in paragraph B.1 above.**~~

~~**Remodeling costs more than 25 percent but less than 75 percent of structure value: Remodeling of a structure in any continuous five-year period that costs more than 25 percent, but less than 75 percent, of the current assessed value of the structure shall require nonconforming site features identified in paragraph B.1 above to be upgraded towards compliance with the MAC Zone standards by a corresponding percentage of full compliance, up to achievement of 100 percent compliance.**~~

~~**Example: Under this chapter's minimum off-street parking space standards, an existing building, if built today, would be required to provide at least 40 off-street parking spaces, but the building site only includes 20 spaces. If the building is remodeled such that the cost of remodeling equals 30 percent of the building's assessed value, the remodeling project must add 12 parking spaces (30 percent × 40 required spaces). This increases the development's degree of compliance with off-street parking standards from 50 percent (20 of 40 required spaces) to 80 percent (32 of 40 required spaces). A subsequent remodeling whose cost also equals 30 percent of building value might seem to call for the addition of another 12 spaces (30 percent × 40 required spaces), but actually only eight new spaces would be required to achieve 100 percent compliance (32 + 8 = 40 spaces).**~~

~~**Remodeling costing 75 percent or more of structure value: Remodeling of a structure in any continuous five-year period that costs 75 percent or more of the current assessed value of the structure shall require all nonconforming site features identified in subsection B.1 to be upgraded to achieve 100 percent compliance with the standards of the MAC Zone.**~~

~~**When two or fewer parking spaces required: When this subsection calls for a remodeling project to install two or fewer additional off-street parking spaces, such additional off-street parking is not required to be installed.**~~

~~**Determination of building costs and structure value: For purposes of determining if upgrading of nonconforming site features is required by this subsection, the cost of the remodeling shall be as shown on the approved building permit application. Assessed value shall be based on the most recently available tax information.**~~

~~**Additions and expansions:**~~

~~**Additions and expansions less than 15 percent: Additions or expansions to a structure in any continuous five-year period (measured at the beginning of the five-year period) that increase the gross square footage of the structure or use area by 15 percent or less shall not require any upgrading of the nonconforming site features identified in paragraph B.1.**~~

DRAFT

~~**Additions and expansions between 15 and 50 percent: Additions or expansions to a structure in any continuous five-year period that increase the gross square footage of the structure (measured at the beginning of the five-year period) by more than 15 percent but no more than 50 percent shall require nonconforming site features identified in paragraph B.1 to be installed or upgraded towards compliance with the standards of the MAC Zone by a corresponding percentage of full compliance, up to achievement of 100 percent compliance.**~~

~~**Example: Under this article's minimum off-street parking space standards, an existing building, if built today, would be required to provide at least 40 parking spaces, but the site only contains 20 spaces. If the building is expanded by 30 percent of its gross floor area, the expansion project must add 12 parking spaces (30 percent × 40 required spaces), increasing compliance from 50 percent (20 of 40 required spaces) to 80 percent (32 of 40 required spaces). A subsequent addition whose size also equals 30 percent of existing building size might seem to call for addition of another 12 spaces (30 percent × 40 required spaces), but actually only 8 new spaces would be required to achieve 100 percent compliance (32 + 8 = 40 spaces).**~~

~~**Additions and expansions greater than 50 percent: Additions or expansions to a structure in any continuous five-year period that increase the gross square footage of the structure or use area (measured at the beginning of the five-year period) by more than 50 percent shall require all nonconforming site features identified in subsection B.1 to be installed or upgraded to achieve 100 percent compliance with the standards of the MAC Zone.**~~

~~**Compliance to maximum extent practicable on constrained site: Where full compliance with standards applicable to any of the nonconforming site features identified in paragraph B.1 is precluded by a lack of sufficient developable area due to the size of the site, the layout of existing development, or the presence of significant wetlands, floodplains, watercourses, or other significant environmental constraints on development, the applicant shall bring the nonconforming site features into compliance with applicable standards to the maximum extent practicable.**~~