

Planned Development-Housing.

The provisions of this Section apply only to the areas now zoned PD-H3 Planned Development-Housing that were added to the corporate limits of the Town of Round Hill by the Boundary Line Adjustment between Loudoun County and the Town, effective January 1, 2005. [Amended March 20, 2008.]

- 4-101 **Purpose.** The Planned Development-Housing (PD-H) district is established to provide for a variety of single and multifamily housing types in neighborhood settings plus supporting non-residential uses in a planned environment fostering a strong sense of community.
- 4-102 **Size and Location.** A PD-H district, when mapped, shall be no less than fifty (50) acres in size for a PD-H3, no less than twenty five (25) in size for a PD-H 4, and a PD-H 6 district. Smaller parcels that are adjacent to and a logical extension of an approved PD-H district may be approved pursuant to 6-1500. Land may be rezoned to the PD-H district where consistent with the provisions of the residential elements of the Comprehensive Plan.
- 4-103 **Timing of Development** It is the intent of these regulations that due consideration be given to the relationship of a PD-H proposal to:
- (A) The general housing demand in the Town.
 - (B) The existing and potential housing supply under development plans approved by the Town.
 - (C) The general pattern and organization of residential communities in the Town, and
 - (D) The relationship to existing and planned employment opportunities and supporting business and other services.
- 4-104 **Zoning Regulations Generally.** it is the intent of these regulations that there be three (3) PD-H district options PD-H3, PD-H4, and PD-H6 to be distinguished on the basis of the maximum net residential density of the proposed district. PD-H districts shall be developed according to the regulations of the Urban Residential Districts, in Article III of this Ordinance, identified for individual land bays within the development at the time of preliminary subdivision official acceptance with the following:
- (A) **Maximum Net Residential Density.** The maximum net residential density approved for a PD-H district shall be consistent with the Comprehensive Plan and the design criteria defined therein for various types of communities and as follows:

	PD-H3	PD-H4	PD-H6
Net Residential Density	3	4	6

Increases in density above the maximums noted above may be granted pursuant to Article VII of this Ordinance. In such cases, Comprehensive Plan design criteria and requirements for additional open space shall not apply.

- (B) **Uses.** Single family detached, single family attached, duplex, townhouse, two family and multi-family uses are allowed in each of the PD-H zoning districts. The permitted and special exception uses of the PD-H district shall be those of the R district identified on the concept development plan for the development, except that the following uses shall be permitted by-right provided that the number, size and locations of these uses are identified on the concept development plan: Church, synagogue, temple; Public schools; Neighborhood or community parks (not public); Libraries; Community Centers; Fire, police and rescue stations; Child care facilities; and Non-commercial recreation facilities. Retail and service uses, offices and industrial parks may be permitted, subject to Sections 4-105 through 4-108 below. In all cases, the regulations for PD-H developments in this Section and Section 6-1500 of this Ordinance shall apply.

- (C) **Development Requirements (including lot, building, utility, open space buffer, setback and access requirements).**
 - (1) The approved Concept Development Plan for a PD-H district shall designate which individual land bays of the proposed district shall be developed for residential uses pursuant to Low Density (R-1, R-2, and R-3), Medium Density (R-4 and R-8), or High Density (R-16 and R-24) district regulations, the maximum size of the land bay and number of units per land bay to be developed. Residential uses in the PD-H districts shall follow those requirements set forth in the R1, R-2, R-3, R-4, R-8, R-16, or R-24 zoning districts respectively as designated on the preliminary subdivision Plan.

- (2) The approved Concept Development Plan for a PD-H district shall designate which individual land bays of the proposed district shall be developed for office, commercial and industrial uses, the maximum size of the land bay and floor area per land bay, to be developed. Office, commercial and industrial uses shall follow those requirements set forth in the PD-CC, PD-OP, or PD-IP zoning districts respectively as designated on the preliminary subdivision plan.
- (3) Requirements of these districts may be modified in connection with a PD-H rezoning, or as a separate application thereafter, provided that the proposal meets the criteria of Section 6-1504.

(D) **Building Requirements.**

- (1) **Impervious Surface.** In no case shall the impervious surface ratio of any single lot or parcel developed under Sections 4-105, 4-106, 4-107, or 4-108 exceed seventy (70%) percent.
- (2) **Floor Area Ratio.** Not applicable to residential uses; maximum .40 FAR for any retail or service use, offices or industrial parks.

- (B) **Planning and Design Guidelines.** The Board, by resolution after a public hearing on such guidelines, may adopt and utilize separate planning and design guidelines to supplement the Zoning Ordinance in the review of applicant proposals for PD-H districts.

