

TOWN COUNCIL OF CENTREVILLE
ORDINANCE NO 12-2025

AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE AMENDING THE TOWN
OF CENTREVILLE ZONING ORDINANCE, WHICH IS CHAPTER 170 OF THE CODE OF
THE TOWN OF CENTREVILLE, TO UPDATE THE DEFINITIONS, PARKING
STANDARDS, TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) STANDARDS,
AND THE PLANNED UNIT DEVELOPMENT (PUD) STANDARDS

WHEREAS, the Town Council of Centreville has the authority under Section 5-213 of the Local Government Article of the Annotated Code of Maryland, to adopt regulations;

WHEREAS, Section 4-102(6) of the Land Use Article of the Annotated Code of Maryland authorizes the Town Council of Centreville to regulate the location and use of buildings, signs and structures on the land;

WHEREAS, the Town desires to amend Chapter 170 of the Code of the Town of Centreville to amend the definitions, update the parking standards, Traditional Neighborhood Development (TND) standards, and the Planned Unit Development (PUD) standards;

WHEREAS, the Town Council received a Positive recommendation on the zoning amendment from the Centreville Planning and Zoning Commission; and

WHEREAS, the Town Council held a public hearing on the zoning amendment on September 18, 2025

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Centreville:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance.

Section 2. Section 170-28 Planned Unit Development District (PUD) of the Centreville Town Code is hereby amended as shown on the Exhibit A attached hereto.

(Language to be deleted from the existing Ordinance is indicated in ~~**bold-strikethrough**~~ format and language to added is indicated by ***bold italics*** text)

Section 3. Section 170-29.1 Traditional Neighborhood District – TND of the Centreville Town Code is hereby amended as shown on the Exhibit B attached hereto.

(Language to be deleted from the existing Ordinance is indicated in ~~**bold-strikethrough**~~ format and language to added is indicated by ***bold italics*** text)

Section 4. Section 170-32 Off-street parking of the Centreville Town Code is hereby amended as shown on the Exhibit C attached hereto.

(Language to be deleted from the existing Ordinance is indicated in ~~**bold-strikethrough**~~ format and language to added is indicated by ***bold italics*** text)

Section 5. Section 170-70 Definitions of the Centreville Town Code is hereby amended as shown on the Exhibit D attached hereto.

(Language to be deleted from the existing Ordinance is indicated in ~~bold strikethrough~~ format and language to added is indicated by *bold italics* text)

Section 6. Chapter 170 Attachment 2 Schedule of Zone Regulations is hereby amended as shown on the Exhibit E attached hereto.

(Language to be deleted from the existing Ordinance is indicated in ~~bold strikethrough~~ format and language to added is indicated by *bold italics* text)

Section 7. Chapter 2, Section C.8 Location of Garages of the Centreville Design Standards is hereby amended as shown on the Exhibit F attached hereto.

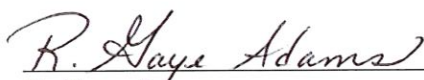
(Language to be deleted from the existing Ordinance is indicated in ~~bold strikethrough~~ format and language to added is indicated by *bold italics* text)

Section 8. If any section, clause, paragraph, sentence or phrase of the Ordinance or the application thereof to any person, or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, the invalidity or unconstitutionality shall in no way effect other provisions or any other application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application, and for this purpose the provisions of this Ordinance are declared severable.

Section 9. This Ordinance shall become effective twenty days after its enactment.

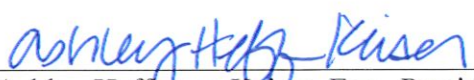
ATTEST:

THE TOWN COUNCIL OF CENTREVILLE



R. Gaye Adams
Town Clerk

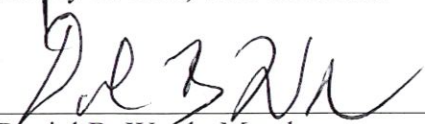
First Reading: August 7, 2025
Second Reading: September 4, 2025
Enacted: September 18, 2025
Effective: October 8, 2025



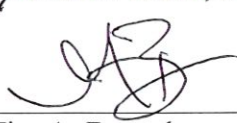
Ashley Heffernan Kaiser, Esq., President



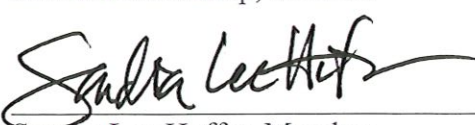
Jeffrey D. Kiel, Vice President



Daniel B. Worth, Member



Jim A. Beauchamp, Member



Sandra Lee Huffer, Member

EXHIBIT A PLANNED UNIT DEVELOPMENT DISTRICT (PUD) AMENDMENTS

§ 170-28 Planned Unit Development District (PUD)

A. Planned unit development in general.

1. It is the intent of the PUD Zone to control the placement, design, use, and density of well-planned, residential developments which will offer a variety of building types and a more efficient overall use of land, and within these limits, permit the optimum amount of freedom and variety in the design and management of such varying types of residential structures, including one- and two-family units, townhouses and garden apartments. Within the intention of these regulations, the following objectives are sought to provide for the planned unit development:
 - a. To provide a more attractive and varied living environment than would be possible through the strict application of R-1, R-2, ~~and R-3, and TND~~ District requirements.
 - b. To encourage a more intimate, efficient and aesthetic use of open space.
 - c. To encourage developers to use a more creative approach in the development of land.
 - d. To encourage variety in the physical development pattern of residential areas.
 - e. To encourage significant innovations in the development of land to bring about sustainable patterns of development in environmentally sensitive areas, including within the Critical Area.
2. The Council shall follow the procedures set forth in this section for the approval of a floating zone for PUDs proposed in the R-1 or R-2 Districts.
3. PUDs shall be permitted in the R-3 Zone, ~~and TND Zone~~ in accordance with the conditions and requirements contained in this section.

B. PUD Requirements.

1. Permitted uses. PUDs are contemplated to be primarily residential. However, they may incorporate non-residential development which is permitted in the underlying zoning district and as provided for below:
 - a. All uses permitted in the underlying zoning district.
 - b. Single-family detached dwellings.
 - c. Multifamily dwellings attached or detached (including but not limited to one- and two-family units, townhouses and garden-type apartments).
 - d. Apartments.
 - e. An office, temporary or permanent, belonging to the developer and clearly incidental to management and sales operations of the planned unit development.
 - f. Temporary structures incidental to construction.

