

**PLANNED UNIT DEVELOPMENT
REGULATIONS**

for a

**NEO-TRADITIONAL NEIGHBORHOOD
DEVELOPMENT**

WARRINGTON HALL

Between Kempsville Road and Butts Station Road
Chesapeake, Virginia

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Based on a model by Anton C. Nelessen
Found in *VISIONS FOR A NEW AMERICAN DREAM*
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SECTION 1.

INTENT

It is the intent of the developer, 900 Kempsville Road Partnership, in enacting these Regulations to accomplish the following:

1. Encourage innovative, neo-traditional residential mixed – multiple - use development so that the growing demand for housing may be met by greater variety in type, design, and layout of dwellings and by the conservation and more efficient use of open space ancillary to said dwellings.
2. Extend greater opportunities for traditional community living, working, housing, and recreation to all citizens and residents of Chesapeake.
3. Encourage a more efficient use of land and public services and to reflect changes in technology in land development by directing new development in a traditional pattern of mixed – and multiple-use and varied housing types.
4. Provide a procedure which can relate the type, design, and layout of residential development to this particular demand for housing existing at the time of development, and the goal of encouraging new-traditional residential/mixed-use development in a manner consistent with the preservation or enhancement of property values within existing residential areas.
5. Insure that the increased flexibility and design specificity of regulations over land development authorized herein is carried out under such administrative standards and procedures as shall encourage the disposition of proposals for land developments.
6. Promote alternative land development practices to conventional, modern, use-segregated developments, such as large lot suburban subdivisions and strip commercial developments.
7. Reduce the excessive sprawl of development and the segregation of land uses that results in the inefficient use of irreplaceable natural energy sources due to the almost total dependence upon private vehicles for transportation.
8. Reduce the excessive sprawl of development and the segregation of land uses that cause unnecessary traffic congestion. Discourage the development of drive-through and drive-to facilities which encourage the use of private automobiles contributing to traffic congestion.
9. Promote the creation of a new neighborhood that exhibits the design features of traditional neighborhoods of Hampton Roads, Virginia.
10. Promote the creation of a place which is oriented to the pedestrian, promotes citizen security, and social interaction.
11. Promote a development with a mix of residential dwelling types, a range of lot sizes, and mixed-use structures with offices and/or apartments above ground level retail use that surround a community square with related community facilities.
12. Promote a development with the desired visual and spatial characteristics, which will create a strong sense of community identity
13. Promote a development where the physical, visual, and spatial characteristics are established and reinforced through the consistent use of compatible urban design and architectural design

elements. Such elements shall relate the design characteristics of an individual structure or development to other existing and planned structures or developments in a harmonious manner, resulting in a coherent overall development pattern and streetscape.

14. Promote the creation of a development that is identifiable in the landscape, provided with ample open space, and preserves sensitive natural and historic features.
15. Discourage commercial uses that create objectionable noise, glare, or odor.

SECTION 2. **APPLICABILITY OF REGULATIONS**

These regulations shall govern development standards and land use in the Warrington Hall P.U.D. All provisions in Articles 6,7,8,9,10, and 19 of the Chesapeake Zoning Ordinance pertaining to development standards and land use, which are not referenced herein, are hereby waived, except to the extent that the Planning Commission or City Council deems them applicable in the interest of good zoning practice or public health, safety and welfare. All provisions in Articles 5 and 13 of the Chesapeake Zoning Ordinance which are inconsistent with these Regulations are hereby waived, except to the extent that the Planning Commission or City Council deems them applicable in the interest of good zoning practice or public health, safety and welfare. However, these Regulations shall not affect the applicability of the Chesapeake Zoning Ordinance to any other property in Chesapeake.

SECTION 3. **BASIS FOR CONSIDERATION**

Consideration for approval or disapproval shall be given to preliminary development plans for Warrington Hall in accordance with Section 11-701 of the Chesapeake Zoning Ordinance.

These Regulations shall not be constructed to mean that any future developer of any section within Warrington Hall can by right merely meet the standards set herein. The Chesapeake Planning Commission or City Council may impose more stringent standards where deemed necessary to promote good zoning practice or public health, safety and welfare. In cases where additional standards are necessary for a specific site, these Regulations and the Chesapeake Zoning Ordinance shall apply towards the site.

SECTION 4. **MODIFICATIONS, INTERPRETATION, DEVIATIONS, AND ADMINISTRATION**

1. Modifications of these P.U.D. Regulations and the Master Development Plan shall be in accordance with Section 11-703 of the Chesapeake Zoning Ordinance.
2. Interpretation and Appeals of these P.U.D. Regulations and the Master Development Plan shall be in accordance with Section 11-1200 et. Seq. of the Chesapeake Zoning Ordinance.
3. Deviations from these P.U.D. Regulations and the Master Development Plan shall be in accordance with Section 11-1300 et seq. of the Chesapeake Zoning Ordinance.
4. Administration of these P.U.D. Regulations and the Master Development Plan shall be in accordance with Section 11-1140 of the Chesapeake Zoning Ordinance.
5. In determining whether to grant modifications to, or variances from, these P.U.D. Regulations and/or Master Development Plan, City Council or the Planning Commission, as the case may be, may consider the following standards in addition to the criteria set forth in Article 11 of the Chesapeake Zoning Ordinance:

6. The design and improvement of any section of this development shall be in harmony with the purpose and intent of these regulations.
7. The design and improvement of any section of this development shall generally enhance the development plan, or in any case not have an adverse impact on its physical, visual, or spatial characteristics.
8. The design and improvement of any section of this development shall generally enhance the streetscape and neighborhood or in any case not have an adverse impact on the streetscape and neighborhood
9. The modification or deviation shall not result in configurations of lots or streets systems which shall be impractical or detract from the appearance of Warrington Hall.
10. The proposed modification or deviation shall not result in any danger to the public health, safety, or welfare by making access to the drawings or buildings by emergency vehicles more difficult, by depriving adjoin properties of adequate light and air, or by violating the other purposes for which zoning ordinances are to be enacted.
11. Landscaping and other methods shall be used to insure the design standards and guidelines of these regulations.
12. The landowner or developer shall demonstrate that the proposed modification will allow for equal or better results and represents the minimum modification or deviation necessary.

SECTION 5. **APPLICABILITY OF DEVELOPMENT STANDARDS AND GUIDELINES**

These Regulations shall apply to all developments in Warrington Hall. In the case of ambiguity, these Regulations shall be interpreted in a manner that best reflects the intent, spirit, and purpose of these Regulations. Where inconsistencies exist within these Regulations or between these Regulations and applicable provisions in the Chesapeake Zoning Ordinance or Chesapeake City Code, the stricter provision shall govern. Where writings conflict with illustrations, the writing shall be interpreted in a manner consistent with the content expressed in relevant illustrations.

SECTION 6. **DEFINITIONS**

Unless otherwise stated, the following words shall, for the purpose this Code have the meaning herein indicated. Any word used in this Code which is not defined herein and which is defined in the Chesapeake Zoning Ordinance, shall, for the purpose of this Code, have the meaning defined therein.

Accessory building – a building, structure or use on the same lot width, and of a nature customarily incidental and subordinate to the principal building, structure or use. Where a building or structure is attached to or located within 6 feet of the principal building or structure, it shall be considered a part thereof and not an accessory building or structure.

An accessory building that is located more than 6 feet from the principle building or structure but is attached to the principle building by a breezeway or covered walkway shall be considered an accessory building. ***(See revised criteria dated 1/19/99)***

Accessory dwelling – a small apartment for in-laws, servants, or students that shall be integrated within single family dwellings or located in a detached accessory building located on the same lot as a single family dwelling. An accessory dwelling shall not be larger than 850 square feet.