4-105 **Retail and Service Uses.** These uses are intended to serve primarily the convenience needs of the PD-H District. Total land area devoted to such uses, including uses allowed under Sections 4-106 and 4-107, shall not exceed three (3%) percent of the total land area of the planned development district.

4-106 **Planned Shopping Centers.** These uses are permissible as provided in Section 4-200(A) & (B) (neighborhood and community centers only), subject to the following additional restrictions and requirements, and provided that dwelling units may be permitted on levels above street level at densities not to exceed one (1) dwelling unit per 2,000 square feet of gross floor area devoted to commercial purposes.

- (A) All requirements shall be as for PD-CC (neighborhood or community centers only) as outlined herein, provided however that first floor location uses shall be restricted to commercial, personal service, and finance establishments.
- (B) The location of the shopping center shall provide convenient access to major or minor collector streets without creating through traffic in residential neighborhoods, causing traffic hazards or congestion, or impeding free traffic flow.
- (C) Layout of building, parking and service areas, access, berms and landscaping, yards, courts, work, signs and lighting, and control of noise shall protect the residential character of the PD-H district and any other residential districts in the vicinity.
- (D) Lot coverage by all buildings shall not exceed twenty (20%) percent of the net area of the site, exclusive of adjoining streets.
- (E) The maximum Floor Area Ratio for such uses shall not exceed .40.
- (F) Non-vehicular open space in an amount equal to at least thirty (30%) of the net area of the site exclusive of adjoining streets shall be provided. Such space shall be landscaped and located to provide buffering and convenient pedestrian circulation.
- (G) Where appropriate accessways may be so located as to serve other uses in the district subject to the limitations of Section 4-106(B).
- (H) No individual lot created after the adoption of this Ordinance, shall have direct access to arterial or major collector roads.

4-107

Convenience Establishments.

- (A) Uses permitted. For purposes of these regulations, convenience establishments are defined as small establishments designed and intended to serve the daily or frequent trade or service needs of the immediately surrounding population. Such establishments, as permitted

in PD-H districts, include groceries, variety stores, drug stores, coin-operated laundry and dry cleaning agencies, tailoring and dressmaking shops, beauty shops, barber shops, professional offices, carry-out restaurants and similar small scale uses. Specifically excluded are automobile service stations, repair garages, drive-in eating and drinking establishments.

- (B) **Location grouping.** Convenience establishments shall be located only in portions of PD-H districts: (a) not served by similar facilities within walking distance; and (b) near dwelling unit densities of at least six (6) units per acre, as to provide substantial walk-in trade. Where more than one convenience establishment of this nature is proposed, they shall be grouped, arranged and designed for maximum pedestrian convenience. Vehicular access and parking areas shall be combined where such combination will result in improvement in public convenience and vehicular circulation.
- (C) **Control of potential adverse effects.** Convenience establishments shall not have substantial adverse effects on residential uses within the district or adjoining residential districts by reason of their location, design, construction, manner or timing of operation, signs, lighting, parking or access arrangements. Landscaped open space shall be utilized to protect the residential character of the PD-H and surrounding districts.
- (D) **Maximum size of establishments.** No individual convenience establishment established under the provisions of this Section shall have a gross floor area in excess of 5,000 square feet, and no combination of such establishments in any one location shall have a total gross floor area of more than 10,000 square feet.
- (B) **Lot Area, Width and Coverage.** No minimum lot area or width requirements are set for convenience establishments, but lot coverage by all buildings shall not exceed thirty percent (30%) of the net area of the lot or building site.
- (F) **Yards: Building Spacing.** Yards shall have the same or greater depth as required for adjoining uses. Where space is left between buildings on the lot or building site, it shall be at least twenty five (.25) feet in width.

- (G) **Open Space.** Non-vehicular open space in an amount equal to at least fifteen percent (15%) of the net area of the site, exclusive of adjoining streets, shall be provided. Such space shall be landscaped or otherwise appropriately improved for general amenity to provide convenient pedestrian circulation, play areas for children, passive recreation areas and the like.
- (H) **Off-street parking and multiple use of access.** Off-street parking spaces shall be two-thirds of that required for the PD-CC neighborhood center. Where appropriate to the general design of the district and timing of operations of the uses involved, accessways may be so located as to serve other uses in the district if such multiple use will not lead to congestion or hazards to pedestrian or vehicular traffic.
- (I) **Access.** No individual lot shall have direct access to arterial or major collector roads.
- (J) **Signs.** Sign limitations shall be as provided in Article 13 of this ordinance.

