

FRLP PROPOSED CH. 175 AMENDMENT TO THE TOWN'S R1-A ZONING DISTRICT

OVERVIEW: FRLP filed an amendment to Ch. 175 of the Town of Front Royal Town Code in June of this year requesting modifications to current standards within the Town's R1-A district. The requested amendment included changes to the Town's existing requirements for minimum lot size, maximum lot coverage, minimum lot width, minimum yard dimensions (setbacks), and, minimum off street parking.

SUMMARY: In its current form, the proposed R1-A "Cluster" development option would i) not create any additional lots within the Town than exist today, ii) provide an option for more flexible site design, lot/product diversity, and added open space, and iii) reduce the overall "footprint" of development and reduce the adverse impacts of development on the environment.

FRLP PROPOSED R1-A ZONING AMENDMENT

Summary of Requested Changes

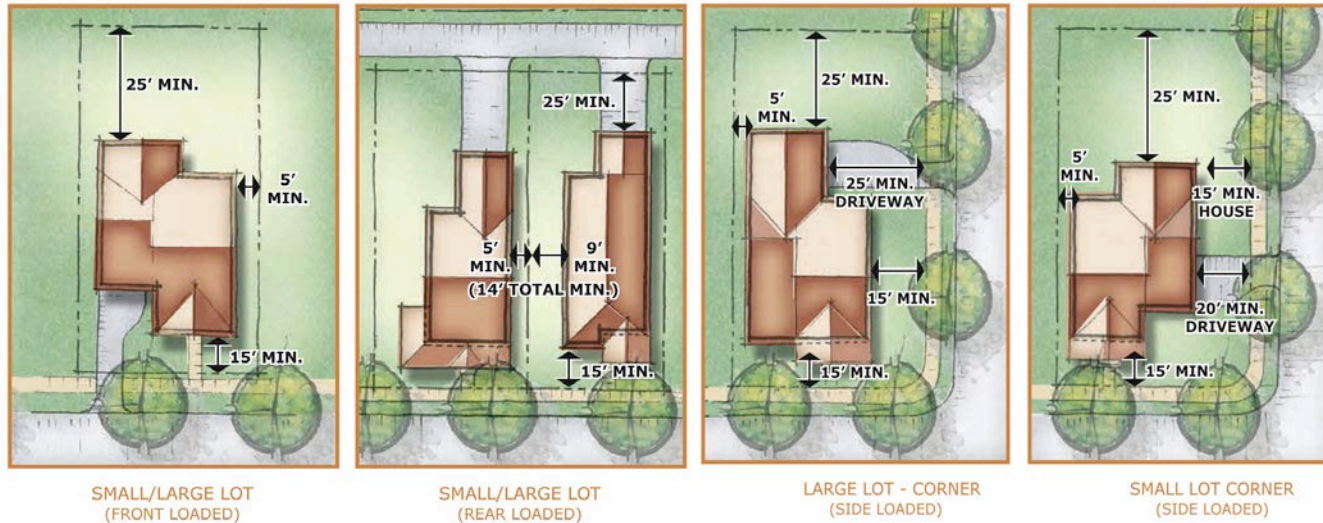
Minimum Lot Size & Development "Footprint"

<i>Example Lot Development Program #1 (Avg. Lot size 6,325 sq. ft.)</i>				
<u>Lot Size</u>	<u>Square Feet</u>	<u>% of Lots</u>	<u># of Lots</u>	<u>Total Sq. Ft.</u>
		320		
50 x 110	5500	50%	160	880,000
60 x 110	6600	25%	80	528,000
70 x 110	7700	25%	80	616,000
		100%	320	2,024,000
Average Lot Size =				6,325
Development "Footprint" in acres (Lots Only)				46.46
<i>Example Lot Development Program #2 (Avg. Lot size 6,600 sq. ft.)</i>				
<u>Lot Size</u>	<u>Square Feet</u>	<u>% of Lots</u>	<u># of Lots</u>	<u>Total Sq. Ft.</u>
		320		
50 x 110	5500	30%	96	528,000
60 x 110	6600	40%	128	844,800
70 x 110	7700	30%	96	739,200
		100%	320	2,112,000
Average Lot Size =				6,600
Development "Footprint" in acres (Lots Only)				48
<i>Lot Widths = Approximately 50'-70'</i>				
<i>Lot Depth = Approximately 100'-120' (Typically 110')</i>				

