

**ACTION ITEM
BOARD OF SUPERVISORS**

DATE: June 21, 2011

TO: Board of Supervisors

FROM: Jeffrey A. Harvey
Director of Planning and Zoning

ISSUE: Consider an Amendment to the Zoning Ordinance to Establish a New Zoning District, Entitled (RDA-1) Redevelopment Area 1 - Boswell's Corner

STAFF RECOMMENDATION: Approval

BUDGET IMPACT: N/A

TIME SENSITIVITY: N/A

ATTACHMENTS: (6)

[1] Background [6] **Reso/Ord/Proc#** O11-14

[2] PC Minutes dtd 5/18/11

[3] Resolution R11-80

[4] Resolution R11-92

[5] RDA Study Boswell's Corner Map

REVIEW: [X] County Administrator's Office

[X] County Attorney

[X] Economic Development

[] Consent Agenda

[] Discussion Item

[] New Business

[] Other Business

[] Presentation

[X] Public Hearing

[] Unfinished Business

PRESENTATION BY: Jeffrey Harvey

ELECTION DISTRICT: Griffis-Widewater

BACKGROUND REPORT

In November 2010, the Board directed staff to move forward with implementation of Redevelopment Areas, including adoption of the Redevelopment Plans, as elements of the Comprehensive Plan, and draft Zoning Ordinance amendments as one of the steps necessary to implement recommendations in the Redevelopment Plans. Implementation is being carried out in a phased approach. This phase is a draft ordinance that proposes the creation of a new zoning district for one of the Redevelopment Areas, specifically, Redevelopment Area 1, (RDA-1), Boswell's Corner. The focus was placed on this area first as it is actively being developed and does not overlap with an Urban Development Area.

This approach, and proposed Ordinance O11-14, was reviewed by the Board's Community and Economic Development Committee. Adoption of the Redevelopment Plan and related ordinances are the first two steps towards enacting the vision depicted in the Plan's documents. Additional action steps and strategies will involve changes to the zoning of specific properties, planning and design of essential infrastructure, determining the methods and means to finance necessary infrastructure improvements, and approval of individual development projects.

The recently adopted Boswell's Corner Redevelopment Plan, an element of the Comprehensive Plan, was being considered concurrently with this draft zoning district (proposed Ordinance O11-14). One of the main findings and recommendations in the Boswell's Corner Plan, is that the current zoning regulations are not conducive to the type of pedestrian-oriented and mixed-use development envisioned by the Board. Therefore, new zoning regulations should be considered, including form-based codes. Form-based codes are characteristic of a series of development standards that provide more emphasis on the size, orientation, and appearance of buildings. Although the types of uses are regulated, mixing of uses is permitted. Form-based codes are typically associated with more compact pedestrian-oriented types of development. Buffering and separation of uses is not typical in form-based codes.

On March 1, 2011, the Board adopted Resolution R11-80 which referred the attached proposed RDA-1 zoning district amendment to the Planning Commission for action and recommendation. The resolution stated that the Commission may make modifications to the residential densities in proposed Ordinance O11-14.

During the Planning Commission's review of proposed Ordinance O11-14, questions were raised about the Board's intent regarding its direction to modify residential densities, which currently reflects high density residential that could meet UDA standards. The Board discussed possibly limiting residential density to 744 units, equivalent to existing units or units that could be developed under existing zoning. Input was obtained from the Commander at Marine Corps Base Quantico, who preferred a minimal amount of residential development at Boswell's Corner.

On April 19, 2011 the Board approved Resolution R11-92, acknowledging its desire that the Redevelopment Plan include 1,700 dwelling units as the level of future market demand. On April 20, 2011, the Commission initiated the public hearing of proposed Ordinance O11-14, with additional language to limit the total number of residential dwelling units within the Boswell's Corner Redevelopment Area to 1,700 units, including existing units, County-approved units that are un-built, and proposed units.

Subsequently, on May 17, 2011, the Board adopted the Boswell's Corner Redevelopment Plan with the number of recommended dwelling units reduced from 1,700 to 750 units.

COMMENTS

The RDA-1 District follows the format established by the current Planned-Traditional Neighborhood Development (P-TND) Zoning District, utilizing the transect zone concept. Within a P-TND and RDA-1 established district, the land is divided into transects. Each transect zone (T-zone) includes corresponding use and intensity standards that shape the form of development. The RDA-1 Zoning District uses the T-4, T-5, and T-6 T-zones, which correspond with a more compact development pattern. These T-zones are established on a Regulating Plan. The attached Regulating Plan map (Attachment 5), is proposed to be incorporated as part of the Redevelopment Plan. Modifications have been made from the P-TND ordinance language to tailor the district to meet the goals of this area.

There is no overall maximum density for the P-TND Zoning District. Instead, maximum density is measured within each T-zone. The maximum residential densities for the T-zones are as follows: 18 units per acre for the T-6 zone, 12 units per acre for the T-5 zone, and 6 units per acre for the T-4 zone. These densities support the more pedestrian-oriented form of development envisioned in the Boswell's Corner Redevelopment Plan. In addition, a total dwelling unit cap of 1,700 units is included for the RDA-1 Zoning District, as originally recommended in the Boswell's Plan. This dwelling unit cap will need to be changed in order to comply with the adopted Plan recommendation of 750 dwelling units.

The minimum gross tract size for the RDA-1 is thirty (30) acres. This can allow for redevelopment of older commercial areas as recommended in the Comprehensive Plan. Tracts of land less than 30 acres in size may be added to the district if contiguous to land already zoned RDA-1. This gross area tract size was modeled after redevelopment standards for the P-TND Zoning District. Based on the ownership pattern of properties in the Boswell's Corner area, staff believes this standard should be revisited. Open space requirements are measured within each T-zone, ranging from 30 percent in the T-4 district to 5 percent in the T-6 district.

All of the transect zones must have a minimum percentage of non-residential use to ensure the intent of the mixed-use development and to establish destination points for residential areas. Each T-zone has its own setback, height, number of stories, lot width, and lot coverage regulations. The amendment revises Stafford County Code, Section 28-35, Table 3.1, by listing uses permitted by-right or by the issuance of a Conditional Use Permit in the RDA-1 district.

Not all of the uses are permitted in all the T-zones, and the amendment establishes additional tables showing what uses are permitted by-right and what uses Zoning require a Conditional Use Permit in their respective T-zone Zoning.

As in the P-TND District, the amendment exempts the RDA-1 Zoning District from Article VII, Parking and Loading, and Article VIII, Landscaping and Buffering, of the Zoning Ordinance. Parking standards, including the required number of parking spaces, are provided in the amendment for the RDA-1 District. A shared parking table has been added to provide relief for uses that commonly share parking but have different peak usage hours, such as a movie theater and an office building. The amendment has regulations for bicycle parking with standards required for the location of bicycle racks and a table indicating the number of bicycle slots required for specific uses. Only a transitional buffer around the perimeter of the RDA-1 Zoning District is required.

Instead of requiring Neighborhood Design Standards documents, as in the P-TND Zoning District, the District includes architectural design standards for all development that regulates the architectural features and building elements for each type of building in each T-zone.