- g. ~~Applicable only to PUDs in the R-1, R-2, or R-3 Districts:~~ In planned unit developments, commercial establishments of a convenience and service nature for PUD residents may be permitted. ~~This subsection is intended to not limit commercial uses and development in PUDs located within the TND District.~~ Such commercial establishments shall be an integral part of the plan for the PUD. The total aggregate area of all the commercial establishments and their parking areas shall not occupy more than 5% of the gross area of the PUD. Commercial areas may include one or more stores and may be of the following types:
- (1) Small neighborhood convenience centers may include laundry establishments, beauty and barber shops, and retail food establishments of less than 3,500 square feet. No commercial establishments shall be constructed until 25% of the total planned residential units are completed. Centers may include one or more stores.
 - (2) ~~Planned commercial centers shall be a group of commercial uses compatible with the residential nature of the PUD. These may include, but are not limited to, medical and professional offices, general retail stores and food stores. Planned commercial centers shall be permitted only in a PUD of 200 acres or more. No construction on the planned commercial center shall begin until 50% of the total planned residential units are completed.~~ *Planned Commercial Centers*
- h. The Town Council may approve and/or require land and places for public assembly, recreational buildings, public buildings and accessory buildings, or may require the reservation of lands for such uses if it is deemed, they are advantageous or necessary for the purpose of serving the planned unit development and the local community.
2. Where permitted, planned unit developments are permitted in the R-1, R-2, ~~and R-3, and TND~~ Districts. In general, a planned unit development is contemplated in residential ~~and TND~~ zones where tracts of suitable location, size, and character exist. The uses/structures proposed are to be planned and developed according to the requirements and procedures of this chapter. Planned unit development shall be approximately located with respect to the general pattern of urban development, existing or proposed, and to existing public and private facilities and services.
 3. Computation of dwelling units permitted. The total density in the PUD will not be greater than if developed under the terms of the underlying zoning district. The total permitted dwelling units may be averaged over the entire PUD or clustered in various groupings.
 4. Density. The Planning and Zoning Commission may set the required mix of one-bedroom, two-bedroom, or three-or-more bedroom units that can be built within a planned unit development or its stages.
 5. Land coverage. The maximum amount of land that may be built over (covered) by parking lots, roads, sidewalks, plazas, buildings or other structures shall be 35% of the gross land of the PUD.
 6. Area. Parcels developed as residential planned developments shall not be of less than sufficient area [as determined in accordance with Subsection B(3) of this section] to establish ten dwelling units in the R-1 Zoning District or five dwelling units in the R-2 and R-3 Zoning Districts. ~~The minimum aggregate parcel size in the TND District~~

~~shall be forty (40) acres.~~ There is no minimum parcel size for other planned developments.

7. Open space. Common open space shall comprise not less than 25% of the gross area. ~~except in the TND District, where the required open space and recreation provisions applicable to the TND District shall be applied (i.e., Section 170-29.1J). Those lands designated as an integral part of the PUD in an underlying TND District, even if used for agriculture and not available for use by the public, shall be considered "common open space" provided other open space areas are reasonably distributed throughout the community.~~ All open space in PUDs located in the R-1, R-2, or R-3 Districts shall be designated for the common use of all occupants of the PUD and at least 70% of such space shall be developed as recreational areas.
8. Sanitary facilities. No PUD plan shall be approved unless the proposed development will be served by public water and sewer disposal systems which shall be existing at the time the plan receives final approval. Satisfactory evidence must be furnished to the Town Council that the existing Town sewer and water systems can handle the increased demands placed upon them by the proposed PUD and meet current Health Department requirements for standards of operation.
9. Height requirements. The requirements shall be those set in the Schedule of Zone Regulations.
10. Parking. At least two usable off-street parking spaces meeting the standards in this chapter shall be provided for each dwelling unit either on the lot it occupies or within 150 feet of such dwelling unit. ~~The Planning Commission may approve deviations from this standard for a PUD in the TND District.~~
11. Administrative procedures.
 - a. Preliminary application shall be made to the Town Council and referred to the Planning and Zoning Commission for stage one consideration of the PUD Zone and shall include, but not be limited to:
 - (1) A general diagram showing the PUDs relation to the Town of Centreville and major public access to the PUD (10 copies).
 - (2) A general plan setting forth preliminary information (10 copies). Such information shall include, but not be limited to the following:
 - (A) Proposed housing types, the total number of units, percentage of each type, general location of each type, elevations of each type.
 - (B) Proposed planned commercial centers and/or neighborhood convenience centers, location, types of business(es), size of area(s), and elevations of each building type.
 - (C) Proposed open spaces, their size, their location, their uses, and their proposed ownership (Town and/or association).
 - (D) General statement concerning provision of utilities (public works agreement).
 - (E) Statement of expected Town responsibilities.
 - (F) Cost/benefit ratio of the proposed PUD for the Town.

- (G) Tentative time-table and staging of development (schedule of construction).
- (3) Applicant shall pay an application fee as previously established by the Town.
- (4) After the Planning and Zoning Commission makes its findings, the application will be forwarded to the Town Council for consideration. If the Council finds that the proposal has merit, it will be conditionally approved.
- b. Preliminary site plan. The developer shall submit the following to the Planning and Zoning Commission for its review after receiving conditional approval from the Town Council:
 - (1) The 10 copies of a preliminary site plan shall be filed with the Town. The preliminary site plan shall comply with the requirements of this section and be accompanied by such other written or graphic material as may be necessary or desirable in aiding the decisions of the Town Council and the Planning and Zoning Commission.
 - (2) The Zoning Administrator shall review the site plan for compliance with the requirements of this chapter. Before returning the preliminary site plan to the Planning and Zoning Commission and Town Council, the Zoning Administrator shall consult with such Town officials as may be appropriate, and may offer such comments as may be appropriate.
 - (3) Preliminary site plan shall show:
 - (A) The proposed title of the project and name of the engineer, architect, designer or landscape architect, planner and developer.
 - (B) The North point, scale, and date. The scale of the site plan shall be as follows:
 - (a) For projects containing more than 10 acres but less than 50 acres: not more than 50 feet to one inch.
 - (b) For projects containing 10 acres or less: not more than 20 feet to one inch.
 - (c) For projects containing 50 acres to 200 acres: not more than 100 feet to one inch.
 - (d) For projects containing more than 200 acres: not more than 200 feet to one inch.
 - (4) The boundaries of the property involved, county and municipal boundaries, the general location of all existing easements, property lines, existing streets, buildings or waterways, and other existing physical features in or adjoining the project.
 - (5) The approximate location and sizes of sanitary and storm sewers, water mains, culverts, and other underground structures in or near the project.
 - (6) The general location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances and exits, parking and loading areas

(including number of parking and loading spaces) and outdoor lighting systems.