Assisted Living Complex – see “Group Care Facility” of Chesapeake Zoning Ordinance (Section 3-403). Occupancy is limited to the elderly as defined in “Group Housing for the Elderly”. Chesapeake Zoning Ordinance (Section 13-202)

B.M.P. – best management practice (for storm water management)

Boulevard – a major road with a planted median in the center of two travel lanes, with parkways on both outside edges

Build-to-line - an alignment which dictates the front yard setback from a street or public right-of-way, to be followed by buildings or structures fronting thereon. The build-to-line does not apply to building projections or recesses

Build-up-line – an alignment which dictates an average height to the cornice line or to the roof edge lines on a street or space

Building scale – the relationship between the mass of a building and its surroundings, including the width of street, open space, and mass of surrounding buildings

Caliper – the diameter of a tree trunk measured in inches, six inches above ground level for trees up to four inches in diameter and measured twelve inches above ground level for trees over four inches in diameter

Context – the character of the buildings, streetscape, and neighborhood which surround a given building or site

Directional emphasis – the combination of building height and width, together with the placement of fenestration, structural elements, and architectural details may convey a predominantly horizontal or a predominantly vertical directional emphasis to a building’s façade

Duplex – a two family detached residential building containing two dwelling units designed for occupancy by not more than two families and occupying a lot of not less than 12,000 square feet held in common. See Section 7.A.4. and 7.B.3

Elderly day care center – a building or space in a building and grounds used for the day care of senior citizens. However, it does not provide daily health-related care or services of any kind

Environmental constraints – features, natural resources, or land-characteristics that are sensitive to improvements and may require conservation measures or the application of creative development techniques to prevent degradation of the environment, or may require limited development, or in certain instances may preclude development

Figure-ground plan – a drawing which shows the footprint of a building and building appurtenances which touch or cover the ground, the outline of which is rendered in solid (figure) and the openings,

spaces or non-built areas surrounding these buildings shown in void or non-rendered spaces (ground)

Focal point - (see visual termination)

Gateway – a principal point of entrance into a district or neighborhood

Gateway building – a building located at a gateway and which dramatically marks this entrance or transition through massing, extended height, use of arches or colonnades, or other distinguishing features.

Human scale – the relationship between the dimensions of a building, structure, street, open space, or streetscape element and the average dimensions of the human body

Internal open space – a component of common open space, comprising one or more parcels with a minimum area of 5,000 square feet, of a distinct geometric shape, and bounded by streets with curb side parking on at least one side

Linkage – a line of communication, such as a pathway, arcade, bridge, lane, etc., linking two areas or neighborhoods which are either distinct or separated by a physical feature (major arterial) or a natural feature (stream)

Modified grid street pattern – an interconnected system of streets which is primarily a rectilinear grid in pattern, however, modified in street layout and block shape as to avoid a monotonous repetition of the basic street/block grid pattern

Neighborhood center – an area containing a mix of uses, including the neighborhoods greatest concentration of commercial development, which together with the neighborhood square, shall form the focus on the neo-traditional neighborhood

Neo-traditional neighborhood – a pedestrian-oriented neighborhood, with variable lot widths and sizes, a mix of dwelling unit types, on-street parking, and non-residential uses generally located in a neighborhood center or fronting on a community square. The size of the neighborhood is a five minute walk from the core.

Parkway – a planted area located within the public right-of-way, typically located between the curb and the sidewalk, and planted with ground cover and trees

Pubic viewshed – that which is reasonably visible, under average conditions, to the average observer located on any public land or right-of-way, or on any semi-public or private space which is normally accessible to the general public

Rhythm – the effect obtained through repetition of architectural elements such as building footprints, height, roof lines, or side yard setback; of streetscape elements, such as decorative lamp posts; or of natural elements, such as street trees

Public sidewalk – a paved path provided for pedestrian use and usually located at the side of a road within a right-of-way. In residential areas it is separated from the travel or parking land by a parkway.

Sidewalk display – the temporary outdoor display of merchandise for sale by a commercial establishment. The displayed merchandise must be similar to the merchandise sold within the establishment.

Sign, graphic – (see sign, icon)

Sign, icon – a sign that illustrates, by its shape and graphics, the nature of the business conducted within

Sign fascia – the vertical surface of a lintel over a storefront which is suitable for sign attachment

Signable area – the area or areas on a commercial building façade where signs may be placed without disrupting façade composition. The signable area will often include panels at the top of show windows, transoms over storefront doors and windows, sign boards on fascia, and areas between the top of the storefront and the sills of second story windows.

Single family attached dwelling – one of two residential buildings each occupied by not more than one family and having a common or party wall and lot line separating each dwelling. A lot of a single family attached dwelling shall not be less than 5,000 square feet.

Street furniture – functional elements of the streetscape, including but not limited to benches, trash receptacles, planters, telephone booths, kiosks, sign posts, street lights, bollards, and removable enclosures

Streetscape - the build and planted elements of a street which define its character

Texture - the exterior finish of a surface, ranging from smooth to coarse

Viewshed - (see public viewshed)

Visual termination - a point, surface, building, or structure terminating a vista or view, often at the end of a straight street or coinciding with a bend

Visually impervious - a buffering or screening device which partially or totally blocks the view to, or from, adjacent sites by a discernible factor ranging up to 100%

SECTION 7.

Residential Development (see revised criteria dated 1/8/99 (WH(M)-98-01)

A. General

1. The maximum number of dwelling units in Warrington Hall shall be 399 units. 84 units shall be designed as elderly housing (conforms with "Group Housing for the Elderly" as designated in the Chesapeake Zoning Ordinance). A range of residential dwelling types shall be provided as follows:

Single-family detached or duplex units = 188 (60%)

Single-family attached = 18 units (6%)

Townhouse units = 65 units (20%)

Multi-family condominiums = 44 units (14%)

2. Residential net density shall generally decrease from the neighborhood center towards the periphery of the development. A mix of dwelling types shall be distributed throughout the development. Smaller lots and higher net density dwelling are generally located closer to the neighborhood center. The segregation of different dwelling units is discouraged and different types of dwelling units may be mixed in any distribution with any single block. Lot size distribution as shown on the Master Development Plan is as follows:

15,000 sq. ft. and above = 11 lots (5%)

12,000 sq. ft. – 14,999 sq. ft. = 20 lots (11%)

10,000 sq. ft. – 11,999 sq. ft. = 73 lots (39%)

8,000 sq. ft. – 9,999 sq. ft. = 75 lots (40%)

6,000 sq. ft. - 7,999 sq. ft. = 9 lots (5%)

However in the actual platting of lots, the square footage of any lot may increase to the next category (or range) larger. An increase in the number of smaller lots will not be permitted. The actual total number of lots will remain unchanged.

**see page 23 of architectural review guidelines for accessory structures/elements.*

**see page 24 of architectural guidelines for fences*

**see page 25 of architectural guidelines for misc. requirements*

3. Accessory dwellings include small apartments for in-laws, servants, or students and shall be integrated within single family dwellings or located in detached accessory dwellings located on the same lot as single family dwellings. Accessory dwellings shall not be used in calculating residential density, shall be permitted only on lots in excess of 11,000 square feet, and shall be limited to 850 square feet in floor area. There shall not be more than one accessory dwelling located on a lot in addition to the single family dwelling.
4. Duplex units are optional and shall not contribute to an increase in the maximum number of dwelling units specified in Section 7.A.1 above. Duplex units shall be permitted by combining lots of less than 9,000 square feet with the adjacent lot. No more than 25% of the number of dwelling units on either side of a block shall be duplexes.
5. Elderly Housing shall be dispersed throughout the development as shown on the Master Development Plan. No single building shall contain more than 40 units of elderly housing, and town house type units shall also qualify as elderly housing units. As Assisted Living Complex (see

"Group Care Facility, "Chesapeake Zoning Ordinance section 3-12) shall be located as shown on the Master Development Plan and shall conform to Area and Bulk Regulations for Multi-Family Condominiums.