The amendment would establish the development standards for the RDA-1 Zoning District. The Board would evaluate specific proposals to rezone properties to this Zoning District either by a property owner's request or at the Board's initiative. Evaluation of each proposal will be based on the merits of the individual project as they pertain to the Comprehensive Plan, mitigation of impacts to public infrastructure, impacts to nearby communities and to general public health, safety, and welfare, as well as good zoning practices. Each request will have to be measured against the residential dwelling unit cap that would be established.

At its meeting on May 18, 2011, the Planning Commission held a public hearing and voted 6-1 (Mr. Mitchell voted no) to recommended denial of proposed Ordinance O11-14. The Commission cited concern that the ordinance, as drafted, supported more residential development than is now envisioned in the Boswell's Corner area since the Comprehensive Plan was amended to reduce the recommended dwellings from 1,700 to 750. The Commission stated that they were in favor of the development concept of the RDA-1 Zoning District, but believes the Zoning District should place greater focus on commercial development standards. The Commission requested that they be allowed to quickly work on modifications to the RDA-1 District that would place a greater emphasis on commercial development standards. Specific standards in the proposed ordinance that promote a greater amount of residential development include: (1) the maximum number of dwelling units exceeds the recommendations in the Comprehensive Plan and (2) Table 3.9(a) requires a mix of residential with commercial uses in two of the three T-zones.

Staff recommends approval. Staff further recommends that the minimum tract size be reduced to ten acres or less to maximize the redevelopment potential of the area.

R11-80

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 1st day of March, 2011:

MEMBERS:

Mark Dudenhefer, Chairman
Paul V. Milde III, Vice Chairman
Harry E. Crisp II
Gary F. Snellings
Cord A. Sterling
Susan B. Stimpson
Robert "Bob" Woodson

VOTE:

Yes
Yes
Yes
Yes
Yes
Yes
Yes

On motion of Mr. Crisp, seconded by Mr. Milde, which carried by a vote of 7 to 0, the following was adopted:

A RESOLUTION TO REFER A TEXT AMENDMENT TO THE PLANNING COMMISSION TO (1) AMEND AND REORDAIN THE STAFFORD COUNTY CODE BY AMENDING SECTION 28-25, DEFINITIONS OF SPECIFIC TERMS; SECTION 28-33, DISTRICTS GENERALLY; SECTION 28-34, PURPOSE OF DISTRICTS; SECTION 28-35, TABLE OF USES AND STANDARDS; SECTION 28-39, SPECIAL REGULATIONS; AND, SECTION 28-137, TYPES OF SIGNS PERMITTED IN THE P-TND DISTRICTS; AND (2) ENACT, ADOPT, AND ORDAIN STAFFORD COUNTY CODE, SECTION 28-39, TABLE 3.6(a), RESIDENTIAL USES WITHIN TRANSECT ZONES; TABLE 3.6(b), LODGING USES WITHIN TRANSECT ZONES; TABLE 3.6(c), OFFICE USES WITHIN TRANSECT ZONES; TABLE 3.6(d), INSTITUTIONAL USES WITHIN TRANSECT ZONES; TABLE 3.6(e), RETAIL/EATING ESTABLISHMENTS USES WITHIN TRANSECT ZONES; TABLE 3.6(f), CULTURAL/ENTERTAINMENT USES WITHIN TRANSECT ZONES; TABLE 3.6(g), PUBLIC/CIVIC USES WITHIN TRANSECT ZONES; TABLE 3.7(a), PARKING REQUIREMENTS PER USE AND TRANSECT ZONES; TABLE 3.7(b), SHARED PARKING FACTOR; TABLE 3.7(c), PARKING FOR BICYCLES; TABLE 3.8(a), ADDITIONAL RESTRICTIONS AND LIMITATIONS FOR SPECIFIC USES; TABLE 3.8(b), OPEN AND PARK SPACE; TABLE 3.9(a), ALLOCATION OF TRANSECT ZONES; TABLE 3.9(b), BASE RESIDENTIAL DENSITY; TABLE 3.9(c), LOT OCCUPANCY; TABLE 3.9(d), SETBACKS, MAIN BUILDING; TABLE 3.9(e), SETBACKS, ACCESSORY BUILDINGS; TABLE 3.9(f), HEIGHT/NUMBER OF STORIES; AND, TABLE 3.9(g), BUILDING HEIGHT TO STREET RATIO OF THE ZONING ORDINANCE

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WHEREAS, the Board desires to amend and reenact certain portions of Stafford County Code, Chapter 28, to add a new zoning district entitled "RDA-1, Redevelopment Area 1, Boswell's Corner"; and

WHEREAS, currently the Stafford County Zoning Ordinance does not contain a specific zoning district that would promote the type of compact mixed-use development envisioned in this area, consistent with the Boswell's Corner Redevelopment Plan; and

WHEREAS, the Board desires to establish development standards that promote redevelopment in the Boswell's Corner area consistent with a more compact mixed-use development pattern; and

WHEREAS, the Board believes that public necessity, convenience, general welfare, and good zoning practices require adoption of the proposed amendment;

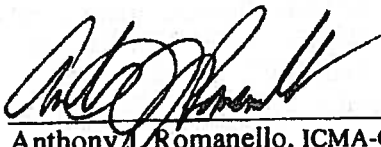
NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 1st day of March, 2011, that the amendment to the Zoning Ordinance by proposed Ordinance O11-14 be and it hereby is referred to the Planning Commission for a public hearing and recommendation to be returned to the Board; and

BE IT FURTHER RESOLVED that the Planning Commission be and it hereby is directed to conduct a public hearing on the proposed Ordinance for the purpose of making its recommendation to the Board within 60 days after the Commission's receipt of a copy of this Resolution; and

BE IT FUTHER RESOLVED that the Planning Commission be and it hereby is directed to review, consider and adjust the residential density ranges for the proposed zoning district and the residential density ranges of each transect zone within the ordinance as it deems necessary; and

BE IT STILL FURTHER RESOLVED, that the Planning Commission be and it hereby is authorized to make modifications to the amendment as it deems necessary.

A Copy, teste:


Anthony J. Romanello, ICMA-CM
County Administrator

AJR:JAH:mz

R11-92

**BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA**

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 19th day of April, 2011:

MEMBERS:

Mark Dudenhefer, Chairman
Paul V. Milde III, Vice Chairman
Harry E. Crisp II
Gary F. Snellings
Cord A. Sterling
Susan B. Stimpson
Robert "Bob" Woodson

VOTE:

Yes
Yes
Yes
Yes
No
Yes
No

On motion of Mr. Milde, seconded by Ms. Stimpson, which carried by a vote of 5 to 2, the following was adopted:

**A RESOLUTION TO PROVIDE DIRECTION TO THE PLANNING
COMMISSION REGARDING RESIDENTIAL DEVELOPMENT
PLANNED FOR THE BOSWELL'S CORNER REDEVELOPMENT
AREA**

WHEREAS, the Board and the Planning Commission (Commission) have been working with staff to create a Master Redevelopment Plan for four (4) areas of the County; and

WHEREAS, the Boswell's Corner Redevelopment Area Plan is one part of the Master Redevelopment Plan currently under review by the Commission; and