- (7) The general location of proposed lots, setback lines and easements, and proposed reservations for parks, parkways, walkways, cycleways, playgrounds, school sites, and open spaces.
- (8) The location of buildings with respect to each other, to lot lines, and to major excavations, drawn to scale, but full dimensioning is not required on the preliminary plan.
- (9) The approximate height of proposed buildings and structures (accessory and main).
- (10) Preliminary plans and elevations of the several dwelling types and other buildings, as may be necessary.
- (11) General location, height, and material of all fences, walls, screen planting, and landscaping and management thereof.
- (12) Proposed location and character of nonresidential uses or commercial uses, accessory or main.
- (13) General location, character, size, height and orientation of proposed signs, and management thereof.
- (14) A tabulation of the total number of acres in the project (gross or net as required in the zone regulations) and the percentage thereof proposed to be devoted to the several dwelling types, commercial uses, other nonresidential uses, off-street parking, streets, parks, schools, and other reservations.
- (15) A tabulation of the total number of dwelling units of various types in the project and the overall project density in dwelling units per acre (gross or net as required by zone regulations).
- (16) Schedule of construction or timetable (acceptable to the Town Council and Planning and Zoning Commission).
- (17) The developer shall provide a statement detailing the means by which the PUD and all its various aspects shall be managed. This shall include deed restrictions and covenants designed to ensure perpetuity of agreements.
- (18) The developer shall provide a complete topographic drawing of the proposed plan acceptable to the Soil Conservation Service. (Specific requirements will be obtained from the Soil Conservation Service Office). The developer, after consultation with the Soil Conservation Services, will develop a complete sediment and stormwater plan to be reviewed and approved by the Soil Conservation District.
- (19) The preliminary site plan shall also include a management statement governing the construction, operation, and maintenance of:
 - (A) Sanitary and storm sewers, water mains, culverts, and other underground structures.

- (B) Streets, alleys, driveways, curb cuts, entrances and exits, parking and loading area, and outdoor lighting systems.
 - (C) Parks, parkways, cycleways, playgrounds, open spaces, fences, walls, screen planting, and landscaping and signs.
 - (20) The Planning and Zoning Commission and/or Town Council may establish additional requirements for preliminary site plans.
 - (21) After review and a public hearing on the proposed zoning, the Planning and Zoning Commission shall return the site plan, together with comments and recommendations to the Town Council for appropriate action.
- 12. Accessory uses and structures. The following accessory uses and structures shall be located in the rear yard, unless otherwise provided herein or attached to or part of the main building:
 - a. Small cell facility, provided it complies with the standards set forth in § 170-50.
 - b. Other accessory uses and structures clearly incidental and customary to and associated with the permitted uses.

C. Final review and approval procedure.

- 1. The Town Council shall review the final preliminary site plan and other documents.
- 2. The Town Council shall hold a public hearing in the manner required in § 170-62 of this chapter.
- 3. The Town Council may approve or disapprove the proposed PUD zoning. In granting approval, the Council shall secure:
 - a. A surety bond or equivalent to be filed for or deposited in escrow with the Town Council in an amount sufficient to ensure completion of all requirements established by the Town Council. Such surety to be reviewed annually and adjusted to reflect current costs.
 - b. A final site plan in the form of a final plat shall be prepared, filed, and recorded. The final plat shall comply with the specifications of the Town Council, and the requirements of this section and applicable laws, regulations, and ordinances governing the subdivision of land.^[2]
 - c. Permits for building shall be issued in accordance with the schedule for construction approved by the Town Council as part of the final approval.
 - d. When a PUD is to be developed in stages, each stage shall be processed as a separate development after first submitting and receiving approval of the PUD Zone for the entire project.
 - e. As part of the final approval, the Town Council shall approve dates for initiation and completion of the PUD and/or its phases. Any departure from these dates shall constitute material breach of contract, and outstanding bonds can be called in. The Town Council can waive for cause.
- 4. Conflict with other provisions.
 - a. Provisions of the PUD Zone when found to be in conflict with other provisions of this chapter shall supersede those other provisions with which they conflict.

- b. Provisions of the PUD Zone when found to be in conflict with other provisions of Chapter 138, Subdivision Regulations, shall supersede those other provisions with which they conflict.

D. Amendments to Approved PUD Applications

1. A property owner of a site subject to a PUD District may request an amendment to the terms and conditions of the District. Any request for an amendment shall be in writing and shall include the information specified in §170-28(B)(11)(b). If the Zoning Administrator determines that the proposed amendment (1) does not involve a material change to the design approved by the Town Council and (2) otherwise complies with the terms of this Chapter, the amendment request shall be approved by the Zoning Administrator. Any other amendment shall be subject to review by the Planning and Zoning Commission and Town Council according to the procedures set forth in Section ~~104~~170-28(C).
2. Material changes shall include the following:
 - a. Proposed increase in residential density;
 - b. Proposed increase of non-residential floor area (less than 5% increase above existing total approved for the building in question, as specified in the original PUD, may be considered non-material);
 - c. Changes of use that are determined to be more intense,
 - d. Elimination of an approved project amenity,
 - e. Any proposed change which alters a condition of the PUD approval,
 - f. Substitution of an amenity with a non-comparable amenity.
 - g. Other changes of a similar scope or magnitude.
3. Non-material changes may include the following:
 - a. Proposed substitution of species provided for landscaping (provided the new species serves the same function the original species was intended to serve).
 - b. Relocation of residential units provided there are no environmental, traffic, etc., impacts as a result of such action.
 - c. Relocation of site infrastructure (e.g. utilities, stormwater management) provided said relocation creates no adverse impact.
 - d. Proposed change in architectural style or type from that which was indicated on approved PUD plans, subject to Planning Commission approval of said change (unless the PUD approval specifies a condition(s) concerning such architectural style or feature, in which case such a revision would constitute a material change).
 - e. Addition of a park, open space or recreational amenity.
 - f. Substitution of one project amenity with a comparable amenity.
 - g. Substitution of a commercial use for another commercial use permitted in the PUD district (by right or by special exception, provided the special exception is approved by the Board of Appeals)

- h. Other changes of a similar scope or magnitude.
- 4. If the Zoning Administrator determines that a proposed amendment is a non-material change, he/she shall retain the right to have said amendment reviewed and approved/denied by the Planning and Zoning Commission.

