

**BOARD OF SUPERVISORS
GOOCHLAND COUNTY, VIRGINIA**

ZOA-2011-00009

Ordinance amending the Goochland County Zoning Ordinance (Appendix A to the Goochland County Code of Ordinances) to amend Article 21 (“Supplemental Regulations”) by adding Division 6 (“Multi-Family Residential Development Design Standards”), Sections 22 (“Statement of Intent”), 23 (“Development Standards”) and 24 (“Submission Requirements”) to implement development design standards and guidelines for multi-family residential development

WHEREAS, Sections 15.2-1427 and 15.2-1433 of the Code of Virginia, 1950, as may be amended from time to time, enable a local governing body to adopt, amend and codify ordinances or portions thereof; and

WHEREAS, Sections 15.2-2280, 15.2-2285, and 15.2-2286 of the Code of Virginia enables a local governing body to adopt and amend zoning ordinances; and

WHEREAS, the County recognizes that there is a need to broaden and diversify the County’s tax base, and specifically, to promote new development, such as multi-family development in certain areas of the county; and

WHEREAS, in order to permit such multi-family development, the Board of Supervisors wishes to amend the County Zoning Ordinance to implement development design standards and guidelines for such multi-family residential development; and

WHEREAS, this amendment of the Goochland County Zoning Ordinance is required to serve the public necessity, convenience, general welfare, and good zoning practice pursuant to Section 15.2-2286(A)(7) of the Code of Virginia; and

WHEREAS, the full text of this amendment was available for public inspection in the Goochland County Administrator’s Office, County Administration Building, 1800 Sandy Hook Road, Goochland, Virginia 23063; and

WHEREAS, the proper advertisement and public hearing was conducted as required by law.

NOW, THEREFORE, BE IT ORDAINED, that the Goochland County Code is hereby amended and this ordinance is hereby enacted as follows:

- 1. Article 21 (“Supplementary Regulations”) of the Goochland County Zoning Ordinance (Appendix A of the Goochland County Code) is hereby amended as follows:**

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C.A. 04/12/12

DIVISION 6. (“MULTI-FAMILY RESIDENTIAL DEVELOPMENT DESIGN STANDARDS”)

Section 22. Statement of Intent.

Multi-family residential development is not intended for general application throughout the County. It ~~should~~ shall be limited to areas with adequate utility infrastructure such as the Tuckahoe Creek Service District and to major collector, minor arterial, or major arterial roadways.

Goochland County intends to have multi-family residential development that features many quality design elements. It ~~should~~ shall provide a combination of site and architectural design features, recreational amenities, and open space which are intended to create attractive, livable communities and offer a desirable housing alternative to detached single-family homes. Importantly, multi-family development ~~should~~ shall demonstrate adequacy of public facilities and public services to serve the project.

In addition to the design standards which follow, multi-family residential development ~~should~~ shall be consistent with the goals, objectives, and policies set forth in the County’s comprehensive plan.

The Multi-Family Residential Development Design Standards are intended to promote high quality development, stimulate private investment advantageous to the County’s tax base, and improve this housing option. The standards ~~should~~ shall be incorporated into multi-family development, and their incorporation will be fostered by permitting regulatory flexibility to facilitate innovative and creative designs.

Section 23. Development Standards.

1. Road and Pavement Design. Road and pavement design standards shall be established for private roads, driveways, and parking areas. A certified professional engineer, licensed in the State of Virginia, shall be employed by the developer to monitor and supervise materials used; adequacy of the subgrade; installation of drainage structures, curb and gutter, and all concrete items; and all road, driveway, and parking area construction activities, including material compaction, grading tolerances, and compliance with the plans and specifications. Prior to issuance of a certificate of occupancy, the certified professional engineer shall provide the County with certification that each phase of construction met pavement design requirements; that all material depths were verified for compliance; and that the road and parking areas have been constructed in strict accordance with the plans and specifications.