WHEREAS, on March 1, 2011, the Board adopted Resolution R11-80 directing the Commission to submit the Master Redevelopment Plan to a public hearing and its adoption and incorporation into the Comprehensive Plan, and to provide the Board with its recommendations within 60 days; and

WHEREAS, on March 2, 2011, the Commission received a copy of Resolution R11-80; and

WHEREAS, the Commission, in its review of Resolution R11-80, discussed the extent to which residential development should be planned in the Boswell's Corner Redevelopment Area; and

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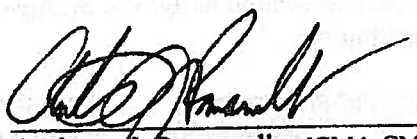
WHEREAS, on March 2, 2011, the Commission passed a motion requesting the Board to provide it with direction regarding the desired amount of future residential development in the Boswell's Corner Redevelopment Area; and

WHEREAS, the Commission requests that said direction include the Board's desire, if any, to designate this Area as an Urban Development Area; and

WHEREAS, if the Board directs, the Commission will consider the Master Redevelopment Plan including future residential density equal to current by-right development;

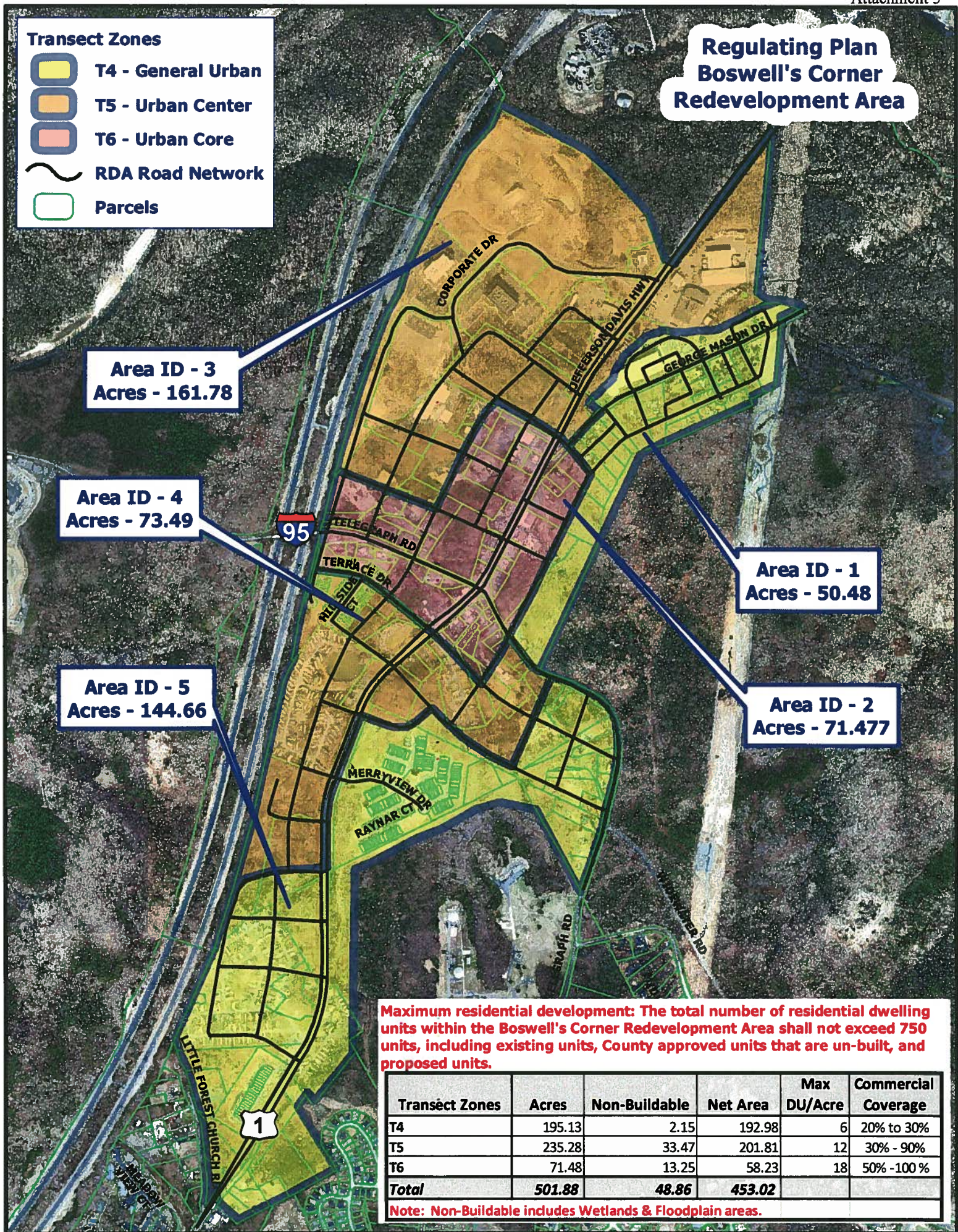
NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 19th day of April, 2011, that it be and it hereby does direct the Planning Commission to prepare and submit to a public hearing, amendments to the Comprehensive Plan for the Master Redevelopment Plan, including up to 1700 residential dwelling units for the Boswell's Corner Redevelopment Area.

A Copy, teste:



Anthony J. Romanello, ICMA-CM
County Administrator

AJR:JAH



PROPOSED

**BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA**

ORDINANCE

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, Stafford County Administration Center, Stafford, Virginia, on the 21st day of June, 2011:

MEMBERS:

Mark Dudenhefer, Chairman
Paul V. Milde III, Vice Chairman
Harry E. Crisp II
Gary F. Snellings
Cord A. Sterling
Susan B. Stimpson
Robert "Bob" Woodson

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

AN ORDINANCE TO (1) AMEND AND REORDAIN THE STAFFORD COUNTY CODE BY AMENDING SECTION 28-25, DEFINITIONS OF SPECIFIC TERMS; SECTION 28-33, DISTRICTS GENERALLY; SECTION 28-34, PURPOSE OF DISTRICTS; SECTION 28-35, TABLE 3.1, DISTRICT USES AND STANDARDS; SECTION 28-39, SPECIAL REGULATIONS; AND, SECTION 28-137, TYPES OF SIGNS PERMITTED IN THE P-TND DISTRICTS; AND (2) ENACT, ADOPT AND ORDAIN STAFFORD COUNTY CODE, SECTION 28-39, TABLE 3.6(a), RESIDENTIAL USES WITHIN TRANSECT ZONES; TABLE 3.6(b), LODGING USES WITHIN TRANSECT ZONES; TABLE 3.6(c), OFFICE USES WITHIN TRANSECT ZONES; TABLE 3.6(d), INSTITUTIONAL USES WITHIN TRANSECT ZONES; TABLE 3.6(e), RETAIL/EATING ESTABLISHMENTS USES WITHIN TRANSECT ZONES; TABLE 3.6(f), CULTURAL/ENTERTAINMENT USES WITHIN TRANSECT ZONES; TABLE 3.6(g), PUBLIC/CIVIC USES WITHIN TRANSECT ZONES; TABLE 3.7(a), PARKING REQUIREMENTS PER USE AND TRANSECT ZONES; TABLE 3.7(b), SHARED PARKING FACTOR; TABLE 3.7(c), PARKING FOR BICYCLES; TABLE 3.8(a), ADDITIONAL RESTRICTIONS AND LIMITATIONS FOR SPECIFIC USES; TABLE 3.8(b), OPEN AND PARK SPACE; TABLE 3.9(a), ALLOCATION OF TRANSECT ZONES; TABLE 3.9(b), BASE RESIDENTIAL DENSITY; TABLE 3.9(c), LOT OCCUPANCY; TABLE 3.9(d), SETBACKS, MAIN BUILDING; TABLE 3.9(e), SETBACKS, ACCESSORY BUILDINGS; TABLE 3.9(f), HEIGHT/NUMBER OF STORIES; AND, TABLE 3.9(g), BUILDING HEIGHT TO STREET RATIO OF THE ZONING ORDINANCE