<u>EXISTING R1-A</u> (Town Code: 175-18)	<u>REQUESTED CHANGES</u> (FRLP June Submission)	<u>CURRENTLY PROPOSED</u> (November Discussions w/Staff)
18.3 – Min. Lot Area - 7,000 sf.	Minimum of 5,500 (Possibility of using an average lot size)	Minimum 5,500
18.4 – Min. Lot Width - 50'	46'	50'
18.5 – Min. Yard Dimension: Front: 25' Side: 7' Corner Side: 25' Rear: 25'	10' 3' 15' 20'	15' 5' 15' 25'
18.6 - Lot Coverage – 35%	45%	50%
18.7 – Off Street Parking – 2	1	2 (one in garage)
NEW CONCEPT	Requested that the Town allow changes to these standards as a part of a rezoning to R1-A (proposed using same language as exists in PND).	Creation of an R1-A "Cluster" development option within the R1-A district that would enable FRLP to implement some of its proposed modifications vis-à-vis an R1-A "Cluster" subdivision.
175-18.5(E) NEW CONCEPT	See Appendix (FRLP Added in November) (Discuss)	Add language that would allow the Town to approve homes fronting on open space, at the Town's sole discretion, during the site plan approval process.

Smaller lot sizes lessen the impact of development on the environment by reducing the overall "footprint" of development which creates more open space. In this case reducing the average lot size to 6,500 sq. ft. from 7,000 sq. ft. would create 3.67 acres of additional open space, and reducing it to 6,250 sq. ft. would create 5.5 more acres of open space. Increasing the maximum lot coverage from 35% to 50% is on account of the smaller lots.

Proposed R1-A Cluster Typical Lot Layouts



<u>LOT TYPE</u>	<u>YARD</u>	<u>SETBACK (PROPOSED)</u> (R1-A CLUSTER OPTION)	<u>SETBACK (EXISTING)</u>	<u>LOT WIDTH</u>
SFD Small/ Large (5,500-7,500)	FRONT: SIDE: CORNER SIDE: REAR:	15' * 5' (min. 14' b/t homes) 15' ** 25'	25' 7' 25' 25'	50'+

* Front appurtenances (porches) may extend into front setback provided the front plane of the porch is a minimum of 10' from the edge of the sidewalk.

**Corner Side = Minimum side setback shall be no less than the front setback of the interior lots (minimum 15').

Note: For discussion purposes I would consider widths of 50'-60' as "Small Lots" (with less than 6,000 square feet) and widths of 60'-80' as "Large Lots" with more than 6,000 square feet.

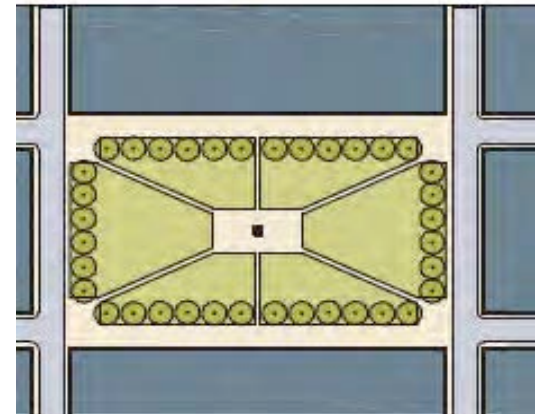
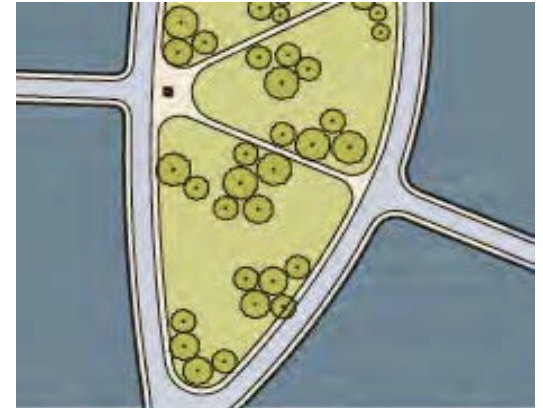
Proposed R1-A Cluster Development Option: Minimum District Requirements

- **Minimum Common Open Space:** Open space shall be provided in a sufficient amount such that a density of one lot per 7,000 square feet is maintained. All such open space and recreational uses/units (below) shall be accessible to all residents by means of public street frontage and/or internal pedestrian walkways.
- **Active Recreation Uses:** Cluster subdivisions shall provide at least one (1) recreational unit for every 50 dwelling units within common open space.
- **Minimum District Size:** 20 Acres.

Park: A natural preserve available for unstructured recreation. A park may be independent of surrounding building frontages. Its landscape shall consist of paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Parks may be lineal, following the trajectories of natural corridors. The minimum size shall be 8 acres.



Green: An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. Minimum size of ½ acre.



Square: An Open Space available for unstructured recreation and Civic purposes. A Square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees formally disposed. (Source: SmartCodeV.2).

Proposed R1-A Cluster Development Option: Community Open Space and Recreation

Minimum Common Open Space and Recreational Uses/Units:

Examples of recreational units include, but are not limited to;

- i. Playgrounds,
- ii. Picnic shelters with picnic tables, trash receptacles, and areas for outdoor cooking,
- iii. Improved partial or full athletic fields or courts,
- iv. Improved community gardens for meditation/bird watching or vegetable gardening,
- v. Hiking/biking trails (one additional recreational unit per mile over 1),
- vi. Horseshoe pit or fire pit with seating area,
- vii. Covered structure with seating area,
- viii. Improved/landscaped passive or active nature areas with wildflowers or edible landscaping or ornamental trees or orchards,
- ix. Meditative water or art feature, and,
- x. Neighborhood green/square/park of ½ acre or more with pathways.



Example of linear Community Park/Green with interior pathways & landscaping.



Example of Community Green/Square with interior pathways & landscaping.

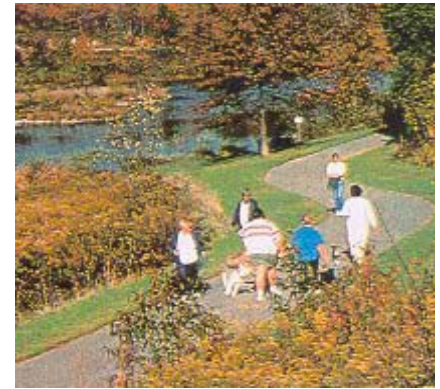


Example of Community Square with interior pathways and covered structure (gazebo/picnic shelter).

Proposed R1-A Cluster Development Summary: Community Benefits

Minimum Open Space, Minimum Active Recreational Use/Unit requirements, and Minimum District Size shall ensure that the newly proposed R1-A “Cluster” development option would;

- i. Not create any additional lots within the Town than exist today,
- ii. Provide an option for more flexible site design, lot/product diversity, and added open space, and
- iii. Reduce the overall “footprint” of development and reduce the adverse impacts of development on the environment.



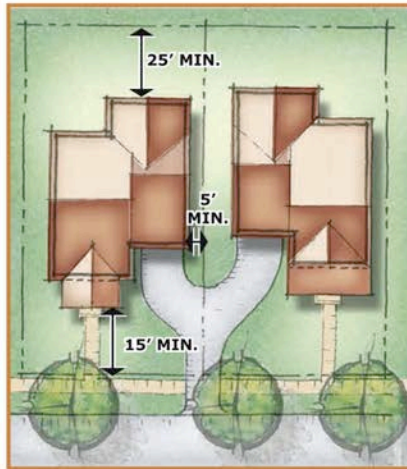
APPENDIX: DISCUSSION CONCEPTS & CONSIDERATIONS

1. Shared Driveway Lot Layouts (Ch. 148 Special Exception Required)
2. New Concept: “Fronting on Open Space” Lot Layouts (proposed as an option during site plan approval process and 100% at Town’s Discretion)
3. FRLP suggested changes/edits to November 13th, 2015 Draft R1-A Ordinance – 5 items.

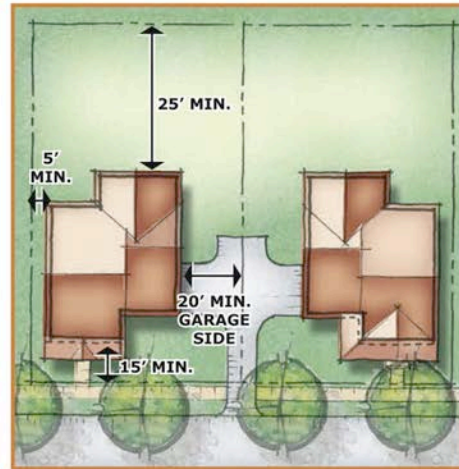
Proposed R1-A Cluster Shared Driveway Lot Layout Options

Appendix #1

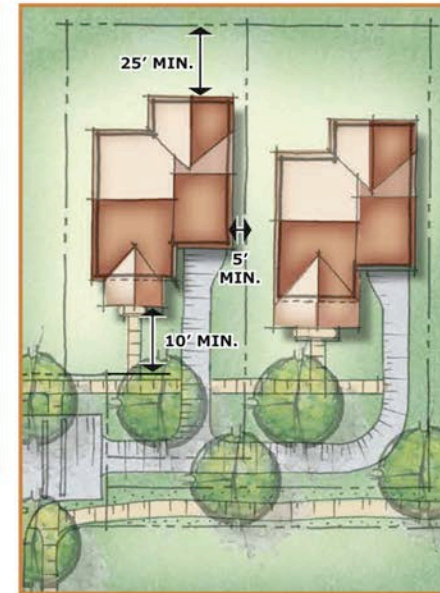
(Special Exception to Ch. 148 Required)



SMALL/LARGE LOT
SHARED DRIVEWAY
(FRONT LOADED)



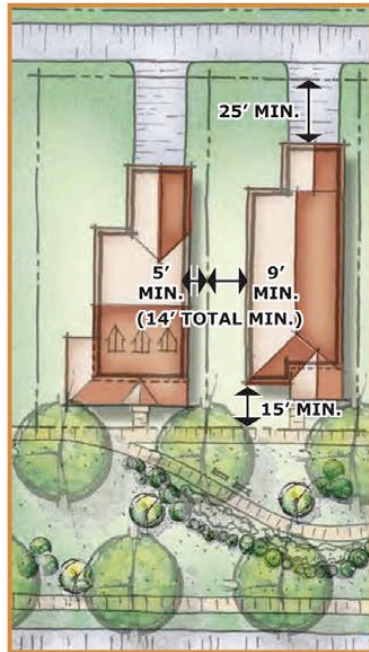
LARGE LOT
SHARED DRIVEWAY
(SIDE LOADED)



SMALL/LARGE LOT
PIPESTEM
(FRONT LOADED)

Note: If the Town is amenable to permitting shared driveways this option would require an applicant to receive a special exception to Ch. 148 permitting shared driveways. FRLP has applied for this pursuant to its pending Ch. 148 special exception application requesting V-DOT street standards in lieu of Town standards in certain instances (including shared driveways). V-DOT permits shared driveways to be used for a maximum of 2 units (VDOT AppendixB(1)-4-H).

Proposed R1-A Cluster Lot Layout Option: Appendix #2: "Fronting On Open Space" (NEW Concept: Proposed at the discretion of the Town at Site Plan Approval Process)



SMALL/LARGE LOT
FRONTING OPEN SPACE
(REAR LOADED)

Right: Example of Alley Rear Load SFD Units Fronting on Community and Open Space instead of the street.



NEW CONCEPT: FRLP is proposing to add language to 175-18.5(E) that would, at the discretion of the Town during the Site Plan Approval process, allow the Town to approve rear loaded units that front onto community and open space instead of fronting toward the street.

Proposed R1-A Cluster Lot Layout Option: Appendix #2: “Fronting On Open Space”



Figure 3A-20:
Common open space area/pocket park in *The Commons at Fircrest*, providing space for human interaction and play.



Figure 3A-21

Below: Example of rear load lots on public street fronting open space.

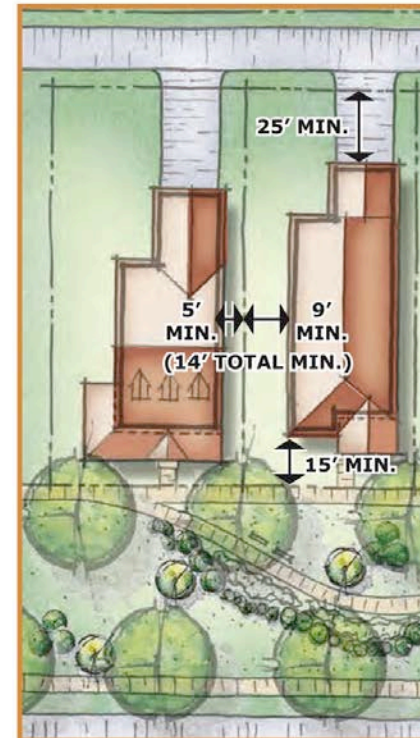


Above (right) example of rear loaded lots on a public street fronting on shared community space. Shared Community Space can be created through restrictive easements (for shared use paths etc.) and common open space areas.

Proposed R1-A “Cluster” Lot Layout Option: Appendix #2 “Fronting On Open Space”

FRLP Proposed New Language to
add to 175-18.5(E):

The main or front building facade and entrance for any single-family dwelling shall be oriented toward the front yard of the property, unless either an administrative variance is granted pursuant to Section 175-147.1 or the Town Council may, after a recommendation from the Planning Commission, approve an alternative orientation for a single-family detached dwelling unit, such as a rear-load unit fronting on open space.



SMALL/LARGE LOT
FRONTING OPEN SPACE
(REAR LOADED)

SUMMARY - “Fronting on Open Space” Lot Layout Option: Most importantly, FRLP is not requesting that we (or anyone) be allowed to do this by-right, however, FRLP is requesting that the Town give itself the ability to approve such an alternative in the future should it wish to do so based upon future site plan submissions.