



The new visitor center at the Biltmore estate in Asheville, North Carolina, is a good example of site planning and architectural design that is appropriate to its rural agricultural setting. The building is sensitively located behind the tree line overlooking the cultivated field.



Guidelines for Non-Cluster Development

The purpose for these guidelines is to provide standards for infill rural residential development on land under the 15 acre minimum threshold for cluster development.

1. Permitted uses: Single-family detached houses, agricultural uses, 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.
3. Minimum lot size with individual well and septic system: 3 acres
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. Minimum distance between building envelopes and on existing off-site public roads: 300 feet. A restored landscaped

buffer should be provided within this setback to provide visual screening.

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 two.



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4. Minimum common driveway width: 12 feet with two-foot graded and stoned shoulders.

5. Paving should be required in areas where driveway grade is an excess of six percent.

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.

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



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the common drive or roadway should be retained.

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.

RURAL GATEWAYS AND VISITORS CENTERS

Rural gateways to the City of Chesapeake located on the state line with North Carolina are opportunities for receiving visitors and spotlighting local attractions. Development of appropriate gateways in these locations to identify the City is a goal of the Comprehensive Plan. These gateways may incorporate facilities for visitors such as welcome centers, food service, guest accommodations, parking, and access to recreational trails and waterways. Such Gateway developments should comply with the guidelines for development within the Rural Overlay District.