2. Distribution of Parking Spaces. Give special attention to the location and distribution of parking spaces. Two parking spaces shall be in close proximity to each dwelling unit and common parking areas for visitors shall be in the general vicinity.
3. Recreational vehicle parking. If recreational vehicles, boats, or trailers may be parked on the property, adequate supplemental parking spaces for such vehicles shall be provided. If a separate, designated parking area is provided, it shall be screened with landscaping.
4. Setbacks for driveways and parking areas. Driveways and parking areas shall be at least 25 feet from all public rights-of-way.
5. Refuse containers. Containers for refuse and recyclable materials shall be located in an enclosed area conveniently accessible to all residents. The number of refuse containers and the level of servicing shall be adequate for the development. Enclosures shall be constructed of finished masonry materials or of materials consistent with the finish of adjacent buildings, with the exception of gates and doors. Gates and doors shall be opaque and constructed of substantial and durable materials.
6. HVAC screening. HVAC and mechanical equipment shall be screened from view to the greatest extent practical. Screening shall consist of landscaping or building materials used in principal building exteriors.
7. Landscape design. Incorporate a landscaping package which provides extensive landscaping and planting of entrances, recreational areas, parking areas, street frontage, and areas surrounding buildings.
8. Perimeter buffer. Landscape the perimeter of the project.
9. Streetscape planting. Streetscape plantings shall be required within or along all rights-of-way. Existing roadways abutting the development shall be provided streetscape plantings.
10. Site design. Incorporate an attractive building layout which retains and enhances the natural vegetation and terrain of the site and incorporates natural design features such as preservation of scenic vistas, natural areas, or other unique elements of the site.
11. Relationship to Adjacent Properties. Design with special attention to the compatibility of adjacent land uses, topography, existing vegetation, building height and orientation, and other similar factors.
12. Proximity to single-family residences. Provide special attention to the perimeter of the project adjacent to single-family residences or property zoned for single-family. Building setbacks adjacent to single-family

residential districts or single-family dwellings should be greater than elsewhere in the project. No active recreational areas, parking, or refuse containers should be located within this setback area.

a. In areas where natural screening or other vegetative and tree cover is not present, provide a planted buffer and include a combination of large deciduous or evergreen trees, small trees, and shrubs.

13. Recreational Areas and Structures. Provide areas conveniently accessible to residents for recreational use. Design areas to serve a variety of passive and active uses and consider locating in a manner that enhances the form and appearance of the development. Recreational areas should be consolidated areas of sufficient size located outside the flood plain and steep slopes. Include recreational facilities such as gazebos, clubhouses, swimming pools, playgrounds, and tennis and basketball courts, and generally locate outside flood plain or steep slopes.

14. Open space. Provide open space in addition to required building setbacks and areas between buildings. Open space areas may include flood plain or other environmentally sensitive features.

15. Stormwater management facilities. Design stormwater management facilities as a water feature amenity and/or design and landscape to make an integral part of the project.

16. Pedestrian pathways. Sidewalks should be provided along one side of major driveways. Use pathways or trails to provide for pedestrian circulation and access to open space, recreational areas, and other common facilities to create a network for pedestrian circulation. Connect to or design to connect to offsite pedestrian facilities.

17. Architectural design. Incorporate an attractive architectural design which promotes a unified design theme and creates a sense of place.

18. Building height. The height of buildings on the perimeter of the development shall be compatible with surrounding uses and site considerations. Taller buildings should be concentrated in the interior of the project. If adjacent to a current or future lower density residential land use, buildings over two (2) stories in height shall generally be set back more in proportion to building height (the taller the building the greater the setback).

19. Building materials. Incorporate high quality building techniques such as quality exterior building materials (brick, stone, cementitious siding, EIFS, etc.). Vinyl and aluminum siding are discouraged.

20. Underground Utilities. Except for junction /transformer boxes, meters, and existing overhead utility lines and except for technical or environmental reasons, all utilities shall be underground. Junction/transformer boxes should be screened.
21. Lighting. Provide parking lot lighting. Lighting shall be “dark sky” compliant and directed to minimize illumination and glare on adjacent properties. A decorative lighting package is encouraged.
22. Signage. Signage shall be planned to promote the project and improve the convenience and safety of persons traveling to and within the development. Comprehensive sign criteria shall be established to coordinate all nonpublic signage erected.
23. Transportation. The site design shall minimize impacts to the public road network. This may include some combination of providing interconnecting pedestrian pathways, facilitating access to mass transit, or otherwise contributing to roadway infrastructure.
24. Fencing. Opaque fencing along the perimeter shall be discouraged. This shall not prevent a combination of opaque fencing with landscaping at selected locations where screening of HVAC equipment, parking, or a similar design element is desired. Fencing shall be constructed of durable, low maintenance materials. Masonry fences are encouraged, and wood fencing is discouraged.
25. Accessible Units. A number of at-grade, ground-level dwelling units are encouraged to meet the needs of senior and disabled populations.
26. Garages. Garages, especially side- or rear- entry, and covered parking are encouraged.
27. Sound suppression. Provide sound suppression measures between units and floors/ceilings and on exterior of units when adjacent to high impact noise areas.

Section 24. Submission Requirements.

The applicant shall submit any information required by the Planning Director necessary to evaluate a rezoning application or plan of development for multi-family residential development.

Required documents. Notwithstanding other requirements, an application for multi-family residential development for review and approval of the Planning Commission or Board of Supervisors shall include:

1. Master plan. A conceptual master plan prepared by a licensed surveyor, engineer, architect, landscape architect, or certified planner shall include:

- a. Uses
 - b. Acreage of common area and open space
 - c. Footprint of structures
 - d. Impervious area and floor area ratios
 - e. Maximum number of dwelling units and density for residential areas
 - f. Square feet of floor space for non-residential uses
 - g. Parking, required and provided
 - h. Other information required by the Planning Director
 - i. Schematic plans which indicate the phasing of development
 - j. Master water, sewer, and drainage plans.
2. Development Impact Statement. The applicant shall submit a Development Impact Statement which shall describe the probable effects and impacts of the proposed project on the County and community and shall specify the commitments of the applicant to mitigate or reduce any negative impacts. It shall include sufficient information and detailed analysis to evaluate and mitigate the impacts. At a minimum, it shall address:
- a. Adequacy of existing public facilities and services to serve the project. Analysis shall address sewer, water, schools, fire-rescue, and other public facilities and services.
 - b. Additional on-site and off-site public facilities or services which would be required as a result of the project.
 - c. Traffic impact analysis prepared by an individual or firm qualified to conduct traffic engineering studies in a manner and form acceptable to the County and VDOT.
 - d. Fiscal impact of the proposed project, such as estimated tax revenues to be generated versus the cost of public improvements expected to be financed by the County or otherwise. Such study shall be prepared by an individual or firm qualified to conduct fiscal impact analysis in a manner and form acceptable to the County.
 - e. Impact of construction and permanent change in land use upon surrounding property, such as aesthetics, vegetation, stormwater drainage, and noise, air or water pollution.
 - f. Impact of the project on cultural and historic sites.
 - g. Guarantees and assurances that will be provided for the maintenance of common areas, open space, recreation areas, sidewalks, parking, private streets, and other privately owned but common facilities serving the project.
3. Demonstrate Compliance. Methods to demonstrate compliance with the Multi-Family Residential Development Design Standards include, but are not limited to, zoning proffers, pattern books, traffic impact studies or other studies, Subdivision conditions, and Plan of Development conditions.

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2. Except as amended herein, all chapters, articles, sections, paragraphs and provisions of the County Code are readopted in their entirety as if set forth herein.
3. This amendment shall take effect immediately upon passage.

Approved this 17th day of April, 2012.

Roll Call Vote:

	Aye	Nay
Manuel Alvarez, Jr.,	<u>X</u>	_____
Ned S. Creasey, Chair	<u>X</u>	_____
Susan F. Lascolette,	<u>X</u>	_____
Robert H. Minnick,	<u>X</u>	_____
Kendall C. Peterson, Vice-Chair	<u>X</u>	_____

Abstentions: None

Absent: None

BOARD OF SUPERVISORS OF
GOOCHLAND COUNTY, VIRGINIA

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By: _____
Rebecca T. Dickson, Clerk