6. Buildings containing dwelling units shall be designed in conformance to the selected design vocabulary (see section 14). Building designs shall vary in terms of footprint architectural elevations, fenestration, and type of roof, height, front entrance, and porch locations. Colors, materials and architectural details should be limited in number, compatibility, and repetition throughout the neighborhood.
 7. All residential units shall be raised above the level of the adjacent sidewalk by a minimum of 1'4".
 8. All dwelling units, excluding multi-family condominiums, shall have a clearly defined front yard using landscaping, hedging, fencing, or brick walls, none of which shall exceed 3' in height. Trees and other landscaping are excluded from this 3' height limitation. Front yards of duplexes, townhouses, or multi-family condominiums, may be unified into one common yard treated as a single front yard for the entire building.
 9. All dwelling units, excluding town houses and multi-family condominiums, shall have a front entrance articulated with a covered front entry porch. Front porches shall generally be located on the front of the dwelling facing the sidewalk, but may occasionally be located on the side wall of a dwelling. The size of front entry porches shall be a minimum of 6' deep from the front wall of the dwelling to the enclosing porch rail and 8' long.
 10. All dwelling unit, except multi-family condominiums, shall have a private yard or patio a minimum of 400 square feet in area and may be enclosed by a masonry wall, wooden fence, or hedge not to exceed 6' in height in order to provide privacy and screen views of neighboring uses. Chain link or stockade fence is not permitted. All multi-family condominiums and 20% the elderly housing units shall have either a ground level patio or balcony of at least 72 square feet.
 11. All adjacent single family units have the option of creating a "shared driveway" centered on a common line. In these cases, garages (accessory buildings) may be constructed with a common or party wall in which case the 6 feet setback does not apply to side yards.
 12. In the case of corner lots, the front yard shall be the yard he the principle façade faces and the other street yard shall be considered a side yard.
- B. AREA AND BULK REGULATIONS (*see page 9 of architectural guideline for exception (i.e. porches, steps, bay windows etc.)

Corner Lots- Front Yard: 20'
Secondary Front Yard – 10'
Side Yard – 10'
Rear Yard – 12'

1. Large lot single family detached dwellings: 10,000 square feet or larger
 - A. Minimum lot area: 10,000 square feet
 - B. Minimum lot width at front yard setback: 90 feet (except on cul-de-sacs or closes, or streets with a centerline radius of 150' or less where the minimum lot width shall be measured 20' to 55' from the right of way line)

- C. Minimum lot depth: 100'
 - D. Minimum yard dimensions
 - Build to line 20'
 - Front yard: Minimum 20' with a maximum of 30'. Maximum does not apply to lots on cul-de-sacs, closes or along curved streets with a centerline radii of 150' or less.
 - Side yard (each side) 10'
 - Rear yard 12'
 - E. Height and elevation dimensions
 - Build up line: 2 stories
 - Maximum Building Height: 35'
 - Finished Floor Elevation: 1'- 4' above sidewalk elevation
 - F. Maximum Building coverage 35%
 - G. Minimum non-impervious area 50%
 - H. Rear or side yard garage required
 - I. Bulk standards for accessory dwellings and buildings: an accessory dwelling and building located on the same lot as a large lot single family dwelling, whether attached or detached to same, shall additionally comply with the bulk standards as specified above without modifications, except that a detached accessory dwelling and building shall be limited to a maximum building height of the principle structure of 25', whichever is less, and shall have a 6' setback from rear and side yards.
2. Small lot single family detached dwellings. Less than 10,000 square feet but larger than 6,000 square feet.
- A. Minimum lot area: 6,000 square feet
 - B. Minimum lot width at front yard setback line: 60' (except on cul-de-sacs or closes, or streets with a centerline radius of 150' or less where the minimum lot width shall be measured 20' to 55' from the right-of-way line)
 - C. Minimum lot depth: 100'
 - D. Minimum yard dimensions
 - Build to line: 16'
 - Front yard: Minimum 14' with a maximum of 24' Maximum does not apply to lots on cul-de-sacs, closes or along curved streets with a centerline radii of 150' or less.
 - Side yard (each side): 10'
 - Rear yard: 10'
 - E. Height and elevation dimensions
 - Build-up line: 2 stories
 - Maximum Building Height: 35'
 - Finished Floor Elevation: 1'- 4' above sidewalk elevation
 - F. Maximum Building Coverage: 35%
 - G. Minimum non-impervious area: 50%
 - H. Rear or side yard garage required
 - I. Bulk standards for accessory dwellings and buildings: an accessory dwelling and building located on the same lot as a large lot single family dwelling, whether attached or detached to same, shall additionally comply with the bulk standards as specified above without modification, except that a detached accessory dwelling and building shall be limited to a maximum building height of the principle structure or 25', whichever is less, and shall have a 6' setback from rear and side yards.
3. Duplex Dwellings (Optional, see section 7, A, 4 above)
- A. Minimum lot area: 12,000 square feet

- B. Minimum lot width at front yard setback line 120'
 - C. Minimum lot depth: 100'
 - D. Minimum yard dimensions
 - Build to line: 16'
 - Front yard: minimum of 14' with a maximum of 24'
 - Side yard (each side):10
 - Rear yard 10'
 - E. Height and elevation dimensions
 - Build up line: 2 stories
 - Maximum building height: 35'
 - First Finish floor elevation: 1"-4 above sidewalk elevation
 - F. Maximum building coverage: 35%
 - G. Minimum non-impervious surface: 50%
 - H. Rear or side yard garage required
 - I. Bulk standards for accessory buildings: accessory buildings located on the same lot as a duplex, whether attached or detached to same, shall additionally comply with the bulk standards as specified above without modification, except that a detached accessory building shall be limited to a maximum building height of the principal structure of 25', whichever is less, and shall have a 6' setback from rear and side yards
4. Single family attached dwellings:
- A. Minimum lot area: 5,000 square feet
 - B. Minimum lot width at front yard setback: 50 feet
 - C. Minimum lot depth: 100'
 - D. Minimum yard dimensions
 - Build to line: 14'
 - Front yard: Minimum 12' with a maximum of 24'
 - Side yard (each side) 0'/10'
 - Rear yard: minimum of 10'
 - E. Height and elevation dimensions
 - Build-up line: 2 stories
 - Maximum Building Height: 35'
 - Finished Floor Elevation 1' - 4' above sidewalk elevation
 - F. Maximum Building coverage: 40%
 - G. Minimum non-impervious area: 50%
 - H. Rear or side yard garage required
 - I. Bulk standards for accessory dwellings and buildings: accessory buildings located on the same lot as a duplex, whether attached or detached to same, shall additionally comply with the bulk standards as specified above without modification, except that a detached accessory building shall be limited to a maximum building height of the principle structure of 25', whichever is less, and shall have a 6' setback from rear and side yards.
5. Townhouse dwellings:
- A. Minimum lot area: 2,400 square feet
 - B. Minimum lot width at front yard setback: 24 feet
 - C. Minimum lot depth: 100'
 - D. Minimum yard dimensions
 - Build to line: 16'
 - Front yard: Minimum 12' with a maximum of 20'
 - Side yard (each side): 0' for interior units; 6' for end units

- Rear yard: minimum of 25' (exclusive of garage)
- E. Height and elevation dimensions
 - Build-up line: 2 stories
 - Maximum Building Height: 35'
 - Finished Floor Elevation: 1' – 4' above sidewalk elevation
- F. Maximum Building coverage: 60%
- G. Minimum non-impervious area: 30%
- H. Rear yard garage and/or parking and alley required
- I. Minimum Interior yards (garden/patio behind units) 400 square feet
- J. Maximum building size: 8 dwelling units in a row

Revised Criteria 1/8/99 (WH(M)-98-01) Approved 1/19/99

- 6. Multi-family Condominiums:
 - A. Minimum lot area: 10,000 square feet
 - B. Minimum lot width a front yard setback: 120 feet
 - C. Minimum lot depth: 100'
 - D. Minimum yard dimensions
 - Build to line: 20
 - Front yard: Minimum 16' with a maximum of 24'
 - Side yard: 20'
 - Rear yard: 16'
 - In the case of townhouse type condominiums, the following minimum yard dimensions shall apply and minimum interior yards do not apply:
 - Build to line: 10'
 - Front yard: Minimum 7' with a maximum of 12'
 - Side yard: (each side) 0' for interior units; 6' for end units
 - Rear yard: Minimum of 16' (exclusive of garage)
 - E. Height and elevations dimensions
 - Build-up line: 2 stories
 - Maximum Building Height: 35'
 - Finished Floor Elevation: 1 - 4' above sidewalk elevation
 - F. Maximum Building coverage 40%
 - G. Minimum non-impervious area: 30%
 - H. Rear yard garage and/or parking and alley required
 - I. Minimum interior yards (distance between buildings): 15 ft.
- 7. Elderly Housing Units:
 - A. Minimum lot area: 20,000 square feet
 - B. Minimum lot width at front yard setback: 120 ft.
 - C. Minimum lot depth: 100'
 - D. Minimum yard dimensions
 - Build to line: 10'
 - Front yard: Minimum 7' with a maximum of 11'
 - Side yard: 20'
 - Rear yard: 16'
 - In the case of townhouse type condominiums, the following minimum yard dimensions shall apply and minimum interior yards do not apply:
 - Build to line: 10'
 - Front yard: Minimum 7' with a maximum of 12'
 - Side yard (each side): 0' for interior units; 6' for end units

Rear yard: 16'

E. Height and elevation dimensions

Build-up line: 2-3 stories (see note below)

Maximum Building Height: 35' – 42' (see note below)

Finished Floor Elevation 1' - 4' above sidewalk elevation

F. Maximum Building coverage 40%

G. Minimum non-impervious area: 10%

H. Rear or side yard parking

I. Minimum interior yards (distance between buildings): 15 feet

(Note: Only one elderly housing multi-family building shall be three stories or 42' in height and shall be located on Great Marsh Ave. as shown on Master Development Plan)

C. PERMITTED and CONDITIONAL USES in RESIDENTIAL AREAS

1. The following residential uses are permitted within Warrington Hall, subject to all the applicable development standards and requirements. Any use not listed is not permitted.

A. Residential uses:

- Single family detached dwelling
- Single family attached dwelling
- Duplex dwelling (two family dwelling)
- Townhouse dwelling
- Multi-family condominium dwelling
- Group housing for the elderly
- Group care facilities
- Accessory dwellings
- Home occupation (see 2. Below)

B. Services:

All "Services" listed Section 6-2102 of the Chesapeake Zoning Ordinance
May be allowed through the granting of a conditional use permit by City Council providing all special conditions as noted in Section 6-2201.C. are met.

C. Public and semi-public uses:

- Parks and playgrounds and structures typically constructed as part of the type of facility
- Community clubs facilities

2. Home occupation regulations shall conform to the Chesapeake Zoning Ordinance.

A. REQUIRED OFF-STREET PARKING

1. Off-street parking shall be provided according to minimum requirements specified below:

Large lot single family: two garage spaces per unit

Small lot single family: one garage space per unit plus 1 parking space

Duplex: one garage space per unit plus 1 parking space:

Single family attached: one garage space per unit plus 1 parking space

Townhouse: 2 parking spaces per unit, garage optional but garage spaces will count towards required parking

Multi-family condominium: 2 parking spaces per unit, garage optional but garage spaces will count towards required parking

Elderly housing: 4 parking spaces per 3 units

Assisted Living Complex: 1 parking space per unit
Visitor parking for townhouse and multi-family condominium: an additional .5 space per unit

2. Required parking spaces for all dwelling units shall be prohibited in front yard setback areas. With the exception of detached single family dwellings and duplexes, driveways shall be prohibited in any front yard area. Driveways and parking areas shall be setback a minimum of 3' from the side of dwelling units except where giving access to garages. Driveways shall be setback a minimum of 3' from any side or rear property line, unless such driveway is a Shared Driveway (see Section 11) in which case the driveway center line is located on the common side or rear lot line. If access to a garage is provided from a street, the front entrance of such a garage shall be setback 20' from the front wall of the dwelling unit. *(Single Family detached and duplex units only)* The location of an unattached garage shall be setback a minimum of 6' from the side or rear property line. In the case of shared driveways with garages constructed with a common or party wall, the 6' setback from side yards does not apply.
3. Parking for townhouses shall be provided in a common off-street parking area or in garages or parking spaces with access from rear and side alleys. Visitor parking for townhouses may be accommodated by on street parking.
4. Parking for multi-family condominium units and elderly housing units may be located in common parking lots located on a lot other than containing the apartment building, but within 400' of the apartment building entrances, Lots for these multi-family buildings shall balance the functional requirements of parking with the provision of pedestrian amenities. Transition areas between parking and residential uses shall be designed with appropriate paving, landscaping, lighting, and street furniture. (See Parking Requirements for Commercial Development, Section 8), Visitor parking for multi-family condominiums and elderly housing units may be accommodated by on-street parking.

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SECTION 8. COMMERCIAL, PUBLIC AND SEMI-PUBLIC DEVELOPMENT

A. GENERAL

1. The commercial density of Warrington Hall is approximately 325 square feet of commercial floor area per dwelling unit. This is composed of 40,000 square feet of retail space and 90,000 of office space.
2. This commercial component shall include the provision of jobs for retail and office job-generating uses.
3. This commercial component shall consist of a minimum of 50% commercial uses which are primarily oriented to serve both the residents of the neighborhood and those of the immediately surrounding residential area, located within 1500' of the neighborhood center. The remaining commercial uses may consist of any permitted commercial uses, including other types of retail and service uses similar to those permitted in a neighborhood shopping district, B-1. See Section 8.C. below for permitted and conditional uses in commercial areas.
4. The greatest concentration of commercial development shall be located around Warrington Square and front on the commercial end of Warrington Boulevard. Commercial buildings shall front on the interior streets with the exception of the 7 residential style office buildings along Butts Station Road. These office buildings shall be sited on lots with similar dimensional frontage as adjacent residential

lots along Butts Station Road. All access and parking for these office uses shall be from the interior alley running parallel to Butts Station Road.

5. Commercial uses shall be contained in one and two story, mixed-use structures with commercial/retail uses on the ground level and offices on the upper levels. Such buildings shall vary in terms of footprint and architectural elevations. The maximum ground level footprint of a commercial building shall be 16,000 square feet.
6. Restaurants shall be permitted to operate outdoor cafes on sidewalks, including areas within the public right-of-way and in courtyards, provided that pedestrian circulation and access to store entrances shall not be impaired.
7. Public, semipublic, and community facilities may be located within the commercial areas of Warrington Hall (see Section 8.C. below for permitted and conditional uses in commercial areas). Sites for such uses shall be dedicated to appropriate users such as churches and religious institutions, children's day care centers, adult day care centers, senior centers, and other institutional uses.