WHEREAS, the Boswells Corner Redevelopment Plan, an element of the Comprehensive Plan, encourages the creation of a form-based code in this area of the County; and

WHEREAS, the current Stafford County Zoning Ordinance regulations for traditional neighborhood developments do not provide for the specific type, mix, and intensity of development envisioned in this area of the County; and

WHEREAS, the Comprehensive Plan anticipates that the Zoning Ordinance will contain detailed development standards for mixed-use development, and

WHEREAS, the Board believes that establishment of a Redevelopment Area 1, Boswell's Corner Zoning District (RDA-1) with detailed development standards is desirable for shaping the future land use within this area of the County; and

WHEREAS, the Board has carefully considered the recommendations of the Planning Commission and staff, and the testimony at the public hearing; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice require adoption of such an ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 21st day of June, 2011, after a public hearing on the matter, that the Stafford County Code be and it hereby is amended and reordained by amending Section 28-25, Definitions of specific terms; Section 28-33, Districts generally; Section 28-34, Purpose of districts; Section 28-35, Table 3.1, District uses and standards; Section 28-39, Special regulations; and Section 28-137, Types of signs permitted in P-TND districts; and

BE IT FURTHER ORDAINED that Stafford County Code Section 28-39, be and it hereby is amended by the adoption and enactment of Table 3.6(a), Residential uses within Transect Zones; Table 3.6(b), Lodging uses within Transect Zones; Table 3.6(c), Office uses within Transect Zones; Table 3.6(d), Institutional uses within Transect Zones; Table 3.6(e), Retail/Eating Establishments uses within Transect Zones; Table 3.6(f), Cultural/Entertainment uses within Transect Zones; Table 3.6(g), Public/Civic uses within Transect Zones; Table 3.7(a), Parking requirements per use and transect zones; Table 3.7(b), Shared parking factor; Table 3.7(c), Parking for bicycles; Table 3.8(a), Additional restrictions and limitations for specific uses; Table 3.8(b), Open and park space; Table 3.9(a), Allocation of transect zones; Table 3.9(b), Base residential density; Table 3.9(c), Lot occupancy; Table 3.9(d), Setbacks, main building; Table 3.9(e), Setback, accessory buildings; Table 3.9(f), Heights/Number of stories; and, Table 3.9(g), Building height to street ratio, all of the Zoning Ordinance as follows, with all other portions remaining unchanged:

Sec. 28-25. Definitions of specific terms.

Bike Stations. A centrally-located, secure bicycle parking garage that also offers bike rentals and repairs, with easy links to transit stations, lockers, and a variety of other services.

Parking Garage/Deck. An above-grade and/or below-grade structure used or intended to be used for the off-street parking of operable vehicles on a temporary basis, under public or private ownership.

Sec. 28-33. Districts generally.

RDA-1 – Redevelopment Area 1, Boswell’s Corner

Sec. 28-34. Purpose of districts.

RDA-1 – Redevelopment Area 1, Boswell’s Corner. The purpose of the RDA-1 district is to establish land-use planning and urban design standards through form-based codes that promote the creation of a pedestrian-friendly destination neighborhood at the northern gateway to the County, with a focus on development of an employment center with a mix of uses, including educational and entertainment uses, supporting retail, and higher-density residential, with architectural variety, a network of streets that may include on-street parallel parking, and recreational opportunities.

Sec. 28-35. Table of uses and standards.

Table 3.1. District Uses and Standards

RDA-1 Redevelopment Area 1, Boswell’s Corner

The purpose of the RDA-1 district is to establish land-use planning and urban design standards through form-based codes that promote the creation of a pedestrian-friendly destination neighborhood at the northern gateway to the County, with a focus on development of an employment center with a mix of uses, including educational and entertainment uses, supporting retail, and higher-density residential, with architectural variety, a network of streets that may include on-street parallel parking, and recreational opportunities.

(a) Uses permitted by right:

Bank, lending institution with no drive-through facility

Bike station

Carry out/café with no drive-through facility

Center for the arts

Conference center

Convention center

Day care center

Dormitory, school

Duplex

Dwelling, accessory

Dwelling, atrium house

Dwelling, carriage house

Dwelling, condominium

Dwelling, lot line

Dwelling, multi-family

Dwelling, patio house

Dwelling, quadruple-attached

Dwelling, semi-detached

Dwelling, single family

Dwelling, three-family attached

Dwelling, townhouse

Dwelling, village house

Exhibition center

Funeral home

High intensity retail uses not otherwise listed

Home occupation

Hotel

Instruction with studio

Kiosk

Library

Live/work unit

Medical, dental office

Medical, dental clinic

Museum

Open, farmers market

Parking garage/deck

Place of worship

Outdoor pavilion

Professional office

Public facilities for water/sewer pump stations and water tanks

Public works

Push cart

Restaurant

Retail uses permitted by right in the B-2 zoning district

School

School, college or university

School, vocational

Telecommunication antennas as an ancillary use to an existing building

Theater, movie/multiplex

Triplex

(b) Conditional use permit:

Automobile repair

Convention Center

Drive-through facilities

Home business

Hospital

Night Club

Public facilities, except for water/sewer pump stations

Substation

Telecommunication facility, including as an ancillary use to an existing structure

Vehicle fuel sales

(c) Requirements:

(1) Intensity:

Minimum gross tract area/acres..... 30 (less than 30 if parcel is contiguous to land currently zoned RDA-1, except if separated by a public street)

Maximum residential development.....The total number of residential dwelling units within the Boswells Corner Redevelopment Area, as defined in the Comprehensive Plan, shall not exceed 1,700 units, including existing units, County approved units that are un-built, and proposed units.

Allocated densityAs listed in each transect zone referenced in Table 3.9(b)

Open Space Ratio, gross tractAs listed in each Transect Zone referenced as Maximum Lot Occupancy in Table 3.9(c)

(2) Refer to Tables 3.9(a), 3.9(b), 3.9(c), 3.9(d), 3.9(e), 3.9(f), and 3.9(g) for additional intensity regulations within specific Transect Zones

Sec. 28-39. Special regulations.

(t) Redevelopment Area – 1, Boswell's Corner (RDA-1)

(1) Applicability. The regulations and provisions for RDA-1, where permitted, by-right or with a conditional use permit, in accordance with Table 3.1 of this Chapter shall comply with this section. No use shall incorporate any of the regulations or provisions of this section unless reclassified as a RDA-1 district in accordance with this Chapter.

(2) Submission requirements. An application requesting reclassification to this district shall include, in addition to the requirements of Article XII of this Chapter, the following additional information:

a. A transportation network plan that designates the classification of the street(s) within the subject property, as categorized in the Traditional Neighborhood Development Plan element of the Comprehensive Plan.

- b. Transect Zone Exhibit that denotes the limits of each transect zone on the subject property. The Transect Zones shall be in general conformance with the Transect Zone map included as part of the Boswell's Corner Redevelopment Plan.

(3) Streets.

- a. The RDA-1 shall use the narrowest width of streets permitted to present the traditional town-center environment, reduce the speed of vehicles, and encourage pedestrian access throughout the RDA-1.
- b. Refer to the Boswell's Corner Redevelopment Plan appendix to the Comprehensive Plan for the specific network of streets within the RDA-1 district.

(4) Pedestrian Access.

- a. Development in the RDA-1 district shall provide for pedestrian accessibility with sidewalks along public streets to provide connectivity between residential, office, retail, and open space and recreational uses.
- b. Residential uses shall be located within one thousand three hundred twenty (1,320) feet of supporting commercial retail uses, civic buildings, or civic uses.

(5) Transect Zones.

The RDA-1 shall be comprised of one or more of the following transect zones:

- a. T4, General Urban Zone.
Consists of a mixed-use (including commercial), but primarily residential, urban fabric. It has a wide range of residential building types. Setbacks and landscaping are variable. Streets typically define medium-sized blocks.
- b. T5, Urban Center Zone.
Consists of higher density mixed-use building types that accommodate retail, offices, townhouses, and multifamily. It has a tight network of streets with wide sidewalks, steady street tree planting, and buildings set close to the frontages.
- c. T6, Urban Core Zone.
Consists of the highest density, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks. Streets have steady street tree planting and buildings set close to the frontage.

(6) Specific regulations for all Transect Zones.

- a. Regulations in addition to those found in Table 3.1 for the RDA-1 district, shall apply specifically to development within the Transect

Zone. Modification or deviation from a specific regulation per Tables 3.9(a), 3.9(b), 3.9(c), 3.9(d), 3.9(e), 3.9(f), and/or 3.9(g) for a Transect Zone may be approved by the Board as part the approval of the reclassification to the RDA-1 district.

b. All lots shall front on an existing, state-maintained street or a street meeting the requirements of Chapter 22 of the County Code with the exception of lots with non-residential uses and not subject to County Code Section 22-144.

c. The front setback for infill lots shall not be less than the shortest front setback established by the existing buildings on the same side of the street on the same block.

d. Setbacks from alleys shall be measured from the edge of the easement, not the centerline.

e. Street lights shall be designed to not cause any glare into any residential use that may be above the first floor at street grade.

f. Outdoor storage shall be screened from view of any principal street by a streetscreen and screened from view of any other street or adjoining property in compliance with Section 130 of the DCSL.

(7) Construction of infrastructure and amenities in all Transect Zones.

If any transportation, utility, open space, recreation, or other type of infrastructure and/or amenities are included as part of a development proposal, they shall be provided in accordance with the recommendations of the elements of the Comprehensive Plan.

(8) Parking and loading for all Transect Zones

a. Unless listed as prohibited, all parallel parking spaces shall count towards the required number of parking spaces, provided that the size of the parallel space is in compliance with County Code Section 28-102.

b. The required parking for all uses within the Transect Zone shall be provided within the specific Transect Zone unless the required parking for a use is provided in another Transect Zone, provided:

i. The parking is tied to a specific list of uses that are sharing parking spaces per Table 3.7(b).

ii. The location of the parking spaces for a residential use is within 150 feet, and within 500 feet if for a non-residential use.

c. Parallel parking spaces shall not be designated or reserved for patrons of any particular use or building.

d. A private parking garage for a residential dwelling may be counted towards the required number of parking spaces; however, the

driveway accessing the private parking garage shall not count towards the required number of parking spaces even if the area of the driveway is adequate for a parking space.

e. Other than parallel parking spaces, all parking spaces shall be accessed by an alley or a street that is not a principal street.

f. Parking lots, loading areas, and service areas shall be screened from any principal street by buildings or street screens.

g. Loading areas and service areas shall be connected to the parking area and shall not have direct access from any main street of the RDA-1.

h. Parking Garage/Deck Standards.

i. Parking garages/decks shall not exceed the eave height of any building that is located within 50 feet of the parking garage/deck.

ii. Parking garages/decks shall not front on a principal street, with the exception of access to the parking garage/deck.

iii. When located above grade, two or more sides of a structure shall not be less than fifty (50%) percent open on each floor or level, measured from the floor to the ceiling.

(9) *Parking and storage facilities for bicycles for all Transect Zones.*

a. Facilities for bicycle parking and/or storage shall be provided for all uses listed in Table 3.7(c).

b. Bicycle parking shall be visible, accessible, easy to use, convenient, and plentiful. Parking of bikes should preferably be covered, well lit, and in plain view without impeding pedestrians or motor vehicles.

c. The racks shall be installed on sidewalks that have five (5) or more feet of clear sidewalk space remaining.

d. The racks shall be installed in a manner to prevent theft of the rack or the bicycles.

e. The racks shall be four (4) feet from all fire hydrants, curb ramps, and building entrances.

f. The racks shall be well distributed (have four or five racks distributed along the block rather than a group of four or five racks mid-block in one location).

g. Located in areas of high pedestrian activity.

- h. The racks shall be located on the private property on which the use is located unless approved by the board as part of the reclassification to the RDA-1 district, provided the racks are located no more than 500 feet from the proposed use.
- i. Long-term bicycle storage facilities, such as "Bike Stations," shall comply with the following:
 - i. Individual lockers are provided for one or two bicycles;
 - ii. Racks are within an enclosed, lockable room; and
 - iii. Racks are in an area that is monitored by security cameras or guards (guard station located no more than 100 feet from the rack(s)) and always in an area visible to employees.

(10) Architectural standards in all Transect Zones.

Development within the RDA-1 shall incorporate the following design standards, unless design guidelines that meet the intent of these standards are submitted and approved as part of a reclassification.

- a. The exterior finish material on all facades, colors of balconies and porches, and material for fences along the principal or side street line shall be determined by the following criteria and in general conformance with the illustrations in the Boswell's Corner Redevelopment Plan appendix to the Comprehensive Plan.
- b. Flat roofs will be enclosed by parapets. Parapets shall be tall enough to conceal all mechanical equipment located on a roof from view of any street; however, no parapet shall be less than forty-two (42) inches tall.
- c. Mechanical equipment, whether located on the ground or on the roof of a building, shall be screened so that it is not visible from any street.
- d. To maintain positive drainage of rainfall, all residential buildings, excluding multifamily units, shall have pitched roofs that shall be symmetrically sloped no less than 6:12, except that porches and attached sheds may be no less than 2:12.
- e. Any building shall be faced on all sides with durable, attractive, high-quality materials, comparable to clay brick, stone, wood, architectural concrete masonry unit (e.g., regal stone, split face, precision, ground face), precast concrete panels, or architectural metal panels. All elevations visible from the nearest edge of any existing or proposed public right-of-way shall have a combination of primary and accent materials. In no case shall Exterior Insulation and Finish Systems (EIFS), corrugated or channeled metal, pre-engineered metal, exposed metal wall system, unfinished/smooth face concrete block, or simulated masonry be used as a primary exterior façade. Where parking structures are used, the exterior

facades shall be compatible with respect to materials, accents, and color.