4-108

PD-OP and PD-IP Uses. Location of these uses within a PD-H district shall be consistent with the Comprehensive Plan. These uses shall comply with the following additional regulations and requirements:

- (A) Total land area devoted to such uses shall not exceed fifteen (15%) percent of the total land area of the planned development, and no single area devoted to such uses shall have less than ten (10) acres. Modification of this section may be permitted pursuant to Section 6-1504.
- (B) Total office floor space shall not exceed (200) square feet per allowed dwelling unit, Total industrial floor space shall not exceed 200 square feet per allowed dwelling unit. Modification of this section may be permitted pursuant to. Section 6-1504.
- (C) Accessory retail and service uses may be provided within office and. industrial buildings in an amount not to exceed five percent (5%) of total office or industrial floor space.
- (D) Permitted and special exception uses, minimum area requirements for individual lots, minimum landscaped open

space, and Minimum yard requirements shall all be governed by the provisions of Sections 4-300 (PD-OP) and 4-500 (PD-IP) which provisions shall act as regulations for the development of such sites.

4-109

Site Planning - External Relationships. Site planning within the PD-H district shall provide protection of the development from potentially adverse surrounding influences, and protection of surrounding areas from potentially adverse influences within the development. In particular and without limitation, the proposed development shall demonstrate the following features:

- (A) Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. In general, minor streets shall not be connected with streets outside the district in such a way as to encourage the use of such minor streets by substantial amounts of through traffic.
- (B) **Protection of visibility - pedestrian/cyclist** Where there is pedestrian or bicycle access to a street, no impediment to visibility more than 2-1/2 feet above the level of the center of the street shall be allowed within the visibility triangle required in Section 5-300(B) or VDOT standard, whichever is greater.
- (C) **Uses adjacent to single-family, agricultural, or residential districts or land bays allowing residential Uses.** Where residential uses in a PD-H district adjoin a single-family residential, agricultural, or residential district or land bay allowing residential uses, or a commercially zoned development approved subject to proffers prior to adoption of this ordinance, the development shall provide for either:
 - (1) Single family dwellings on minimum lots of (20,000) square feet or greater, exclusive of major floodplain, along such perimeter; or,
 - (2) A permanent open space buffer along such perimeter at least fifty (50) feet in width, landscaped with a Type 2 Buffer Yard.
- (D) Planned shopping centers and convenience establishments adjacent to single family or agricultural residential districts

or land bays allowing residential uses shall provide a permanent open space buffer at least (75) feet in width with a Type 3 Buffer Yard. Other nonresidential uses in such perimeter areas shall provide the yards required by Section 4-305(B)(2) or Section 4-505(B)(2), as applicable and at least fifty (50) feet of the required yards shall be devoted to a permanent open space buffer with a Type 3 Buffer Yard.

- (E) Height limitations at edges of PD-H districts. Except along boundaries where adjoining districts permit greater heights within similar areas, height limitations shall be limited to an imaginary plane leaning inward from district boundaries at an angle representing an increase in height of one (1) foot for every two (2) feet of horizontal distance perpendicular to the district boundary. No portion of any building in such district shall project through said imaginary plane.

4-110

Site Planning - Internal Relationships. The PD-H district shall provide the following:

- (A) **Maximum Height Restrictions.** Dwellings and other uses allowed in residential zoning districts: as provided in the applicable R District. Commercial, industrial and office buildings: as provided in the applicable PD-CC, PD-OP, and PD-IP Districts, per Section 4-200, 4-300, and 4-500.
- (B) All arterial and collector streets serving a PD-H District, and all streets of any size serving residential (except townhouse and multifamily), commercial, office, institutional and industrial uses within a PD-H district, shall be designed and constructed to VDOT standards for inclusion in the state highway system. Roads serving townhouse and multifamily uses only may be designed and constructed to private streets standards set forth in the Facilities Standards Manual, provided the following conditions are met:
 - (1) All residences served by a private road shall be subject to a recorded covenant expressly requiring private maintenance of such road in perpetuity and the establishment, commencing with the initial record plat, of a reserve fund for repairs to such road.

