

**TOWN COUNCIL OF CENTREVILLE
ORDINANCE NO. 13-2013**

AN ORDINANCE CREATED FOR THE PURPOSE OF ADDING THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT WHICH 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 PROVIDES FOR THE CONNECTIONS OF THOSE STREETS TO EXISTING AND FUTURE DEVELOPMENTS AND INCORPORATES SIGNIFICANT ENVIRONMENTAL FEATURES INTO THE DESIGN.

WHEREAS, Section 5-213 of the Local Government Article of the Annotated Code of Maryland enable the Town Council to enact zoning regulations;

WHEREAS, Section 4-201 *et seq.* of Land Use Article of the Annotated Code of Maryland enables the Town Council to divide the Town into districts and zones;

WHEREAS, Article III, Section 301(54) of the Charter of the Town Centreville authorizes the Town to exercise the powers of Planning and Zoning;

WHEREAS, the Town Council believes that it is in the best interests of the citizens of Centreville to amend Chapter 170 of the Town Code to add Section 170-29.1, which would set create and set forth the characteristics of a Traditional Neighborhood Design (TND) zone.

NOW, THEREFORE, it is hereby Ordained by the Town Council of the Town of Centreville:

1. That Chapter 170 is hereby amended to include Section 170-29.1, the text of which is attached hereto as Exhibit "A".
2. Section 170-39 (Accessory uses and structures) is amended to read as follows:

170-39. Accessory uses and structures.


All ~~necessary~~ uses and structures shall be located outside the required front or side yards in any residential or commercial district, unless part of or attached to the main building. Accessory uses and structures that are a part of or attached to the main building require the same minimum yard setbacks as the main building. Accessory uses and structures must be set back from side and rear yard lines three feet when located in or adjacent to the R-1, R-2, R-3, *TND Residential Districts*. (Deleted material is crossed out and new material is in italics.)

3. Section 170-68 (Definitions) of the Town Code is hereby amended to include the following definition:

DWELLING, COTTAGE - A single-family detached dwelling type with a smaller living area, yard and lot area than standard single-family dwellings. (New material is in italics.)

4. This Ordinance shall become effective twenty days after its enactment.

ATTEST


Carolyn M. Brinkley
Town Clerk

First Reading: Dec. 5, 2014
Second Reading: Jan. 2, 2014
Effective: Feb. 6, 2014

THE TOWN COUNCIL OF CENTREVILLE


George G. Sigler, President


Timothy E. McCluskey, Vice President


Jim A. Beauchamp, Member

TOWN OF CENTREVILLE
TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) DISTRICT
DRAFT November 12, 2013

ARTICLE IV
District Regulations

§ 170-XX. 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.

A. Minimum Criteria

- (1) TND developments shall only be permitted on parcels of forty (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 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;
- (3) The TND development shall be served by adequate existing or planned infrastructure;
- (4) No land shall be classified as TND District unless it is so designated in the Town Comprehensive Plan.

B. Review Procedures and Guidelines

- (1) TND developments shall be submitted in accordance with the Town Subdivision Regulations and Zoning Ordinance.
- (2) A tentative sketch plan 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 tentative sketch plan shall be accompanied by architectural renderings, a street hierarchy, conceptual 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.
- (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 is not limited to deed restrictions, easements, 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.

C. Permitted Uses. Permitted uses shall be as follows:

- (1) Single-family detached dwellings.
- (2) Single-family attached
 - (a) Two-family dwellings.
 - (b) Semi-attached dwellings.
 - (c) Townhouses.
- (3) Multi-family dwellings.
- (4) Secondary dwelling units in conjunction with single-family detached dwellings.
- (5) Churches and parish halls, temples, convents and monasteries.
- (6) Small-scale retail and service uses located on the ground floor.
- (7) Residential above retail and service uses.

D. Accessory uses shall be as permitted in the R-2 District.

E. Special Exceptions shall be as follows:

- (1) Special needs housing, such as community living arrangements and assisted living facilities.
- (2) 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.
- (3) Bed and Breakfasts.
- (4) Public and private noncommercial parks and recreation areas, including clubs, parks and swimming pools.
- (5) Institutional buildings
- (6) Office buildings.
- (7) Day-care centers.

F. Density & 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 shall not exceed 5 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 percent of the total number of single-family attached and detached units.
 - (c) A maximum of one secondary dwelling unit shall be permitted per lot.
 - (d) Dwelling units constructed above retail and service uses shall be permissible in addition to the 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 percent of the total number of single-family attached and detached units.
- (2) The total floor area of retail and service buildings shall not exceed 50 square feet per approved residential dwelling unit. For example, if 150 dwelling units are proposed, a maximum of 7500 square feet of retail and service uses shall be permitted.
- (3) Retail and service buildings shall be of similar scale and massing as residential structures and shall not exceed 3,000 square foot ground floor area for each retail or service business. The scale and massing of an institutional or office building permitted by special exception shall be reviewed and approved by the Planning Commission on a case-by-case basis.

- (4) See Schedule of Zone Regulations for minimum lot size, lot widths, required yards, etc.
- (5) Special regulations for two-family dwellings and townhouses shall be as regulated in the R-3 District.
- (6) No more than twelve (12) 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 percent of the total dwelling units must be single-family detached dwellings. No more than 50 percent of the single-family detached dwellings provided shall be cottage dwellings.
- (b) A minimum of at least three of the following permitted housing types must be provided: Single-family dwellings; two-family dwellings, townhouses, and multi-family dwellings.
- (c) The Planning Commission may, through the development review process, require the reasonable provision of screening in order to shield adjacent residential uses from commercial, office, civic and institutional uses or structures.

(2) Lot and Block Standards.

- (a) All lots shall have frontage on a street or, square. All buildings, except accessory structures, shall have their main entrance onto a street or square.
- (b) Commercial, office, civic, institutional and mixed-use structures should abut sidewalks.
- (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) Street layouts shall provide for perimeter blocks that are generally in the range of 200-400 feet deep by 400-800 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.

(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, and promote safe and efficient mobility through the Traditional Neighborhood Development.

- (a) **Pedestrian Circulation.** Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the Traditional Neighborhood Development. Where feasible, any existing pedestrian

routes through the site shall be preserved, extended and enhanced. All streets, except for alleys, shall be bordered by sidewalks on both sides in accordance with the Subdivision Regulations.

(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. Each street shall be classified and designed according to the Centreville Street Specifications as provided in Section 138-39 of the Town Subdivision Regulations. Only Collector (minor), Secondary, and alley street types are permitted in the TND District, as approved by the Town Engineer.
- [3] The use of alleys is encouraged. Alleys provide secondary access to residential properties where street frontages are narrow, where the street is designed with a narrow width to provide limited on-street parking, or where alley access development is desired to increase residential densities. Alleys may also provide delivery access or alternate parking access to non-residential properties.
- [4] Private streets in a TND shall be discouraged.
- [5] For any street in a TND, alternative right-of-way and pavement widths from that required by the Subdivision Regulations may be approved by the Planning Commission with prior approval by the Town Council.

(4) **Street Layout Standards.** The TND should extend the existing street grid, where present, and 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 Development Design Standards. 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 dwelling unit.
 - (d) The maximum number of parking spaces provided shall not exceed the minimum number required by more than ten (10) percent. 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 alley or rear lane, when available.
 - (g) Pedestrian entrances to all parking lots and parking structures shall be directly from a frontage line.
 - (h) The vehicular entrance of a parking lot or garage from a public street shall be no wider than 30 feet.
 - (i) 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.
 - (j) Parking lots shall be designed to avoid dead-end aisles.
 - (k) Parking lots shall be separated from buildings by a landscaped strip whenever possible or a raised concrete walkway or pedestrian plaza.
 - (l) The maximum length of any row of parking shall be 10 parking spaces.
 - (m) Shared parking is encouraged between different uses with staggered peak parking demand in order to reduce the total number of spaces within the development.
 - (n) Parking lot screening and landscaping standards shall be provided in accordance with the Development Design Standards.
 - (o) 55+ Multifamily units shall be provided with 2 spaces per unit.
- (6) **Building Location and Orientation.**

- (a) The front facade of the principal building on any lot in a Traditional Neighborhood Development shall face a public street or square.
- (b) The front facade of any building shall not be oriented to face directly toward a parking lot.
- (c) Non-residential 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 provide strong pedestrian connections to buildings is encouraged where appropriate (e.g. 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, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences.

(2) Residential Garages.

- (a) Front loading and garages attached to the front of the main structure are prohibited.
- (b) Permitted garage access locations on a single-family housing lot include:
 - [1] Detached rear garage accessed from a local street or alley;
 - [2] Attached side garage accessed from the local street or alley;
 - [3] Attached rear garage accessed from the local street or alley;
 - [4] Detached rear garage, behind the house, accessed from the local street or alley.

(3) **Signage.**

- (a) A comprehensive sign program is required for the entire Traditional Neighborhood Development which establishes a uniform sign theme.
- (b) All signs shall be wall signs or cantilever signs. Cantilever signs shall be mounted perpendicular to the building face and shall not exceed 8 square feet.
- (c) Monument signs displaying the name of the community shall be prohibited.

(4) **Lighting.**

- (a) Street lighting shall be provided on both sides of all streets at intervals of no greater than 75 feet.
- (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. 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 percent of the gross acreage of the Traditional Neighborhood Development must be common open space. At least 25 percent 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.
- (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 considered active recreation areas; however, the Town encourages attractive integration of such 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 a ¼ mile (an approximate 5 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 be dispersed throughout the development, provided that each location is accessible.
- (d) Active open space should be integrated with passive open space and 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.
- (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.

ARTICLE IX
Definitions

§ 170-68. Definitions.

ALLEY – A public or private way permanently reserved as a secondary means of access to abutting property and not intended for general traffic circulation.

BLOCK – A unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.

BUILDING MASS – The three-dimensional bulk of a structure: height, width, and depth.

BUILDING SCALE – The proportional relationship between the mass and shape of a building and its surroundings, including the width of street, open space, and surrounding buildings.

COMMON OPEN SPACE – Open areas set aside for public use as part of a coordinated site development process

Active Open Space. Land set aside as a part of a development project that is intended and designed to be used for active recreational activities. Active open space must be free of wetlands or other site constraints that would restrict the use and enjoyment of the open space by the community. Active open space is often improved with playground equipment, playing fields, walkways and the like.

Passive Open Space. Land set aside as part of a development project that is intended to be left in its natural state, and enjoyed for its aesthetic and ecological values. Any public use of the passive open space should be consistent with the preservation of ecological functions of the open space.

QUEUING AREAS – An area within a street where parking is prohibited in order to allow cars to pass or for emergency vehicle use.

QUEUING STREET – A narrowed street which contains a single travel lane and which may occasionally require an opposing driver to pull over to allow an oncoming vehicle to pass.

PATTERN BOOK – A compilation of conceptual renderings which shall accompany a Tentative Site Plan, when required. A Pattern Book displays the architectural and site design styles of a proposed development. The architectural style is conveyed with conceptual drawings of typical proposed building elevations, including dimensions of building height and width, and façade treatment. Multiple options of typical elevations for various housing styles may be provided. The site design style shall be conveyed with conceptual street cross sections and plan view details showing example block and building location patterns.

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.

DWELLING, COTTAGE - A single-family detached dwelling type with a smaller living area, yard and lot area than standard single-family dwellings.

TRADITIONAL NEIGHBORHOOD – A compact, walkable neighborhood with mixed residential housing types integrated with small scale retail, public open space and civic uses.

Amend § 138-17 (General street standards) of the Subdivision Regulations by striking subsection I. “Alleys are prohibited in developments of single-family detached residences.”

Amend Article IV Supplemental Regulations § 170-39 (Accessory uses and structures) of the Zoning ordinance as follows:

“All ~~necessary~~ accessory uses and structures shall be located outside the required front or side yard in any residential or commercial district, unless part of or attached to the main building. Accessory uses and structures that are part of or attached to the main building require the same minimum yard setbacks as the main building. Accessory uses and structures must be set back from side and rear yard lines three feet when located in or adjacent to the R-1, R-2, R-3, TND Residential Districts.”

Town of Centreville
 Traditional Neighborhood Development (TND) District
 Schedule of Zone Regulations
 DRAFT December 2, 2013

District	Minimum Lot Area and Dimensions			Minimum Yard Requirements					Height		Lot Coverage (maximum)	Density/Intensity	Minimum OSR	Minimum LSR
	Area	Width	Depth	Front	Side	Aggregate	Rear	Feet	Stories					
TND														
Residential														
Single-Family	3,500	30	80	5 min; 15 max	5 min; 10 max	15 min; 20 max	30	35	2.5	65%	--	--	--	--
Cottage	2,000	30	60	5 min; 15 max	5 min; 10 max	-	30	35	2.5	65%	--	--	--	--
Two-Family	3,500	30	100	5 min; 15 max	5 min; 10 max	-	30	35	2.5	65%	--	--	--	--
Townhouse	1,600	20	80	5 min; 15 max ^[17, 16]	-	-	30	45	3.5	85%	--	--	0.10	
Multi-Family		^[17, 16]					20	45	3.5	100%	--	--	0.15	
Non-Residential	2,500	^[17, 16]	100	^[17, 16]	^[19]	^[19]	^[20]	45	3.5	85%	--	--	0.15	

¹⁷ 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. The maximum building length shall be 150'. Minimum Distance Between Buildings on Same Lot is 20'

¹⁸ Frontage lines shall be relatively constant for a street, and should abut sidewalks.

¹⁹ When the TND zoned property abuts a Residential use, the minimum side setback shall be the same as required for the abutting residential use.

²⁰ When the TND zoned property abuts Residential use, the minimum rear setback shall be 30 feet.