- f. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate vertical elements such as wall plane projections or recesses having a depth of at least three (3) percent of the façade length, and extending at least twenty (20) percent of the façade length. In no case shall an uninterrupted façade length exceed one hundred (100) feet. Each projection or recess shall show a change in color, texture, or pattern.
- g. Ground floor facades that face a public street shall have arcades, display windows, entry areas, awnings, or other such features along no less than sixty (60) percent of their horizontal length.
- h. Facades must include a repeating pattern that shall include no less than three (3) of the following elements: color change; texture change; material module change, expression of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or protecting rib. At least one (1) of these elements shall repeat horizontally or vertically.
- i. With the exception of flat roofs, all roof materials shall be durable, high-quality materials, comparable to standing seam metal or architectural grade dimensional asphalt shingles.
- j. The primary building façade shall incorporate two (2) types of roof features or designs such as overhanging eaves (extending no less than three (3) feet past the supporting walls; sloping roofs or pitched roofs that do not exceed the average height of the supporting walls with a slope between 1:3 and 1:1 (rise:run) along the primary building façade; three (3) or more roof slope planes; or raised accent elements such as dormer windows, gables, and chimneys.
- k. Each commercial building shall have clearly defined, highly visible customer entrances featuring no less than three of the following: canopies or porticos; overhangs; recess/projections; arcades; raised corniced parapets over the door; peaked roof forms; arches; outdoor patios; display windows; architectural details such as tile work and moldings which are integrated into the building structures and design; or, integral planters or wing walls that incorporated landscaped areas and/or places for sitting.

(11) Encroachments and projections in all Transect Zones.

- a. Awnings may encroach on the public sidewalk, provided that the sidewalk is not located within the right-of-way.
- b. Stoops may encroach one hundred percent (100%) of the depth of the setback.

- c. Open porches and awnings may encroach up to fifty percent (50%) of the depth of the setback.
- d. Balconies and bay windows may encroach up to twenty five percent (25%) of the depth of the setback.

(12) Additional regulations for T-4 Transect Zones.

- a. A minimum residential housing mix of three (3) types, such as but not limited to: townhouse, duplex, triplex, patio, atrium, or village, shall be provided; and each type shall consist of at least twenty percent (20%) of the total number of residential units within the transect zone.
- b. Average lighting levels for street lights measured at the building frontage shall not exceed 2.0 fc (foot-candles).
- c. Except for a secondary dwelling fifty (50) or more years in age upon referral of the Stafford County Historic Commission, no more than one (1) principal dwelling and one (1) accessory dwelling, or one (1) carriage house shall be permitted on one (1) lot.

(13) Additional regulations for T-5 Transect Zones.

- a. All primary buildings shall have their principal pedestrian entrances along the street. For a corner lot, the pedestrian entrance shall be along the principal street.
- b. Facades shall be built parallel to the principal street frontage line along a minimum of seventy percent (70%) of its length of the lot. A streetscreen shall be built along the remainder of the length of the lot.
- c. The floor at street grade of a residential unit or a building used for lodging shall be raised a minimum of two (2) feet above the average grade of the sidewalk.
- d. All parking areas, including parking garages/decks, shall have pedestrian access to the principal street, except for a parking garage that is below the average grade of the principal street. Pedestrian access shall be provided from the principal street through the building which contains a parking garage below the average grade of the street.
- e. Average lighting levels measured at the building frontage shall not exceed 5.0 fc (foot-candles).

(14) Additional regulations for T-6 Transect Zones.

- a. All principal buildings shall have pedestrian access to a street. For a corner lot, the pedestrian access shall be along the principal street.

- b. The façade for buildings shall be built parallel to the principal street frontage line along a minimum of eighty percent (80%) of its length of the lot. The remainder of the length shall be a streetscreen.
- c. The floor at street grade of residential units or a building used for lodging shall be a minimum of two (2) feet above the average grade of the sidewalk.
- d. Awnings may encroach the public sidewalk without limit, provided the sidewalk is not within the right-of-way.
- e. All parking areas, including parking garages/decks, shall have pedestrian access to the principal street except for a parking garage that is below the average grade of the principal street. Pedestrian access shall be provided from the principal street through the building which contains a parking garage below the average grade of the street.
- f. Average lighting levels measured at the building frontage shall not exceed 5.0 fc (foot-candles).

(15) List of uses permitted within specific Transect Zones.

- a. All uses listed in Table 3.1 are subject to specific Transect Zones and may not be permitted in a particular Transect Zone, either by-right or with a Conditional Use Permit (CUP), unless listed in the following tables.
- b. Only the uses listed in the following tables are permitted in the RDA-1, either by-right or with a CUP. All other uses are prohibited in the RDA-1.

Table 3.6 (a) Residential uses within Transect Zones.

<u>Residential Use</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>Single-Family Detached</u>	<u>By-right</u>		
<u>Duplex</u>	<u>By-right</u>		
<u>Semi-detached</u>	<u>By-right</u>		
<u>Townhouse</u>	<u>By-right</u>	<u>By-right</u>	
<u>Triplex</u>	<u>By-right</u>	<u>By-right</u>	
<u>Three-family attached</u>	<u>By-right</u>	<u>By-right</u>	

<u>Quadruple-attached</u>	<u>By-right</u>	<u>By-right</u>	
<u>Atrium</u>	<u>By-right</u>	<u>By-right</u>	
<u>Village</u>	<u>By-right</u>	<u>By-right</u>	
<u>Lot-line</u>	<u>By-right</u>	<u>By-right</u>	
<u>Patio house</u>	<u>By-right</u>	<u>By-right</u>	
<u>Accessory Dwelling</u>	<u>By-right</u>		
<u>Carriage House</u>	<u>By-right</u>		
<u>Condominium</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Multifamily</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Live/work units</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>

Table 3.6(b) Lodging Uses Within Transect Zones.

<u>Lodging</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>Hotel</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>School Dormitory</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>

Table 3.6 (c) Office Uses Within Transect Zones.

<u>Office Use</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>Professional Office</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Medical/Dental Office</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Medical/Dental Clinic</u>			<u>By-right</u>
<u>Bank/Lenders Inst. Without drive-through</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Use with drive-through</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
<u>Live/work unit</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Home Occupation</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>

<u>Home Business</u>	<u>CUP</u>	<u>CUP</u>	
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Table 3.6(d) Institutional Uses Within Transect Zones.

<u><i>Institutional</i></u>	<u><i>T4</i></u>	<u><i>T5</i></u>	<u><i>T6</i></u>
<u>Day Care Center</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Elementary School</u>	<u>By-right</u>		
<u>College/University</u>		<u>By-right</u>	<u>By-right</u>
<u>Vocational School</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Instruction with studio</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Place of Worship</u>	<u>By-right</u>		

Table 3.6(e) Retail/Eating Establishments Uses Within Transect Zones.

<u><i>Retail/Eating Establishments</i></u>	<u><i>T4</i></u>	<u><i>T5</i></u>	<u><i>T6</i></u>
<u>Open-Market</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Retail uses permitted by-right in B-2 Zoning Dist.</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>High intensity retail not otherwise listed</u>		<u>By-right</u>	<u>By-right</u>
<u>Vehicle Fuel Sales</u>	<u>CUP</u>	<u>CUP</u>	
<u>Automobile Repair</u>	<u>CUP</u>		
<u>Push Cart</u>			<u>By-right</u>
<u>Kiosk</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Restaurant</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Night Club</u>		<u>CUP</u>	<u>CUP</u>
<u>Carry-out/Café with no drive-through</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Use with drive through</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>

Table 3.6(f) Cultural/Entertainment Uses Within Transect Zones.

<u><i>Cultural / Entertainment</i></u>	<u><i>T4</i></u>	<u><i>T5</i></u>	<u><i>T6</i></u>
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<u>Fountains / Public Art</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Library</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Museum</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Outdoor Pavilion</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Center for the Arts</u>		<u>By-right</u>	<u>By-right</u>
<u>Movie Theater</u>		<u>By-right</u>	<u>By-right</u>
<u>Conference Center</u>		<u>By-right</u>	<u>By-right</u>
<u>Convention Center</u>		<u>CUP</u>	<u>By-right</u>
<u>Exhibition Center</u>		<u>CUP</u>	<u>By-right</u>
<u>Bike station</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>

Table 3.6(g) Public/Civic Uses Within Transect Zones.

<u>Public/Civic Uses</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>Fire / Rescue Station</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Police Station</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Hospital</u>		<u>CUP</u>	<u>CUP</u>
<u>Funeral Home</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Water/Sewer Pump Station</u>	<u>By-right</u>	<u>By-right</u>	<u>By-right</u>
<u>Water Tank</u>	<u>By-right</u>		
<u>Substation</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
<u>Telecommunication Facility, including as an ancillary use to an existing structure</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>
<u>Telecommunication Antennas as an ancillary use to an existing building</u>			<u>By-right</u>
<u>Parking Garage/Deck</u>		<u>By-right</u>	<u>By-right</u>

(16) Parking regulations for all Transect Zones.

- a. The uses within all transect zones shall comply with the required number of parking spaces as listed in Table 3.7(a)
- b. The RDA-1 shall be exempt from Article VII of this Chapter.

Table 3.7(a) Parking requirements per use and transect zones.

<u>Parking Requirements/ Uses</u>	<u>T4</u>	<u>T5, T6</u>
<u>Residential per Table 3.6(a)</u>	<u>1.5 spaces per unit</u>	<u>1.5 spaces per unit</u>
<u>Lodging per Table 3.6(b)</u>	<u>1.0 spaces per room</u>	<u>1.0 spaces per room</u>
<u>Retail/Eating Establishments per Table 3.6(c)</u>	<u>4.0 spaces per 1,000 square feet</u>	<u>3.0 spaces per 1,000 square feet</u>
<u>Institutional per Table 3.6(d)</u>	<u>Refer to Table 7.1 of the Zoning Ordinance.</u>	<u>Refer to Table 7.1 of the Zoning Ordinance.</u>
<u>Office per Table 3.6(e)</u>	<u>3.0 spaces per 1,000 square feet</u>	<u>2.0 spaces per 1,000 square feet</u>
<u>Cultural/Entertainment per Table 3.6(f)</u>	<u>Refer to Table 7.1 of the Zoning Ordinance.</u>	<u>Refer to Table 7.1 of the Zoning Ordinance.</u>
<u>Public/Civic per Table 3.6(g)</u>	<u>Refer to Table 7.1 of the Zoning Ordinance.</u>	<u>Refer to Table 7.1 of the Zoning Ordinance.</u>

(17) Shared parking for specified uses in all Transect Zones.

- a. Only the uses listed in Table 3.7(b) may apply to the shared parking tabulations.
- b. To determine the total number of spaces to be shared by two (2) categories, add the maximum number for each use and multiply the number by the factor then subtract that difference from the total. Example: Office use requires sixty (60) spaces and Retail use requires forty (40) spaces, total spaces required for both uses is 100; multiply by 1.2 = one hundred twenty (120); a difference of twenty (20), therefore, subtract twenty (20) from the original required parking of one hundred (100); number of spaces now required for both uses is eighty (80).
- c. When more than two (2) categories in Table 3.7(b) will share parking, add the maximum number for each use and multiply the number by the smallest factor then subtract the difference from the total. Example: The multiple categories are residential, retail, and entertainment and the smallest factor is 1.1, the maximum number of spaces required is 500 and with a factor of 1.1, five hundred (500) x 1.1 = 550; five hundred (500) – fifty (50) = four hundred fifty (450) spaces required.

Table 3.7(b) Shared Parking Factor.

<u>Use with Use/Factor of reduction</u>	<u>Residential per Table 3.6(a)</u>	<u>Lodging per Table 3.6(b)</u>	<u>Office per Table 3.6(c)</u>	<u>Retail per Table 3.6(e)</u>	<u>Cultural/entertainment per Table 3.6(f)</u>
<u>Residential per Table 3.6(a)</u>	<u>1</u>	<u>1.1</u>	<u>1.4</u>	<u>1.2</u>	<u>1.1</u>
<u>Lodging per Table 3.6(b)</u>	<u>1.1</u>	<u>1</u>	<u>1.7</u>	<u>1.3</u>	<u>1.5</u>
<u>Office per Table 3.6(c)</u>	<u>1.4</u>	<u>1.7</u>	<u>1</u>	<u>1.2</u>	<u>1.4</u>
<u>Retail per Table 3.6(e)</u>	<u>1.2</u>	<u>1.3</u>	<u>1.2</u>	<u>1</u>	<u>1.4</u>
<u>Cultural/entertainment per Table 3.6(f)</u>	<u>1.1</u>	<u>1.5</u>	<u>1.4</u>	<u>1.4</u>	<u>1</u>

(18) Bicycle slot for each Transect Zones.

- a. Table 3.7(c) shall determine the number of slots for bicycle parking required per the type of use listed. If a use is not listed, it shall not require a slot for a bicycle. See County Code Section 28-39(t)(9) above for additional regulations pertaining to the location of the bicycle parking facilities.

Table 3.7(c) Parking for Bicycles

<u>Use</u>	<u>Number of slots required for parking bicycles</u>
<u>Multifamily units</u>	<u>1 slot per 10 units</u>
<u>Lodging per Table 3.2(b)</u>	<u>1 slot per 10 rooms</u>
<u>Office per Table 3.2(c)</u>	<u>1 slot per 6,000 square feet of office space within one side of a street on a block</u>
<u>Retail/Eating establishment per Table 3.2(e)</u>	<u>1 slot per 2,000 square feet of retail/eating establishments within one side of a street on a block</u>
<u>Schools – all types</u>	<u>1 slot per 100 students</u>
<u>Library</u>	<u>1 slot per 1,500 square feet</u>
<u>Community Building, museum, cultural center</u>	<u>1 slot per 2,500 square feet</u>
<u>Center for performing arts, auditorium, outdoor pavilion and other public assembly uses</u>	<u>1 slot per 100 seats</u>
<u>Bus depot, terminal</u>	<u>10 slots</u>
<u>Park</u>	<u>1 slot per 20 required parking spaces, minimum of 10 slots</u>

(19) Additional regulations and restrictions for all Transect Zones.**Table 3.8(a) Additional Restrictions and Limitations for specific uses.**

<u>Transect Zone/ Use</u>	<u>T4</u>	<u>T5, T6</u>
<u>Residential per Table 3.2(a)</u>		
<u>Lodging per Table 3.2(b)</u>	<u>Food service in the a.m. only. Extended stay facility prohibited. Additional parking required for dwelling.</u>	<u>No restrictions on food service.</u>
<u>Office per Table 3.2(c)</u>	<u>Additional parking required for dwelling.</u>	
<u>Retail per Table 3.2(e)</u>	<u>The building area available for retail use is limited to corner locations. Not more than one (1) retail use per block.</u>	

(20) Open and park spaces.**Table 3.8(b) Open & Park Space.**

<u>Type of Open & Park Space</u>	<u>Transect Zones</u>	<u>Description, Restrictions or Limitations</u>
<u>Open Space</u>	<u>T4, T5, & T6</u>	<u>Generally unimproved or restored natural areas serving significant environmental functions or landscaped buffer and edge areas.</u>
<u>Square</u>	<u>T4, T5, & T6</u>	<u>Areas spatially defined by surrounding building frontages with a landscape consisting of paths, lawns, shrubs, flowers, and trees, formally disposed and available for unconstructed recreation and civic purposes.</u>
<u>Plaza</u>	<u>T5 & T6</u>	<u>Areas spatially defined by surrounding building frontages with a landscape consisting primarily of pavement with optional planters for trees, shrubs, and flowers, available for civic purposes and commercial activities such as a farmers market.</u>
<u>Playground/tot-lot</u>	<u>T4, T5, & T6</u>	<u>Fenced areas designed and equipped for recreation of children. May be included with park or greens or stand alone as tot lots.</u>
<u>Green</u>	<u>T3, T4 & T5</u>	<u>Areas spatially defined by their landscape of trees, shrubs, flowers and lawn available for unstructured recreation.</u>
<u>Recreational</u>	<u>T4, T5, & T6</u>	<u>Areas improved for outdoor recreational activities.</u>

(21) Additional density and intensity regulations for specific Transect Zones.

The request for deviation or modification from the tables may be approved by the board with the reclassification approval for the RDA-1 district or upon agreement with the board and subject to the provision of appropriate additional off-site improvements.

Table 3.9(a) Allocation of Transect Zones.

<u><i>Transect Zones</i></u>	<u><i>T4</i></u>	<u><i>T5</i></u>	<u><i>T6</i></u>
<u>Minimum/maximum % of non-residential uses</u>	<u>20/30</u>	<u>30/90</u>	<u>50/100</u>

Table 3.9(b) Base Residential Density.

<u><i>Transect Zones</i></u>	<u><i>T4</i></u>	<u><i>T5</i></u>	<u><i>T6</i></u>
<u>Base Residential Density - maximum</u>	<u>6 units / acres - gross</u>	<u>12 units / acres - gross</u>	<u>18 units / acres - gross</u>

Table 3.9(c) Lot Occupancy.

<u><i>Transect Zones</i></u>	<u><i>T4</i></u>	<u><i>T5</i></u>	<u><i>T6</i></u>
<u>Lot Width - minimum/maximum (feet)</u>	<u>18/96</u>	<u>18/180</u>	<u>18/700</u>
<u>Maximum Lot Coverage</u>	<u>70%</u>	<u>90%</u>	<u>95%</u>

Table 3.9(d) Setbacks, main buildings.

<u><i>Transect Zones</i></u>	<u><i>T4</i></u>	<u><i>T5</i></u>	<u><i>T6</i></u>
<u>Front – minimum/maximum (feet)</u>	<u>6 / 18</u>	<u>0 / 20</u>	<u>0 / 50</u>
<u>Side – minimum/maximum (feet)</u>	<u>0 / none</u>	<u>0 / 24</u>	<u>0 / 24</u>
<u>Rear – minimum (feet)</u>	<u>3</u>	<u>3</u>	<u>0</u>

In the T-5 zone and T-6 zone, if a use is associated with state or federal government agencies or contractors for state or federal agencies that require building design and location standards for security purposes, the Agent to the Board may waive the above-noted maximum setback requirements upon finding that the project is not detrimental to the character of the surrounding area. Any appeal of the Agent's decision shall be made to the board.

Table 3.9(e) Setbacks, accessory buildings.

<u>Transect Zones</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>Front (feet)</u>	<u>20 feet behind the setback of the main bldg</u>	<u>Setback of the main bldg and no more than 40 feet from rear property line</u>	<u>0</u>
<u>Side (feet)</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Rear (feet)</u>	<u>3</u>	<u>3</u>	<u>0</u>

Table 3.9(f) Heights / Number of Stories.

<u>Transect Zones</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>Maximum Height (feet)</u>	<u>65</u>	<u>75 at the finished floor level of the top story</u>	<u>75 at the finished floor level of the top story</u>
<u>Number of stories – minimum/maximum</u>	<u>2 / 4</u>	<u>2 / 6</u>	<u>1 / 6</u>

Table 3.9(g) Building height to street ratio.

The building height ratio is the distance between the right-of-way line at the opposite side of the street from the building to the front edge of the building (width) and the distance from the right-of-way line at the opposite side of the street from the building to the top of the building (height). The building may terrace back each story provided that the ratio is maintained.

<u>Transect Zones</u>	<u>T4</u>	<u>T5</u>	<u>T6</u>
<u>Building Height to Street Ratio</u>	<u>N/A</u>	<u>N/A</u>	<u>3(height):2(width)</u>

- (22) The maximum number of dwelling units (existing and future) in each transect zone in the RDA-1 district shall not exceed the numbers provided on the regulating plan referenced as part of the Boswell's Corner Redevelopment Area Plan, and entitled "Regulating Plan, Boswell's Corner Redevelopment Area".

(23) Addresses and street names for streets and travelways in all Transect Zones.

All travelways and/or streets which provide access to a building shall be named as approved by the Planning & Zoning Department. Any building or unit whose primary access will be via the travelway or street shall be assigned an address number to that travelway or street. When the travelway is a secondary access for a residential use and the lot has a carriage house, the carriage house shall be assigned an address to the travelway and the principal resident shall have an address of the main street it fronts on, even if the principal resident's vehicle access is from the travel way.

(24) Landscape, buffering and screening.

The RDA-1 district shall be exempt from County Code Sec. 28-82 and Sec. 28-86. A RDA-1 development shall be subject to the transitional buffer requirements along the perimeter of the RDA-1, if applicable, per Section 110.3 of the DCSL.

Sec. 28-137. Types of signs permitted in P-TND and RDA-1 districts.

AJR:JAH:mz