- (2) The record plat and protective covenants for such development shall expressly state that the Town and VDOT have no, and will have no, responsibility for the maintenance, repair, or replacement of private roads.
 - (3) Sales brochures or other literature and documents provided by the seller of lots served by such private roads shall include information regarding responsibility for maintenance, repair, replacement, and covenants pertaining to such lots including a statement that the Town has no, and will have no, responsibility for the maintenance, repair, or replacement of private roads.
- (C) Streets, drives, parking and service areas shall provide immediate, safe and convenient access and circulation for dwelling units and project facilities and for service and emergency vehicles including fire fighting equipment, furniture moving vans, fuel trucks, garbage collection, deliveries, and snow removal. Streets shall not be laid out so as to encourage outside or through traffic to traverse the development on minor streets.
- (D) Vehicular access to public streets, from off-street parking and service areas serving less than eighty (80) dwelling units, may be directly to the street via a single point of access. Vehicular access, from off street parking and service areas serving eighty (80) or more emits, shall require two (2) or more points of access. Determination of number of the actual dwelling units served shall be based on normal routing of traffic anticipated in the development
- (E) Vehicular access from off-street parking and service areas shall be designed to minimize the number of curb cuts and to promote safe traffic flow.
- (F) **Ways for pedestrians and cyclists; use by emergency or service vehicles.** Ways shall be provided to all dwelling units, project facilities and principal off-site destinations. Accessways to be used by children as routes to school or other destinations shall be so located and safeguarded as to minimize contacts with automotive traffic. Street crossings shall be held to a minimum on such walkways. Pedestrian ways may be combined with other easements and used only by emergency or service vehicles.

- (G) **Protection of visibility - cyclists and pedestrians.** Visibility clearance at intersections shall be as provided in Section 5-300.
- (H) Recycling collection centers shall be designed and located in accordance with the provisions of Section 5-607 of this Ordinance and the requirements of the Facilities Standards Manual.
- (I) **Uses adjacent to single-family residential, or agricultural and residential districts or land bays allowing residential uses.** Where residential uses in a PD-H district adjoin a single-family residential, agricultural, residential district or land bay allowing residential uses, the development shall provide for either:
 - (1) Single family dwellings on minimum lots of (20,000) square feet or greater, exclusive of major floodplain, along such perimeter, or;
 - (2) A permanent open space buffer along such perimeter at least fifty (50) feet in width, landscaped with a Type 2 Buffer Yard.
- (J) Planned shopping centers and convenience establishments adjacent to single-family residential, agricultural-residential districts shall provide a permanent open space buffer at least seventy-five (75) feet in width with a Type 3 Buffer Yard. Other nonresidential uses in such perimeter areas shall provide the yards required by Section 4-305(B)(2) or Section 4-505(B)(2), as applicable and at least fifty (50) feet of the required yards shall be devoted to a permanent open space buffer with a Type 3 Buffer Yard.

- 4-111 (A) **Open Space.** A minimum of thirty percent (30%) of the land within the district, excluding the land designated for road rights-of-way, commercial and industrial uses, shall be devoted to open space. Active recreation space required under the Urban Residential Districts, in Article III, shall be counted toward the open space requirements and all, or a portion of, which may be located outside of the individual R-district land bay to create more functional recreation areas. Land comprising major floodplain, steep slopes, active recreation open space, common open space and. dedicated open space shall all be counted. toward satisfying

this minimum open space requirement. The general location and character of the required open space shall be depicted on the Concept Development Plan.

(B) Ownership, Operation and Management of Common Open Space and Common Facilities.

- (1) All common open space shall be preserved for its intended purpose as expressed in the Concept Development Plan. The developer shall choose prior to approval of the first record plat or final site plan, one (1) or a combination of the following methods of administering common open space:
 - (a) Public dedication to the Town of the common open space, subject to acceptance by the Council.
 - (b) Establishment of a non-profit association, corporation, trust, or foundation of all owners of residential property within the planned development. Such organization shall conform to the following requirements:
 - (i) The organization must be established prior to approval of the first record plat or final site plan in the proposed development. The documents establishing such organization shall be reviewed and approved by the Town.
 - (ii) Membership in the organization shall be mandatory for all residential property owners, present or future, within the planned community and said organization shall not discriminate in its members or shareholders.
 - (iii) The organization shall manage, maintain, administer and operate all-open space and improvements and other land not publicly or privately owned and shall secure adequate liability insurance on the land and such improvements..

- (iv) Sales brochures or other literature and documents provided by the seller of all lots within a PD-H district shall include information regarding membership requirements and responsibilities of such organization.
- (C) Retention of ownership, control, and maintenance of common open space and improvements by the developer.
- (2) All common open space not dedicated to the Town shall be subject to restrictive covenants running with the land restricting its use to that specified in the approved Development Plan. Such restrictions shall be for the benefit of, and enforceable by, all present or future residential property owners and the Council of Loudoun Town.
- (3) All common open space, as well as public recreational facilities, shall be specifically included in the development schedule and be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures.