



Guidelines for Cluster Development

Guidelines for preservation of rural elements should be established to serve principles for the preparation of development plans and for reference by city planners during plan review. The following may serve as a guideline for these goals:

1. Permitted uses: Single-family detached houses, agricultural uses, passive recreation, and wood lot management.
2. Density: The maximum permitted density within the district shall be calculated in accordance with Article 5 of the Chesapeake Zoning Ordinance. The Planning Department will evaluate the feasibility of a density incentive bonus of up to 3 lots per cluster development.
3. Minimum lot size with individual well and septic system: in accordance with the state health department regulations
4. Maximum building envelope size: 40 percent of lot area or 20,000 square feet, whichever is less.
5. Maximum total lot disturbance: Fifty percent of lot area or 25,000 square feet, whichever is less. Site disturbance should include all areas disturbed for the purpose of constructing building and structures as well as all graded areas and lawns. The total should include disturbed areas both inside and outside the buildings envelope.
6. Maximum total tract disturbance for public improvements including streets and stormwater management facilities: 7% of tract area. All improvement-related disturbance should be included in this calculation, including areas of grading and vegetation removal as well as the cartways and basins.
7. Minimum spacing between building envelopes on adjacent lots: 50 feet.
8. Minimum spacing between building envelopes and tract boundary: 150 feet.



This site plan illustrates an example of cluster development on a rural site with retention of agricultural and natural features

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9. Minimum spacing between building envelopes and off-site public street: 300 feet. A restored landscape buffer should be provided within this setback to provide visual screening.

10. No building envelope should be placed closer than five feet to any lot line.

11. Minimum spacing of building envelope from on-site public streets: 35 feet.

12. Minimum setback of building envelope from lakes or ponds: 100 feet.

13. Lot Frontage: Where a lot abuts a public street, the minimum lot frontage

should be 50 feet. Lots using private drives for access should not be required to have frontage on a public street.

LOCATING BUILDING ENVELOPES

1. Building envelopes should avoid open fields or minimize the visual impact with a preserved or restored natural buffer.

2. Building envelopes should be located on the edges of fields and in wooded areas to minimize the visual impact of development.

3. Building envelopes should not include wetlands, existing woodlands, and floodplains.

CONSERVATION EASEMENTS AND DEED RESTRICTIONS

1. Conservation easements shall be required for all designated conservation lands.

2. All subdivision plats shall contain a reference to any required conservation easement.

3. If lots are created that exceed 5 acres or more in size, these lots should



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include a deed restriction against further subdivision.

DESIGN STANDARDS FOR PUBLIC ROADS

- 1. Right-of-way width: 50 feet
- 2. Cartway width: 24 feet
- 3. Curbing: Swales are the preferred method of providing stormwater management within the cluster development. Curbing should be used only where necessary. Where curbing is required, Belgian block or equivalent material should be required.

- 4. Roadways should follow existing contours to minimize the extent or cuts and fills.
- 5. Where sites include linear features such as existing access roads, tree lines, and stone rows, roadways should follow these features to minimize their visual impact.
- 6. Roadways should be buffered by existing or restored natural features to minimize visual impact.

DRIVEWAYS

- 1. The number of driveways accessing off-site public streets should be kept to a minimum.

- 2. The appropriate use of common driveways is encouraged. Where lots will access an off-site public street, common driveways should be used where appropriate to minimize the number of curb cuts required.
- 3. The maximum number of units served by a common driveway should be four.
- 4. Minimum common driveway width: 12 feet with two-foot graded and stoned shoulders.
- 5. Paving should be required in areas where driveways grade is an excess of six percent.



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6. Maximum length of common driveway: 1,000 feet.

7. All driveways in excess of 500 feet should provide a 10'X 30' turnout. The exact location of the turnout should be determined by the Planning Department with the review of the City Fire Department.

8. All driveway areas should be included in the total lot disturbance calculation for the lot on which the site is located.

9. All lots using common driveways should provide a common driveway maintenance agreement to be approved

by the Planning Department with the review by the City Attorney's Office.

STORM WATER MANAGEMENT

1. Existing natural drainage ways should be retained.

2. All stormwater management facilities should require landscaping plans. Stormwater basins should resemble natural ponds to the maximum extent possible and meander through the development as a greenbelt, rather than a single structure.

3. Basin landscaping materials that contain native species and enhance wildlife habitats should be selected.

CENTRAL WATER FACILITIES

1. Where central water facilities are used, their visual impact should be minimized consistent with the rural character of the district. The overall size, height, location should be considered.

2. Where a tract contains barns or silos, these structures may be used to conceal a water storage water facility.



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NORTHWEST RIVER SETBACK

1. No land disturbance should take place within 1000 ft. of the top of bank of the Northwest River main channel.

LANDSCAPING AND LAWNS

1. Existing vegetation should be preserved in areas where disturbance is not necessary outside the building envelope.
2. The creation of lawn areas in excess of 10,000 square feet is strongly discouraged. Lawn areas should be included in the total site disturbance calculation. In instances where a lot includes open field areas, these areas may be

seeded without being included in the 10,000-square-foot total or the total site disturbance calculation.

3. Native species should be included in all landscape designs.

4. Where building envelopes are located in woodlands, a treed area of at least 30 feet between the building envelope and the common drive or roadway should be retained.

FENCING

1. Perimeter fencing of lots is not permitted.

2. Fencing may be constructed on the perimeter of or within the building envelope area of lots.

3. The fencing restriction should not apply to agricultural uses as defined in the zoning ordinance.

SIGNAGE

1. On-site development identification signs should be limited to thirty-two square feet, its construction should be of natural materials (i.e., wood and stone), should not be illuminated, should not exceed eight feet in height, and the base area should be appropriately landscaped.



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LIGHTING

1. Lighting should be provided only where site-specific safety conditions warrant.
2. Where street lighting is required, its location and intensity should be consistent with International Dark Sky Association principles.

CONCRETE ENGINEERED STRUCTURES

1. The use of dyed and textured concrete as well as of other natural materials is encouraged for visible structures such as curbing, culverts, walls, and outlet structures to minimize the visual impact.

ACCESSORY BUILDINGS AND STRUCTURES

1. Accessory buildings should be located within the building envelope areas.
2. Accessory structures should be located within building envelopes except as otherwise permitted by this ordinance.
3. Septics, wells, and driveways may be located outside the building envelopes.

EXISTING STRUCTURES

1. When a tract contains existing structures deemed to be of historic or architectural significance and where these structures are suitable for rehabilitation, the structures should be retained.

2. Adaptive reuse of existing structures for residential use or permitted accessory residential uses should be permitted.

GUARDRAILS

1. Where guardrails are necessary, they should be constructed of wood or rustic metal.