EXHIBIT B TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) DISTRICT AMENDMENTS

§ 170-29.1 Traditional Neighborhood Development District - TND

The TND District is intended to allow development consistent with design principles of a traditional neighborhood. A traditional neighborhood is compact; is designed for the human and pedestrian scale; provides a mix of residential uses including civic, small scale retail and open space uses in close proximity to one another in the neighborhood; is architecturally integrated; provides a mix of housing styles, types and sizes to accommodate a variety of households; is integrated into the surrounding communities; incorporates interconnected streets with sidewalks and bikeways and transit that offer multiple routes for motorists, pedestrians and bicyclists and provide for the connections of those streets to existing and future developments and incorporates significant environmental features into the design. TND District zoning is for areas designated in the Town Comprehensive Plan as Residential Future Land Use to be developed as TND and/or Master Planned Complete Neighborhood Development. *A diversity of housing types and lot sizes is required to promote and facilitate projected requirements of people with different housing needs.*

A. Minimum criteria.

1. TND developments shall only be permitted on parcels of 40 acres or greater. Parcels less than the minimum acreage may be developed as TND if they are contiguous to an existing TND zoned area and development on said parcels or tracts can be harmoniously integrated *into the existing TND* consistent with the requirements and purposes of this zone;
2. The TND development shall have access to an existing or planned arterial or collector road, *and be organized around a network of interconnected public streets in a grid pattern that establishes and forms a street hierarchy limited to arterial, collector, local/secondary streets, and alleys. The street network/hierarchy must be delineated by a Regulating Plan;*
3. *TND developments have physical form (building styles and sizes, and lot sizes), as well as required open spaces that vary in character and intensity so as to best integrate and interconnect with the surrounding neighborhood and community character.*
4. The TND development shall be served by adequate existing or planned infrastructure; and
5. *Governmental uses and developments shall be exempt from any minimum size criteria (§170-29.1.A.1), the requirements for a Regulating Plan and palette/pattern book (§170-29.1.B.2), the intensity limitations and limitations on nonresidential development in comparison to residential development (§170-29.1.F.2), and the size limits applicable to TND Districts (§170-29.1.F.3). Although not required to submit a Regulating Plan or palette/pattern book, all government uses and developments shall submit a cohesive architectural plan to guide all government buildings and developments which shall be subject to Planning Commission review and approval and which shall include standards for compatible facades, colors, and architectural features and shall require the architecture to be “human scale”, of excellent design and to use high quality building materials .*

B. Review procedures and guidelines.

1. TND developments shall be submitted in accordance with the Town Subdivision Regulations and Zoning Ordinance.
2. A ~~t~~*Tentative s*Sketch *Plan, Regulating p*Plan, and *palette/pattern book* for the entire TND development shall be submitted ~~and approved by~~ *to* the Planning Commission ~~and become a template for Preliminary Site and Subdivision Plans~~ in accordance with the Town Subdivision Regulations ~~and this Zoning Ordinance~~. In addition to the information required ~~of~~ *by* the ~~s~~Subdivision ~~r~~Regulations, the ~~t~~*Tentative s*Sketch *p*Plan shall be accompanied by architectural renderings, *a Preliminary Regulating Plan, a preliminary palette/pattern book, a street hierarchy, conceptual street cross-sections* and other such information as may be required by the Planning Commission to determine consistency with ~~these Town of Centreville~~ regulations and the Comprehensive Plan. *A final Regulating Plan and final palette/pattern book shall be submitted and approved by the Planning Commission with the final site plan. Any amendments to the final Regulating Plan and/or final palette/pattern book shall be approved by the Planning Commission.*
3. A preliminary plat for the entire TND development shall be submitted to the Planning Commission in accordance with the Town Subdivision Regulations. In addition to the information required of the subdivision regulations, the preliminary plat shall be accompanied by preliminary architectural elevations, preliminary street cross-sections and other such information as may be required by the Planning Commission to determine consistency with these regulations and the Comprehensive Plan. The preliminary plat for the TND shall include site specific topography and the surveyed location of adjacent streets, sidewalks and water and sewer facilities.
4. If the preliminary plat is approved by the Planning Commission, a site plan shall be submitted to the Planning Commission in accordance with the Town Zoning Ordinance. The site plan shall include the final construction drawings and final architectural plans.
5. A TND may be developed in phases. If developed in phases, the Planning Commission shall require such information and mechanisms as they deem necessary to assure that the entire development is developed in accordance with the TND principles as indicated on the preliminary plat and tentative sketch plan. Said information and mechanisms may include, but are not limited to, deed restrictions, easements, *and financial sureties. and a "palette book" that provides a range of building choices consistent with the TND principles approved by the Planning Commission.*
6. The requirements of this section apply to all proposed development within the TND zoning district. The Planning Commission may approve minor variations to the standards in this section as deemed appropriate, provided that the Planning Commission finds that the minor variations will still produce a development that complies with the intent of this zoning district, the development design standards and the Comprehensive Plan.
7. When the provisions of these regulations conflict with other standards found in the Code of the Town of Centreville and/or the Development Design Standards, the more restrictive regulation shall apply. ~~except when specifically modified through the PUD approval process.~~

C. Permitted uses. *Uses not specifically listed are prohibited.* Permitted uses shall be as follows:

1. *Residential Uses*
 - a. Single-family detached dwellings.

- b. *Cottage Dwellings*
 - c. Single-family attached:
 - (1) Two-family dwellings.
 - (2) Semi-attached dwellings.
 - (3) Townhouses.
 - d. Multi-family dwellings.
 - e. ~~Secondary dwelling units in conjunction with single-family detached dwellings.~~ *Residential uses above commercial, retail, and service uses.*
2. *Non-Residential Uses*
- a. ~~Places of Religious Assembly. Churches and parish halls, temples, convents and monasteries.~~
 - b. *Institutional/Civic spaces*
 - c. *Governmental uses (indoor and outdoor)*
 - d. ~~Small-scale Neighborhood Commercial,~~ retail and service uses located on the ground floor.
 - e. ~~Residential above retail and service uses. Only within a TND greater than 200 acres, small Neighborhood Commercial centers, Planned Commercial Centers, and commercial, retail, and service buildings.~~
 - f. ~~Only within a PUD, value added light agricultural processing, which shall be limited by the terms of the approved PUD, if any. Adult Day-Care~~
 - g. ~~Only within a PUD, Agricultural production of crops, plants, and flowers oriented to human consumption and or retail sales, such as truck crops, orchards, vineyards, flowers and cutting gardens, and apiaries. and appropriately-sealed No livestock and poultry husbandry or any other animals or fowl permitted. Agricultural production shall not be more than 15% of the total TND acreage. , which shall be limited by the terms of the approved PUD, if any. Hemp, cannabis, fox, mink, and hog production shall be prohibited.~~
 - h. *Only within a TND greater than 200 acres, Hotels.*
 - i. ~~Restaurant, not including fast food.~~ *Continuing Care Facility.*
 - j. ~~Businesses such as grocery, arts and crafts, artisan shops, bakeries, boutiques, and specialty shops.~~ *Nursing home.*
 - k. ~~Personal service and wellness businesses dealing directly with customers such as, spas, yoga studios, fitness studios, and similar service establishments.~~ *Common Open Space.*
 - l. *Only within a TND greater than 200 acres, Offices.*
 - h. ~~Solar array, subject to the provisions of § 170-20C(11).~~
 - m. *Assisted living facility.*
 - m. ~~Private schools with footprint smaller than 7,000 square feet.~~

- n. Bed-and-breakfasts as defined by § 170-70, ~~except that such use may include up to 15 guest rooms.~~
 - o. Private ~~clubs with~~ clubhouses having a building footprint smaller than 5,000 square feet and accessory swimming pools.
 - p. ~~Day-Child~~-care centers with *a building* footprint smaller than 5,000 square feet.
- D. Accessory uses shall be as permitted in the R-2 District.
- E. Special exceptions shall be as follows:
- 1. *Residential Uses*
 - a. *Accessory dwelling units in conjunction with single family detached dwellings.*
 - b. Special needs housing, ~~such as community living arrangements.~~
 - 2. *Non-Residential Uses*
 - a. Colleges and schools, public or private, having a curriculum and conditions under which teaching is conducted equivalent to a public school, and institutions of higher learning, ~~subject to plan review.~~
 - b. ~~Hotels.~~
 - b. ~~Public, and p~~Private *active open space commercial, parks and recreation* areas, including clubs, ~~parks outdoor spaces,~~ and swimming pools where the building footprint exceeds 5,000 square feet. ~~the limitation of C(18).~~
 - c. ~~Institutional buildings~~ *Restaurant, Carry-out Restaurant, or Drive-Through Restaurant (only if located on Major Collector road)*
 - d. Micro Distillery.
 - e. Nano Brewery.
 - f. *Solar array, subject to the provisions of § 170-20C(11).*
 - g. *Child-care centers with a building footprint larger than 5,000 square feet.*
 - h. ~~Animal Services.~~
- F. Density and dimensional standards.
- 1. Number of dwelling units permitted. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:
 - a. The maximum residential density for a development tract shall not exceed ~~five (5)~~ *eight (8)* dwelling units per acre.
 - b. ~~Secondary dwelling units shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of secondary dwelling units shall not be more than 10% of the total number of single-family attached and detached units.~~
 - eb. A maximum of one ~~secondary~~ *accessory* dwelling unit ~~shall~~ *may* be permitted ~~per on a single-family lot. However, the total number of accessory dwelling~~

units shall not be more than 15% of the total number of single-family detached units.

dc. Dwelling units constructed above retail and service uses ~~shall~~ *may* be permissible ~~in addition to and inclusive of the total number of dwelling units authorized under this section. However, the total number of dwelling units constructed above retail and service uses shall not be more than 10% of the total number of single-family attached and detached units.~~

2. ~~The total floor area of nonresidential buildings excluding: (i) buildings and amenities permitted by Subsection C(18) and principally intended for the use of the residents of the TND, and (ii) greenhouses, hoop houses, pack & wash, equipment storage, and other structures associated with uses permitted by C(8) or C(9) above (as limited by the terms of the approved PUD) shall not exceed 350 square feet per acre of the development tract. For example, if the area of the development tract is 40 acres, then a maximum of 14,000 square feet of retail, commercial, and service uses shall be permitted. Intensity Limitation: The maximum percentage of the TND property that can be nonresidential is up to ten percent (10%) of the gross TND area, with the exact percentage allowed subject to the review and approval of the Planning Commission. The Floor Area Ratio (FAR) for all nonresidential lots in each TND District shall not exceed 0.40.~~
3. *In addition to the Intensity Limitation above, Commercial, Retail and service, and office buildings uses shall be limited as follows: In TND developments less than 200 acres, the commercial, retail and service, and office uses shall be only Neighborhood Commercial and shall be of similar scale and massing as residential structures and shall not exceed 3,000 square feet ground floor area for each commercial, retail or and service or office building business. The scale and massing of an institutional or office other permitted use nonresidential buildings shall be reviewed and approved by the Planning Commission on a case-by-case basis.*
4. See Schedule of Zone Regulations for presumptive minimum lot size, lot widths, required yards, etc. ~~Specific setback, lot size, lot coverage, minimum frontage, yard requirements and other bulk standards may be established for each individual project by the Town Council in the ordinance granting the application or through the PUD approval process.~~
5. Special regulations for two-family dwellings and townhouses shall be as regulated in the R-3 District.
6. *In TNDs less than 200 acres, n*No more than 16 dwelling units in one multi-family building are permitted.

G. Design requirements.

1. General design requirements.
 - a. A mix of residential dwelling types is required within a TND; however, not less than 50% of the total dwelling units must be single-family detached dwellings. ~~No more than 50% of the single-family detached dwellings provided shall be cottage dwellings lots, unless included in PUD plan approval.~~

- b. A minimum of at least three of the following permitted housing types must be provided: single-family dwellings; cottage dwellings; two-family dwellings; townhouses and/or multi-family dwellings.
 - c. The Planning Commission ~~may~~, through the development review process, *shall* require ~~then~~ reasonable provision of screening ~~in-order~~ to shield adjacent residential uses from nonresidential *and/or commercial* uses or structures.
 - d. *Where more intense residential or nonresidential uses in the TND abut existing residential zoning, a minimum bufferyard is required, or alternatively, a rear alley providing access to existing lots may be used in place of a bufferyard as approved by the Planning Commission.*
2. Lot and block standards.
 - a. All lots shall have frontage on a ~~street or~~ square *or public street*. All buildings, except accessory structures, shall have their main entrance onto a *public street or square*.
 - b. Nonresidential structures ~~should~~ *shall* abut sidewalks, except agricultural structures or agricultural accessory structures.
 - c. Lot and building widths should create a relatively symmetrical street cross section that reinforces the public space of the street as a simple, unified public space.
 - d. ~~In-TNDs with~~ rectilinear street layouts, ~~the~~ design shall provide for perimeter blocks that are generally in the range of 200 to 400 feet deep by 400 to 800 feet long.
 - e. A variety of lot sizes shall be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs. *Minimum standards are set forth in Ch. 170 Attachment 2-Schedule of Zone Regulations.*
3. Circulation standards. The circulation system shall provide adequate traffic capacity, provide connected pedestrian and bicycle routes, control but not prohibit through traffic, limit lot access to streets of lower traffic volumes, provide secondary access to parking and service areas with alleys ~~except PUDs that incorporate woonerfs~~, and promote safe and efficient mobility through the ~~TND Traditional Neighborhood Development~~.
 - a. Pedestrian circulation. Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the ~~TND Traditional Neighborhood Development~~. Where feasible, any existing pedestrian routes through the site shall be preserved, extended and enhanced. All streets, except for alleys, ~~and woonerfs~~, shall be bordered by sidewalks on both sides in accordance with the Subdivision Regulations *and the Development Design Standards, unless otherwise approved through the PUD approval process.*
 - b. Motor vehicle circulation.
 - (1) Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features such as "queuing streets," curb extensions, traffic circles, and medians may be used to encourage slow traffic speeds.

- (2) A street hierarchy shall be established for the TND development and shall be indicated on the tentative sketch plan *(138.11)*. ~~Except as authorized by [4] below,~~ Each street shall be classified and designed according to the Centreville street specifications as provided in § 138-39 of the Town Subdivision Regulations. Only Collector (*major and* minor), Secondary, ~~and alley, and woonerf~~ street types are permitted in the TND District, ~~and as approved recommended by the Town Staff Engineer.~~
 - (3) The use of alleys ~~and woonerfs~~ *is permitted, provided they are privately maintained in perpetuity and acceptable provisions are established to ensure their future private maintenance. Alleys shall not be publicly owned or maintained. encouraged.* Alleys ~~and woonerfs~~ provide secondary access to residential properties where street frontages are narrow, where the street is designed with a narrower width to ~~provide encourage~~ limited on-street, *or single side street* parking. ~~or where~~ *Alley access development is desired to increase residential densities, and allow dwelling units to be set closer to sidewalks.* Alleys ~~or woonerfs~~ may also provide delivery access or alternate parking access to nonresidential properties.
 - (4) Private streets in a TND shall be discouraged, *except that private alleys shall be permitted if they comply with (3) above. unless otherwise approved by the Town Council through the PUD approval process.*
 - (5) For any street in a TND, alternative right-of-way and pavement widths from those required by the Subdivision Regulations may be approved by the Planning Commission *upon recommendation by Town Staff. with prior approval by the Town Council or by the Town Council through the PUD approval process.*
 - ~~(6) Alternative subdivision improvement standards may be approved by the Town Council through the PUD approval process.~~
4. Street layout standards. The TND should extend ~~the existing street grid, straighten, where present,~~ and/or restore any disrupted street grid ~~where feasible~~. In addition:
- a. Corner radii. The roadway edge at street intersections shall be rounded ~~by a tangential arc~~ with a maximum radius of 15 feet for secondary streets and 20 feet for intersections involving collector streets. The intersection of a local street and an access lane or alley shall be rounded ~~by a tangential arc~~ with a maximum radius of 10 feet.
 - b. Curb cuts for driveways to individual residential lots shall be discouraged along collector streets. Curb cuts shall be limited to intersections with other streets or access drives to parking lots for commercial, civic or multifamily residential uses.
 - c. The orientation of streets should enhance the visual impact of common open spaces and prominent buildings, create lots that facilitate passive solar design, and minimize street gradients. All streets shall terminate at other streets or at public land, except secondary streets may terminate in stub streets when such streets act as connections to future phases of the development. Secondary streets may terminate other than at other streets or public land when there is a connection to the pedestrian and bicycle path network at the terminus.

5. Parking. Off-street parking lots in a TND shall comply with the subdivision regulations and the ~~Ddevelopment Ddesign Sstandards, and subsections (a) through (o) below, except as such standards may be specifically modified by the Town Council through the PUD approval process.~~ *In addition:*
 - a. Adjacent on-street parking may apply toward the minimum parking requirements.
 - b. A parking lot or garage may not be adjacent to or opposite a street intersection.
 - c. One off-street parking space with unrestricted ingress and egress shall be provided for each ~~secondary~~ *accessory* dwelling unit.
 - d. The maximum number of parking spaces provided shall not exceed 10% *of the required parking standard*. Reduction of impervious surfaces through the use of interlocking pavers is strongly encouraged for areas such as remote parking lots and overflow parking areas for developments that have only periodic parking demand.
 - e. Access for service vehicles should provide a direct route to service and loading dock areas while avoiding movement through parking lots.
 - ~~f. Parking shall be accessed by woonerf, alley or rear lane, when available.~~
 - f. Pedestrian entrances to all parking lots and parking structures shall be directly from a frontage line.
 - g. The vehicular entrance of a parking lot or garage from a public street shall be no wider than 30 feet.
 - h. Parking lots shall have direct pedestrian connection to the building entry points especially if the parking is located along the side and/or behind the buildings. Designated pedestrian access shall be provided from all parking lots to the primary building entrances.
 - i. Parking lots shall be designed to avoid dead-end aisles.
 - j. Parking lots shall be separated from buildings by a landscaped strip, whenever possible, or a raised concrete walkway or pedestrian plaza.
 - k. The maximum length of any row of parking shall be 10 parking spaces.
 - l. Shared parking is encouraged between different uses with staggered peak parking demand in order to reduce the total number of spaces within the development.
 - m. Parking lot screening and landscaping standards shall be provided in accordance with the Development Design Standards.
 - n. Fifty-five-plus multi-family units shall be provided with two spaces per unit.
 - o. Driveways shall be of a size sufficient to accommodate the required number of parking spaces without blocking adjoining sidewalks.*
6. Building location and orientation.
 - a. The front facade of the principal building on any lot in a Traditional Neighborhood Development shall face a street, *park*, or square.
 - b. The front facade of any building shall not be oriented to face directly toward a parking lot, unless specifically approved by the Planning Commission.

c. Nonresidential development:

- (1) Multiple buildings in a single project shall create a positive functional relationship to one another. Where possible, multiple buildings shall be clustered to achieve a "village" scale. This creates opportunities for plazas and pedestrian areas while preventing long "barracks-like" rows of buildings. When clustering is impractical, a visual link shall be established between buildings with the use of an arcade system, trellis, colonnade, covered walkways, landscaping, enhanced paving, building articulation and detailing, or similar features.
- (2) Orienting buildings closer to the street to screen parking in the interior of the site and providing strong pedestrian connections to buildings is encouraged where appropriate (e.g., where it does not negatively impact any abutting residential areas).

H. Architectural standards. A variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character. Site and building design standards are set forth in the Town of Centreville Development Design Standards. In addition:

1. Entries, facades, scale and form.

- a. The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public street or square.
- b. Porches, ~~pentroofs~~ *pent roofs*, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences.

2. Residential garages.

- a. Except as provided in b.(45) below, *all garage access will be from the rear or side lot line.*
- b. Permitted garage access locations on a single-family housing lot include:
 - (1) A detached rear garage accessed from a local street, *or* alley, ~~or~~ *woonerf*;
 - (2) An attached side garage accessed from the local street, *or* alley, ~~or~~ *woonerf*;
 - (3) An attached rear garage accessed from the local street, *or* alley, ~~or~~ *woonerf*;
 - (4) A detached rear garage, behind the house, accessed from the local street, *or* alley, ~~or~~ *woonerf*.
 - (5) An attached front-loaded garage consistent with ~~Centreville's—the~~ Required *Standards* and *to the extent possible with the* Encouraged *Guidelines for the Location of Garages in the Town of Centreville Development* Design Standards ~~for Garages~~ where the dwelling is not located on an arterial, major ~~or~~ *minor* collector road may be permitted by the Planning Commission. *Front-loaded garages located on secondary streets or minor collectors shall meet minimum street width standards.*

3. Signage. A comprehensive sign program is required for the entire Traditional Neighborhood Development, which establishes a uniform sign theme. Such sign program shall include architectural design standards for all signs and provisions regarding the

permissible number of signs, sign types, sizes, locations, and illumination. The comprehensive sign program shall be submitted with the site plan and is subject to the review and approval of the Planning and Zoning Commission.

4. Lighting.

- a. Street lighting shall be provided on both sides of all streets at intervals of no greater than 75 feet or as otherwise provided upon the Planning Commission's finding that the proposed design meets the general intent of the Town Code and design standards. Lighting should be dark sky compliant. Lighting controls regulated by timers and motion sensors may be utilized as approved by the Town.
- b. Parking lot poles should be located in medians or perimeter buffer areas wherever possible. Landscaping improvements should not conflict with the location of poles.
- c. Lighting should be provided to highlight entrances, art, terraces, and special landscape features; however, fixtures should be concealed to prevent glare.

5. Storage, loading, and service areas.

- a. Loading docks, storage and service areas shall be located away from any public street in areas of low visibility such as the rear of buildings.
- b. Loading docks and service areas shall be combined to the extent feasible between multiple sites.
- c. Service entrances shall be clearly marked with signs to discourage the use of main entrances for deliveries.

I. Buffers, street trees, and landscaping standards.

1. All uses are subject to the Buffer and screening provisions of the Zoning Ordinance.
2. Street trees shall be planted in accordance with the Subdivision Regulations.

J. *Common Open Space* and recreation.

1. Purpose. To ensure that open space and recreation areas are provided as an integral design element within TND developments and that such areas and facilities are of an adequate scale in relation to the size of the TND development and which provide residents a variety of active recreational pursuits and passive open space benefits.
2. Area required. At least ~~20~~25% of the gross acreage of the Traditional Neighborhood Development must be common open space. At least ~~25~~35% of the minimum required common open space shall be dedicated as active open space.
 - a. The following are illustrative of the types of civic/recreation areas and subsequent facilities that shall be deemed to serve active recreational needs and therefore count towards satisfaction of the active open space area requirements of the TND: village greens, plazas, squares, community gardens, play fields, ball courts, ~~swings~~, pocket parks, playgrounds/tot lots, developed walking, jogging or biking trails, and similar civic/recreational uses. *In the TND Passive Open Space requirements are not inclusive of clubhouses, private clubs and lodges, or outdoor areas being required as part of an approved special exception.*

- b. Permanent amenities in active open space areas include, but are not limited to, benches, picnic tables, amphitheaters, kiosks, fountains, monuments, bike racks, trash receptacles, and similar fixtures may be included.
 - c. The areas used for stormwater management ponds, drainage swales, rain gardens or other BMPs for the retention, water quality improvement or release of stormwater shall not be *automatically* considered active recreation areas; however, *the Planning Commission may approve the use of improved wet pond stormwater facilities such as wet ponds and man-made ponds as active open space, as long as such facilities also provide recreational and scenic amenities, such as fountains, gazebos, bridges, seating areas, piers, perimeter trails, etc., and that the facilities be appropriately integrated into the landscape by location and landscaping.* The Town encourages attractive integration of ~~such all~~ *stormwater facilities and BMPs* into the TND design.
3. Design requirements.
- a. The open space shall be consistent with the Town's plans for its park and open space system as set forth in the Comprehensive Plan, including the establishment of greenways.
 - b. All residential lots shall be within ¼ mile *pedestrian travel distance* (~~an approximate five-minute walk~~) from common active open space.
 - c. Active open space areas shall be designed as a public gathering place and shall be located in a manner which affords reasonable access to all residents within the development. Active open space areas ~~can~~ *shall* be dispersed throughout the development, ~~provided that each location is accessible.~~
 - d. *Common Active Open Space* should ~~be integrated with~~ *have an integration of Active and Passive Open Space and inclusive of* natural areas whenever practical.
 - e. Open space and recreation areas shall be pedestrian oriented and designed with linkages to existing and planned public walkways and with other planned recreation areas. *Other than Buffer Management Areas (Critical Area only), areas of restricted use by the residents of the TND shall not satisfy the open space requirements.*
 - f. Features that may be used to create open space areas acceptable to the Planning Commission may include, but are not limited to, fixed benches, fixed tables, fountains, pathways, bikeways, bicycle racks, period lighting, shade trees, perennial gardens, and/or picnic areas.
 - g. Recreation facilities shall be designed and installed using National Recreation and Park Association (NRPA) standards, and in accordance with Accessible Recreation Facilities Guidelines.

EXHIBIT C OFF-STREET PARKING AMENDMENTS

170-32: Off -Street Parking.

- A. Minimum parking requirements. In all zoning districts, off-street parking spaces shall be provided in accordance with the following schedule. In this section, "square feet" refers to gross square feet of floor area. *For residential units, the minimum required parking spaces refers to the number of spaces required per residential unit.*

Land Use	Minimum Required Parking (spaces)
Residences	
Single-family, <i>Cottage, Duplex</i> or 2-family dwelling	2.0
Apartment <i>Multi-Family</i> and Townhouse;	
Efficiencies and 1-bedroom	1.5
Section 170-20F(1)(q) <i>A(6)(d) Accessory Apartment, and Accessory Dwelling Units per units</i>	1.0
2-bedroom	2.25
3 or more bedrooms	2.5

.....Also in table further down:

Restaurants, standard, or carry-out , or other places serving food, beverages, or other refreshments	1 per 100 square feet
Restaurants, <i>carry-out</i> , drive-in or drive-through and fast-food	1 per 75 square feet

EXHIBIT D DEFINITION AMENDMENTS

170-70 Definitions:

For the purposes of this chapter, certain terms or words herein shall be interpreted as follows:

.....

~~ACCESSORY SECONDARY DWELLING UNIT.~~ A separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is an attached or detached extension to an existing single-family structure.

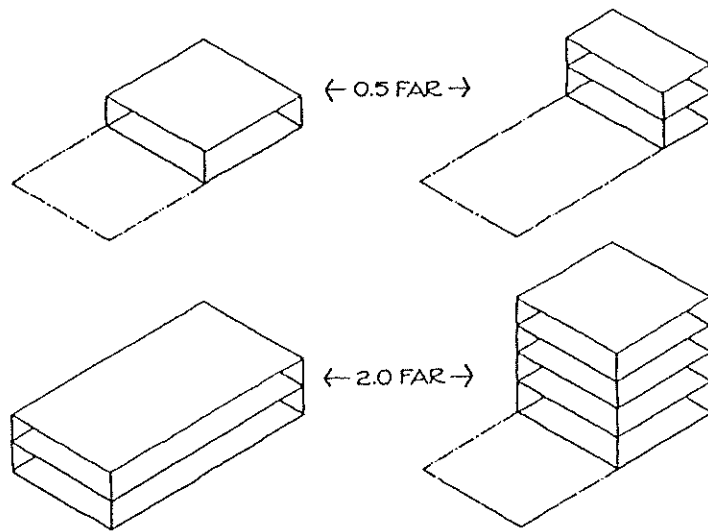
~~ADULT DAY-CARE CENTER.~~ A licensed commercial or public establishment designed to provide care. ~~for children, elderly, or handicapped persons~~ during the daytime hours without overnight supervision.

~~ANIMAL SERVICES.~~ *A public or private agency responsible for enforcing ordinances related to animal control and welfare, impoundment, and disposition, including tasks like shelter operations and adoption programs, provided that any open pen or runway is at least 200 feet from any residential district boundary.*

~~COMMON OPEN SPACE.~~ Open areas set aside for public use. *Open space requirements are determined by Ch. 170, Attachment 2: Schedule of Zone Regulations.* ~~or for private agricultural use as part of an approved PUD as part of a coordinated site development process.~~

~~CONTINUING CARE FACILITY.~~ *Continuing Care Facility includes nursing home and assisted living facility uses and multifamily dwellings, provided the dwellings are located on the same lot as an approved and licensed assisted living facility or continuing care facility and are designed for and rented to individuals over 55 years of age who are able to perform the activities of daily living or instrumental activities of daily living, but who may require occasional assistance with meal preparation, prescription management, housekeeping and adult day care. The number of multifamily dwellings shall not exceed the number of persons for which the assisted living or continuing care facility is licensed to provide care.*

~~FLOOR AREA RATIO (FAR)~~ – *The gross floor area of the building or buildings on a lot divided by the area of the lot. The floor area ratio requirements set forth in the bulk regulations or in the zoning district regulations determines the maximum floor area allowable for the building or buildings (total gross floor area of both principal and accessory buildings) in direct ratio to the gross area of the lot on which the buildings are constructed.*



FLOOR AREA RATIO

Source: 2004 APA Dictionary

GOVERNMENTAL USE. *Uses of land, buildings, or other structures by the federal, state, county, or town government for governmental uses or services.*

INSTITUTIONAL USE. *The use of land, buildings or other structures for some public, or social purpose, including but not limited to schools, places of religious assembly, community organizations and non-profit agencies. Not to include commercial, retail use, or for other commercial purpose.*

LANDSCAPE REQUIREMENT. *Plantings inside a development envelope. Inclusive of bufferyards, parking area plantings, screening, etc. Does not include tree canopy requirements or existing forest cover.*

LOT COVERAGE. ~~The computed ground area occupied by all buildings within a lot.~~ *The percentage of a total lot or parcel that is: occupied by a structure, accessory structure, parking area, driveway, walkway, or roadway; or covered with a paver, walkway gravel, stone, shell, impermeable decking, permeable pavement, or any other manmade material. Lot coverage includes the ground area covered or occupied by a stairway or impermeable deck, but does not include: a fence or wall that is less than one foot in width that has not been constructed with a footer; a walkway in the Buffer or expanded Buffer, including a stairway, that provides direct access to a community or private pier; a wood mulch pathway; or a deck with gaps to allow water to pass freely.*

NEIGHBORHOOD COMMERCIAL. *Small-scale commercial businesses and services that primarily serve the surrounding neighborhood and cater to the daily needs of nearby residents.*

PENT ROOF. *A roof of a single sloping plane. Example: a shed or lean-to roof.*

PLANNED COMMERCIAL CENTERS. *A group of commercial uses compatible with the residential nature of the applicable district. These may include, but are not limited to, medical and professional offices, general retail stores, and food stores. Commercial centers shall be permitted only in a zoning district (PUD/TND) of 200 acres or more. No construction on the Commercial Center shall begin until 50% of the total planned residential units are completed.*

PRIVATE CLUBHOUSE. *A community operated building, room, or facility used for social or recreational activities and operated for the initial exclusive use of a residential subdivision or development.*

REGULATING PLAN. *A detailed document which establishes density, use, patterns, open space and parks, street hierarchies, block schematics and their general locations within the property, conceptual street cross-sections, connection to existing or adjacent development, and any other elements the Planning Commission deems necessary to determine consistency with Town code, regulations, and comprehensive plan.*

PRELIMINARY REGULATING PLAN. *A draft of the Regulating Plan used for the purpose of tentative sketch plan review during the Subdivision Review and Site Plan Review processes.*

RELIGIOUS ASSEMBLY, PLACES OF. *A development where worship and related religious, philanthropic and social activities occur. Religious Assembly buildings include churches, temples, synagogues, mosques, parish halls, convents and monasteries. Accessory buildings include rectories, manses, classrooms and dormitories.*

USE. *The activity or function that actually takes place or is intended to take place on or in a building, structure or lot, including everything that is done to, on, or in a building structure or lot.*

~~VALUE ADDED LIGHT AGRICULTURAL PROCESSING.~~ ~~Activities for the after-harvest packaging or processing of agricultural products, primarily grown on-site, to prepare them for marketing, sales, or further packaging or processing, including cleaning, milling, pulping, shelling, drying, roasting, hulling, storing, canning, packing; and similar activities such as dairying, processing and packaging of milk, cheese, yogurt, preserving; honey production; and production of crop by-products such as cider, soy milk, and spices in a manner such that the impacts of site operations will not be detectable off-site and the transport of commodities and finished products will not adversely impact adjoining properties.~~

EXHIBIT E SCHEDULE OF ZONE REGULATIONS

SEE ATTACHED

EXHIBIT F – DESIGN STANDARDS CHAPTER 2.C.8 LOCATION OF GARAGES

8. Location of Garages

Intent—To ensure that garage doors do not dominate street-facing facades, overshadow pedestrian entryways and to allow free pedestrian access to sidewalks by providing adequate driveway length for parking of vehicles.



Required Standards

- ~~Building front façade shall extend at least 5 feet closer to the front lot line than the face of the garage doors.~~
- *A front loaded garage may extend up to 5 feet closer to the front lot line than the building front façade provided it has a porch or other architectural feature to soften the visual impact of the garage.*
- Where improved alley exist, access to garages shall be from the alley.

Encouraged Guidelines

- Garages should be located to the rear or side of the residence, *where possible*.
- Garage doors should be appropriate materials and enhance the character of the structure and the residence.
- When garage doors are facing the street, they should be set back at least ~~25~~20 feet from the required sidewalk.