B. AREA AND BULK REGULATIONS

1. Commercial and Mixed-Use Buildings
 - A. Lot area: 2,400 – 16,000 (building footprint)
 - B. Lot width: 16' (minimum building width on street facing side)
 - C. Lot depth: 80' (minimum building depth)
 - D. Yard Dimensions:
 - Build-to line:
 - Commercial / retail: 0'
 - Mixed use – retail / office: 4'
 - Front yard: minimum 0' – maximum 10'
 - Side yard:
 - Minimum 0' if attached to an adjacent building
 - Minimum 6' for unattached buildings
 - Rear yard: 55' minimum (1 row of parking)
 - E. Build-up line: 2 stories of 35', finish first floor level with sidewalk
 - F. Maximum building coverage 30%
 - G. Minimum no-impervious area: 10%
 - H. Maximum building size: not side of building shall be greater than 200' in length
 - I. Minimum open space between buildings: 15'
 - J. All off-street parking must be in rear yards or screened side yards; alleys are required. All parking areas shall be landscaped to meet requirements set out in Article 19-600 of the Chesapeake Zoning Ordinance.
2. Office, Institutional, Public or Semi Public, Community Facilities Buildings
 - A. Lot area: 3000 – 16,000 (building footprint)
 - B. Lot width: 100' minimum
 - C. Lot depth: 100' minimum
 - D. Yard Dimensions:
 - Build-to line:
 - Office: 9' minimum
 - Institutional, public or semi-public, community facility: 16'

Front yard: minimum 9'

Side yard: minimum 15'

- E. Build-up line: 2 stories or 35', decorative towers or steeples: 75'
- F. Maximum building coverage 30%
- G. Minimum non-impervious area 20%
- H. Maximum building size: no side of building shall be greater than 200' in Length
- I. Minimum interior yards (open space between buildings): 15'
- J. All off-street parking must be in rear yards or screened side yards; alleys are required. All parking areas shall be landscaped to meet requirements set out in Article 19-600 of the Chesapeake Zoning Ordinance.

3. Residential Style Office Buildings (see 8.A.4.) There are 7 of these type office Buildings in Warrington Hall and are located as shown on the Master Development Plan.

- A. Lot area: 8,000 minimum
- B. Lot width: 100' minimum
- C. Lot depth: 80' minimum
- D. Yard Dimensions:
 - Build-to line: N.A.
 - Front yard: 5' (Butts Station Road side –Vepco R/W
 - Side yard: minimum 16' (* See WH(M)-11-03)
 - Rear yard: 30' minimum
- E. Build-up line: 2 stories or 35'
- F. Maximum building coverage 40%
- G. Minimum non-impervious area: 20%
- H. Maximum building size: 5000 square feet
- I. All off-street parking must be in rear yards or screened side yards; alleys are required. All parking areas shall be landscaped to meet requirements set out in Article 19-600 of the Chesapeake Zoning Ordinance.
- J. (*See WH(M)-11-03)

C. PERMITTED and CONDITIONAL USES IN COMMERCIAL AREAS

- 1. The following uses are permitted within the commercial areas of Warrington Hall, subject to all the applicable development standards and requirements. Any use not listed is not permitted. The list is not as comprehensive as that found for B-1 (neighborhood business district) in the Chesapeake Zoning Ordinance under Article 7-602 or O & I (office and institutional district) under Article 9-502. It is, however, intended to present a range of general uses that is felt to be appropriate to a neo-traditional neighborhood commercial center, especially in regards to the needs for the elderly. Any use not permitted in the following list and found in Section 7-602 under B-1 and B-2 and in Section 9-502 under O & I may be allowed through the granting of a conditional use permit by City Council providing all special conditions as noted in Section 7-601.C. and Section 9-501.C. are met. Drive-thru and other automobile oriented uses are not permitted.
 - A. The 1.07 acre site located on the east corner of Kempsville Road and Warrington Boulevard North shall be used only for church purposes, including accessory church uses to the existing Church of the Messiah.
 - B. Residential uses:
 - Group care facilities
 - Residential care

C. Commercial Uses:

Retail:

Hardware stores

General merchandise stores

Food and grocery stores

Retail bakery

Apparel and accessory stores

Home furnishings shops

Drug stores

Liquor stores

Book and stationery stores

Services:

Laundries and dry cleaning establishments

Beauty and barber shops

Small scale repair shops

Other service oriented commercial uses:

Motion picture theaters

Eating and drinking places with seating

Dance studios

Physical fitness facilities

D REQUIRED OFF-STREET PARKING

1. Off-street parking shall be provided according to minimum requirements specified below:
 - Retail: 1 parking space per 300 square feet
 - Office uses: 1 parking space per 300 square feet
2. Additional spaces required for retail, office, and institutional uses will be provided by a limited number of on-street parking spaces. Total on-street and off-street parking for commercial uses shall not exceed one space per 450 square feet for retail and one space per 300 square feet for offices. Cooperative parking shall be allowed in accordance with Section 19-405 of the Chesapeake Zoning Ordinance.
3. Off-street parking commercial uses shall be sufficient to provide parking for the employees of all proposed uses as well as long-term customer parking. Spaces reserved for employees shall be designated as such by means of striping and signage. Off-street parking lots shall be prohibited in any front yard setback area, shall be located at the rear or side of buildings on the interior of lots and shall be accessed by means of common driveways, preferably from side streets and alleys. Such lots shall be small-sized where possible and interconnected with commercial parking lots on adjacent properties. Cross-access easements for adjacent lots with interconnected parking lots shall be required. Common, shared parking facilities shall be encouraged where possible.
4. In addition to the off-street parking requirements specified above, on-street parking shall be provided to serve customers of commercial uses. Commercial on-street parking shall be provided as curbside, parallel parking along both sides of streets surrounding Warrington Square.
5. Parking lot landscaping (buffering and screening) shall meet the requirements set out in Article 19-600 of the Chesapeake Zoning Ordinance. However, buffering and screening requirements may be waived by the "Landscape Review Committee" and shall be as follows:
(Revised Criteria 1/8/99 (WH(M)-98-01 Approved 1/19/99)

- a. Lots shall balance the functional requirements of parking with the provision of Pedestrian amenities. Transition areas between parking and civic, commercial or residential uses shall be designed with appropriate paving, landscaping, and street furniture. Parking lot layout shall take into consideration pedestrian circulation, and crosswalks shall be provided where necessary and appropriate, and shall be distinguished by textured pavement, and shall be integrated into the wider network of pedestrian walkways.
- b. Parking lot layout, landscaping, buffering, and screening shall prevent direct views of parked vehicles from streets and sidewalks, avoid spill-over light, glare, noise, or exhaust fumes onto adjacent properties, in particular residential properties, and provide the parking area with a reasonable measure of shade, when trees reach maturity, In order to achieve these objectives, parking lots exposed to view shall be surrounded by a 4' high, year round visually impervious hedge, masonry wall, or wooden fence The height of any required hedge shall decrease where driveways approach sidewalks or walkways, in order to provide adequate visibility of pedestrians from motor vehicles, and shall not interfere with the visibility triangle requirements as specified in Section 19-204 of the Chesapeake Zoning Ordinance.
- c. The interior of all parking lots shall be landscaped to provide shade and visual relief. This shall be achieved by protected planting islands or peninsulas within the perimeter of the parking lot. If perimeter landscaping is found to be inadequate by the City Arborist, a minimum of one deciduous shade tree shall be planted for every 10 parking spaces. Choice of plant materials, buffer width, type of screening, location, and frequency of tree planting shall be approved during the site plan approval process and in accordance with the Chesapeake Landscape Specifications Manual.

See revised Criteria dated 1/8/99 Approved 1/19/99

E. REQUIRED LOADING AND SERVICE AREAS

- 1. Loading docks, solid waste facilities, recycling facilities, and other service areas shall be provided as required by the Chesapeake Zoning Ordinance and shall meet all requirements of Section 19-413 of the Chesapeake Zoning Ordinance.
- 2. Screening and landscaping shall prevent direct views of the loading areas and their driveways from adjacent properties or from the public right-of-way. Screening and landscaping shall also prevent spill-over glare, noise, or exhaust fumes. Screening and buffering shall be achieved through walls, fences and landscaping and shall be a minimum of 5' tall, and shall be visually impervious. Recesses in the building or depressed access ramps may be used.

SECTION 9 COMMON OPEN SPACE

A. GENERAL

- 1. Approximately 25% of the gross area of Warrington Hall shall be allocated to and shall remain in common open spaces in perpetuity. Common open space shall be deed restricted to prohibit future subdivision or development. Common open space shall be used for social, recreational and/or natural environmental preservation purposes. These authorized uses must be appropriate to the character of the common open space, including its topography, size and vegetation, as well as to the character of the surrounding development, including its size, density, characteristics of the

expected population, and the number and type of dwellings to be provided. The common open space shall be provided in the form of internal open space and peripheral open space and the open space associated with the street and parkway Property Owners Association according to Section 13-1800 of the Chesapeake Zoning Ordinance or as approved by the Chesapeake City Council (see Section 9.6 below). All parks and open space will be developed according to the Phasing Plan, Section 19 and according to Section 9.5 below.

2. Internal open spaces shall be in the form of dedicated parks with a minimum area of 7,000 square feet and shall be a distinct geometric shape, bounded by streets with curb side parking on at least one side. Internal open spaces shall be designed as neighborhood commons, neighborhood squares, or semi-urban and vest pocket parks, and shall be designed as an active gathering place for all residents of the development in both day and evening, and shall include places for strolling sitting, social interaction, and informal recreation. Characteristics of the three types of internal open space for Warrington are as follows:
 - a. The parks at Warrington Square (approximately 2 acres) are open to the public and serve as the neighborhood square for the development. It is an internal open space spatially enclosed by the buildings that front on the area or front upon the streets bounding the area and shall be landscaped such that a minimum of 75% of the area is covered with trees, shrubs, lawn, and park largely unobstructed. Other elements included in the landscaping can be formal gardens, walkways, monuments, statues, gazebos, fountains, park benches, and pedestrian-scale lamp posts.
 - b. Warrington Commons is the primary internal open space and consists of approximately 10 acres that surrounds the historic Henry Butt House. The historic Henry Butt House shall be dedicated to the Warrington Hall Property Owner's Association during Phase Three of the development Warrington Commons shall be on the site of the property owner's community and recreation club. Approximately 3 acres of this major open space shall be developed as open play fields, which will serve the anticipated needs of the residents of the development. Recreation facilities may include soccer, baseball, football, and other field sports that require open, unlit fields. Access and parking will be provided on Middlehurst and Old Farm Avenues.
 - c. Stanhope Gardens (approximately 1 acre) is a private, semi-urban type of park which includes a wet retention BPM. This park shall be developed in a similar manner as the park at Warrington Square. However, elements of active play and recreation shall be included in the design of this park.
 - d. Old Fields Square (7,400 square feet) is a vest-pocket type private park, which will serve as the focus of the Old Field Arch neighborhood and will be developed in a similar way to Warrington Square.
3. Peripheral open space shall be provided around the majority of the perimeter of Warrington Hall and shall include a minimum landscaped buffer of 20' abutting Kempsville Road and Butts Station Road. The peripheral open space will not only serve as a landscaped buffer, but will also be actively used as a walking trail and jogging path. 10' wide pedestrian easements and proposed alleys will provide access to internal open space parks. Peripheral open space shall be defined with post and rail fence or hedging where deemed necessary to provide separation or privacy from abutting uses. While much of the peripheral open space to the south of the development is a part of a Virginia Natural Gas easement with limited landscape opportunities, a wider and more varied area shall be provided to the east containing an existing, attractive and unique natural feature in the form of a stream. This environmentally sensitive area includes areas in the 100 year floodplain and mature woodland which will be left primarily in its unimproved and natural state. These are referred to on the plan as conservation areas.

4. Parkway open space, associated with the internal public street system of Warrington Hall, shall be provided and will count towards the 25% open space requirement and will be maintained by the property owners' association. There are 4 major divided avenues and boulevards within the development all the landscaped or wooded medians, which vary from 16' – 140' in width (see Section 11). These, along with the extensive system of sidewalks and planted edges, malls, and the landscaped or wooded interiors of cul de sacs and closes, shall provide an extension of the park system into the development. In addition, the wide sidewalks adjacent to the commercial uses in Warrington Square shall be provided with appropriate landscaping and street furniture, and with the extensively landscaped parking areas and other sub-areas and courtyards formed adjacent to these commercial buildings, a more urban-like open space element shall be provided as part of the commercial development.
5. The phasing of the development (see Section 19) shall coordinate the improvement of the common open space with the construction of residential dwellings. At no time in the development of various phases in the project shall less than 50% of the open space planned for a particular phase be permanently reserved and developed as common open space. Total amount of open space to be provided and improved in each phase is outlined in Section 19 of these P.U.D. Regulation.
6. The method utilized for ownership, administration, and maintenance of common open space shall be approved by the Chesapeake City Council, which shall be done in accordance with one or more of the following:
 - a. The developer may establish a property owners' association in accordance with Section 13-1800 of the Chesapeake Zoning Ordinance.
 - b. The developer may transfer the fee simple title in the common open space or a portion thereof to a private, non-profit organization among whose purposes is the conservation of open space land and/or natural or historic resources, with permission from the City Council and with appropriate deed restrictions in favor of the City and in language acceptable to the City Attorney. The following provisions shall apply: 1. the organization is acceptable to the City Council and is a bona fide conservation organization with a perpetual existence; 2. the conveyance contains appropriate provisions for proper retransfer or reverter clauses in the event that the organization becomes unable to continue to carry out its functions; and 3. a maintenance agreement acceptable to the City is entered into by the developer, organization, and the City.
7. To satisfy Section 19-700 et seq. of the Chesapeake Zoning Ordinance, the developer shall pay \$100 per unit at the time of final construction plan approval, to be used for the purposes of developing or improving appropriate open space in the general vicinity of the development.

B. DETENTION BASINS

1. Wet retention and/or detention basins and all other storm water runoff BMP's shall be designed to complement the landscape and are incorporated into the common open space of Warrington.
2. Detention/retention basins, headwalls, outlet structure, concrete flow channels, rip rap channels, and any other drainage improvements shall be screened with plant material and/or berms. Such drainage structures, as appropriate, shall be situated in the least visible location or, if visible, incorporated in to the natural curves of the land. Detention basin embankments and the basin itself

shall be extensively landscaped with wet site tolerant plant materials with the intention of re-creating a seasonal and high water wet eco-structure. The BMP shall be seized to accommodate the future growth of vegetation planted in it.

C. FLOODPLAIN CONTROL

As floodplain areas shall comply with the requirements of Chapter 28 of the City Code, entitled "Flood Zone Management." Floodplain areas may be utilized in meeting open space requirements.

SECTION 10

BLOCKS

1. Block Size

The streets within Warrington Hall shall be designed to create blocks that are generally rectilinear in shape, a modified rectilinear shape, or another distinct geometric shape. Block size shall be designed to have a maximum length of 800 feet.

2. Build-to-line

Each block shall be designated with a build-to line which shall establish the front yard setback for the lots on the block. The build-to line shall fall between the minimum and maximum front yard setbacks for the proposed uses (refer to Section 7.B. and Section 8.B. regarding Area and Bulk Regulations). A minimum of 80% of all buildings on the block shall conform to the build-to line, with the remaining 20% allowed to vary by being further setback no greater than 75% of the distance from the right-of-way to the build-to line for residential or no further than the maximum setback for commercial uses. Build-to lines (set back lines) shall be shown on Preliminary Development Plans and the allowances for varying the setbacks on individual lots shall be administered by the architectural review committee (see Section 14. Design Control)

3. Variation of lot width and area

Lot areas and lot widths shall vary at random to the greatest extent possible, in order to eliminate the appearance of a standardized subdivision. To the extent possible, no more than two lots in a row shall have the same width. Lots shall vary by a minimum of five foot increments.

SECTION 11.

STREETS

1. The street layout shall be a modified grid street pattern adapted to unique natural features and other environmental constraints of the site and peripheral open space areas. The street layout shall take into consideration the location of the community focus (Warrington Square), other internal open space areas, gateways, and vistas. A minimum of two interconnections with Kempsville Road and Butts Station Road shall be provided as shown on the Master Development Plan. Linkages to adjacent developments and neighborhoods both existing and future with street stubs and possible pedestrian paths will be provided. A non-ingress / egress easement along Kempsville Road and Butts Station Road shall be provided along all residential areas of the development, and all future rights of way along Kempsville Road and Butts Station Road as proposed in the Chesapeake Master Road Plan will be reserved.
2. The street layout shall form an interconnected system of streets primarily in a rectilinear grid pattern, however, modified to avoid a monotonous repetition of the basic street/block pattern. The use of cur-de-sacs and other roadways with a single point of access shall be minimized. To the greatest extent possible, streets shall be designed to have a maximum length of 800' from intersection to intersection, and to the greatest extent possible, shall either continue through an intersection, or terminate in a "T"

intersection directly opposite the center of a building, an internal open space area, or a view into a peripheral open space area. All intersections within the development shall have curb returns with 15' radius to promote a more pedestrian friendly environment.

3. The street layout shall incorporate a hierarchy of street types as specified below and as illustrated in the Appendix:

Private shared driveways, private alleys with rights of public ingress/egress, and private streets.

Shared driveways (private) – 16' easement

Private alley – 20' R/W

Private Street – 22' easement

Public streets and avenue – 50' 56' R/W streets, 74' – 100' R/W avenues

Minor Street with unregulated parking

Minor Street with parking on both sides

Major one way street with parking on one side

Major Street with parking on both sides (except where prohibited)

divided avenue with 13'-40' median parking both sides

Public Boulevard – 80' – 86' R/W

Divided boulevard with 16' median, two travel lanes each way

Divided boulevard with 16' medium, travel lanes, parking both sides

Type 1. Shared Driveway

- A. Shared Driveways are private ingress/egress easements serving 2-7 single family homes or duplexes, single family attached homes, and town houses and will be dedicated to and maintained by the property owners' association. Share driveways are required between lots when one lot is narrower than 80' and there is no rear alley provided.
- B. Easement = 16'
- C. Pavement width = 12'
- D. Design speed: N/A
- E. Adjacent land uses: single-family detached and attached houses, Duplexes, and town houses with either attached or unattached garages

Type 2. Private Alley with rights of public ingress/egress

- A. Private Alleys run longitudinally through blocks and provide access to the rear of the property and eliminate the need for front yard driveways, thus providing a more positive front yard streetscape. Parking in alleys is prohibited.
- B. Right of Way = 20'
- C. Pavement width = 20'
- D. Design speed = 10 m.p.h.
- E. Adjacent land uses: single family detached and attached houses or duplexes, town houses, multi-family condominiums, all with either attached or unattached garages, elderly housing units and office buildings all with adjacent parking lots and landscaped edges.
- F. All Private Alleys will accommodate single unit trucks and emergency vehicles and will be serviced by both private and municipal garbage collection.
- G. No parking will be allowed within the right of way of Private Alleys.

Type 3. Private Streets

- A. Private streets service the main commercial block of the neighborhood center. Warrington Square, and provide access to the town houses there. These streets will be dedicated to and maintained by the property owners association.
- B. Easement = 22'
- C. Pavement width = 20'
- D. Design Speed = 10 m.p.h.
- E. Adjacent land uses: town houses with either attached or unattached garages, multi-family condominiums, retail and office buildings with loading areas, parking lots, and landscaped edges.
- F. All Private Streets within the commercial block will accommodate single unit trucks and emergency vehicles and will be serviced by both private and municipal garbage collection.
- G. No parking will be allowed within the easement of Private Streets.

Type 4. Minor Street with unregulated parking

- A. These public streets occur on all cul de sacs and also include Poquoson Crossing, Old Fields Arch, Old Farm Avenue, Stanhope Gardens (Great Marsh to Old Fields) and Walnut Neck.
- B. Right of Way = 50'
- C. Pavement width (curb to curb) = 30'
- D. Design Speed = 25 m.p.h.
- E. Adjacent land uses: single family detached and attached houses or duplexes, town houses, park land
- F. Shade trees shall be planted along non wooded sections of street

Type 5. Minor Street with parking both sides

- A. These public streets occur through the majority of the residential area of Warrington Hall with the primary purpose of serving local residential traffic. Parking and 4.5' wide sidewalks occur on both sides of these streets. These streets include (South) Long Beeches (between Riddlehurst and Old Trail Crossing), and (East) Riddlehurst (Long Beeches to Poquoson)
- B. Right of Way = 52'
- C. Pavement width (curb to curb) = 32'
- D. Design Speed = 25 m.p.h.'
- E. Adjacent land uses; single family detached and attached houses or duplexes, town houses, multi-family condominiums, park land
- F. Shade trees shall be planted along non wooded sections of street.

Type 6. Major One Way Street with parking on one side

- A. This public street, Great Marsh Avenue, occurs on either side of the dry retention ponds. These dry retention ponds occur within the 140' median between these one-way streets.
- B. Right of Way = 50'
- C. Pavement width (curb to curb) = 24'
- D. Design Speed = 25 m.p.h.
- E. Adjacent land uses: single family detached houses or duplexes elderly housing and park land.
- F. Trees shall be planted along non-wooded sections of street and within the dry retention pond median.

Type 7. Major Street with parking both sides (except where prohibited)

- A. These public streets occur within the residential area of Warrington Hall and in some cases are collectors (where parking is prohibited). These streets include (North) Long Beaches (Riddlehurst to Kempsville) Great Marsh (Stanhope to Long Beeches) and (West) Riddlehurst (Warrington Blvd. to Long Beeches)
- B. Right of Way = 56'
- C. Pavement width (curb to curb) = 34'
- D. Design Speed = 25 m.p.h.
- E. Adjacent land uses: single family detached houses or duplexes, town houses, multi-family condominiums, elderly housing, and park land
- F. Shade trees shall be planted along non wooded sections of street.

Type 8. Divided Avenues with Landscaped Medians

- A. Divided avenues are public streets within the residential areas of Warrington Hall that provides a parkway and open house element to the developments streetscape. On either of a 13' – 40' landscaped or wooded median are one way 12' travel lanes with 8' of adjacent parking and 4.5' or 5' planted strips and 4' sidewalks.
- B. Right of Way = 74' and 100'
- C. Pavement width (curb to curb) = 20' one way
- D. Design speed = 25 m.p.h.
- E. Adjacent land uses: single family detached and attached houses or duplexes, town houses, and parkland
- F. Shade trees shall be planted along the non-wooded sections of street
- G. The boulevard type 13' wide median a Stanhope Gardens will be planted and maintained by the property owner's association. The 40' median along Timber Neck preserves as much of the existing woodland as possible. This wooded mall will be selectively cleared and maintained by the property owner's association. All these areas will be maintained by the property owner's association.

Type 9. Cull de Sacs and Closes

- A. These public streets are a more landscaped variation of the standard residential cul de sac and open throat cul de sac found in the Chesapeake D.P.W.'s Public Facilities Manual. These serve only 4-8 single family unattached and attached houses or duplexes and consist of 22' wide one-way travel and parking lanes with no adjacent sidewalks.
- B. Right of Way = 100' and 120'
- C. Pavement width (curb to curb) = 22' – 24' one way
- D. Design speed = 20 m.p.h.
- E. Adjacent land uses: single family detached and attached houses or duplexes
- F. Shade trees shall be planted along the non-wooded sections of street within the first 10' outside the R/W
- G. The 61' diameter circles in the cul-de-sacs and the 46' wide mails within the closes will be landscaped and maintained by the property owners' association.

Type 10. Divided Boulevard Collector

- A. Warrington Boulevard is the major collector for this development and provides for through traffic from Kempsville Road to Butts Station Road. The commercial end of this boulevard serves the

most intense land uses within Warrington Hall. While there is limited to no parking along this end of the Boulevard, a wide and pedestrian friendly landscaped sidewalk will be provided adjacent to the curb. There will be a minimum 4.5' wide parkway and 5.5' wide sidewalk.

- B. Right of Way = 80' and 86'
- C. Pavement width (curb to curb) = 22-24' one way
- D. Design speed = 25 m.p.h.
- E. Adjacent land uses: town houses, office and retail uses, parking, park land, assisted living complex, and church.
- F. Shade trees, screen hedges, fences, decorative landscaping and plant beds, and appropriate street furniture will be provided within the 20' pedestrian zone from edge of curb to building facade, which will open directly onto the sidewalk. This and the 16' wide landscaped median will be planted and maintained by the property owners' association.

Type 11. Divided Boulevard – Residential (Central Section)

- A. The section of Warrington Boulevard lies between the traffic circle and Riddlehurst Avenue and will be a tree-lined boulevard with a 5' wide parkway and a 6' wide sidewalk. Parking will occur adjacent to residential areas, and there shall be a major ingress/egress to the Church of the Messiah opposite Riddlehurst Ave.
- B. Right of Way = 80'
- C. Pavement width (curb to curb) = 20' one way
- D. Design speed = 25 m.p.h.
- E. Adjacent land uses: single family houses and duplexes, town houses, multi-family condominiums,
- F. Shade trees shall be planted and maintained by the property owners association within the first 10' outside the R/W and within the 16' median.

NOTE: These standards may be modified in accordance with Section 11-802 of the Chesapeake Zoning Ordinance during preliminary site plan approval for any section of phase of this development if and when street standards are developed by the institute of Transportation Engineers or AASHTO specifically for Neo-Traditional Neighborhood Developments

SECTION 12. SIDEWALKS AND TRAILS

1. A sidewalk network shall be provided throughout Warrington Hall that interconnects all dwelling units with other units, non-residential uses, and common open space. Sidewalks shall promote pedestrian activity within each site and throughout the development; they shall be separate and distinct from motor vehicle circulation to the greatest extent possible, provide a pleasant route for users, promote enjoyment of the development, and encourage incidental social interaction among pedestrians. The pedestrian circulation system shall include gathering/sitting areas and provide benches, landscaping, and other street furniture where appropriate.
2. Sidewalks shall be a minimum of four feet in width, expanding to six feet along major pedestrian routes. Sidewalks in the Warrington Square area shall be a minimum of 6' in width, and where they occur adjacent to commercial buildings, up to 16' in width. Sidewalks shall be barrier-free. Sidewalks shall be constructed of concrete, brick, covered/textured concrete, concrete pavers, create containing accents of brick, or some combination thereof that is compatible with the style, materials, colors, and details of the surrounding buildings. The functional, visual, and tactile properties of the paving materials shall be appropriate to the proposed functions of pedestrian circulation.
3. Walkways shall be raised and curbed along buildings and within parking lots, where suitable. Pedestrian street crossing shall be clearly delineated by a change in pavement color, texture, or

marking. All sidewalks and other pedestrian walkways shall have appropriate lighting, using poles and fixtures consistent with the overall design theme for the development.

4. Trails or jogging paths shall be provided along the peripheral open space area of the development and will be linked to the major internal open spaces (i.e. the park surrounding the Henry Butt House) by means of alleys and 10' wide pedestrian easements. These trails shall provide easy and safe access to the majority of the site's perimeter which is for the most part a buffer-type utility or conservation easement. All trails and jogging paths shall be owned and maintained by the property owners' association.
5. Trails shall be 3'-4' wide and constructed of wood chips, gravel, or bituminous concrete, whichever is most appropriate to the surrounding conditions. Pedestrian easements shall be fenced to provide adequate privacy and separation from abutting land uses.

SECTION 13. STREET TREES AND LIGHTING

1. Shade trees shall be provided along each side of all streets in non-wooded portions of the development and within the medians of all divided avenues and boulevards.
2. A landscape plan will be prepared by a Landscape Architect for all streets and adjacent parkways for approval by the City Arborist and Department of Public Works. This plan shall be in accordance with Section 19-600 of the Chesapeake Zoning Ordinance and shall meet the intent of the City's Landscape Ordinance. All landscaping shall be coordinated with the Department of Public Work's requirements for site distances at intersections and for utility easements.
3. A landscape plan will be prepared by a Landscape Architect for all streets and adjacent parkways for approval by the City Arborist and the Department of Public Works. This plan shall be in accordance with Section 19-600 of the Chesapeake Zoning Ordinance and shall meet the intent of the City's Landscape Ordinance. However, these requirements may be waived by the "Landscape Review Committee especially in regards to buffering and screening. All landscaping shall be coordinated with the Department of Public Work's requirements for site distances at intersections and for utility easements.
4. Along all commercial or mixed use streets, parking areas, sidewalks, neighborhood squares, and interior open spaces, decorative lamp posts shall be provided at regular intervals. Lighting shall also be provided at all intersections of residential streets. In parking lots, post heights may be extended. All lighting shall be coordinated with required landscaping. Garage, porch lights and yard post lighting shall be incorporated into the street lighting design.

SECTION 14. DESIGN CONTROL

1. Architectural and design review and control will be consistently and vigorously applied to all aspects of Warrington Hall. Before the issuance of any building permits, a committee will be formed consisting of the developer an architect, and several local builders (residential and commercial). This will be referred to as the Warrington Architectural Review Committee and will develop an architectural vocabulary and code to insure a consistent quality of building and workmanship, provide a harmonious image for the whole development, and still encourage a variety of form from building to building.
2. A design vocabulary shall be established for Warrington Hall and shall include the general design qualities as well as the specific architectural standards to be used. The design vocabulary shall

respond to the general and specific design standards as specified in the code and relate to the proposed development plan. There must be a style or styles selected and used throughout the development such as a variation on the existing, historical, or vernacular architectural style of Tidewater Virginia. The use of materials colors, and massing incompatible with the selected design vocabulary shall be avoided.

3. The architectural code for all buildings in Warrington Hall shall be prepared and administered by the Warrington Architectural Review Committee. The architectural code shall be modeled after those of Andes Duany & Elizabeth Plater – Zyberk, specifically the code for the Kentlands in Gaithersburg, Maryland. The code shall specify building materials, configuration, and techniques as they pertain to external walls, building elements, roofs, windows and doors, and landscaping elements of all residential dwellings in Warrington Hall. Some of the various elements the code will address are as follows:
 - a. Landscaping and site work: protection of existing trees and vegetation, acceptable list of plant material for new landscaping, pesticide and fertilizer management.
 - b. Foundations: finish floor elevation relative to finish grade, depth of crawl space, width and material of base for slabs on grade, materials
 - c. Exterior walls: types of acceptable exterior cladding, proportion of windows for wall space
 - d. Roofing: basic spaces and pitches, materials placement and treatment of roof stacks and vents.
 - e. Exterior trim: width and placement of trim, materials
 - f. Windows: pattern type and proportion, materials shutters
 - g. Doors: type and proportion, hardware, storm doors
 - h. Special features: porches, entry stoops, exterior stairs and railing, chimneys
 - i. exterior colors and finishes: color chart for body and trim of house
 - j. other exterior elements: utility service lines, meters, and boxes, placement and screening of air conditioner units, exterior lighting, privacy screens and fencing driveway and entry walk surfaces, exterior ornamental features and furniture, accessory buildings.
4. Plans for all buildings and signs, alterations, and additions shall be submitted for approval to the Architectural Review Committee before any building permits may be issued by the City. There will be a review fee charged and a procedure established for appeals and enforcement. The City of Chesapeake shall not be responsible for interpreting, applying, or enforcing the design vocabulary or architectural codes of the Warrington Hall Architectural Review Committee.

(from 44 of Architectural Guidelines for listing of improvements requiring Architectural Review Committee Approval) See below

By way of illustration, but with limitation, submission to the Architectural Review Committee is required for approval of the following:

All new construction or illustration of dwellings. Garages. Accessory buildings or dwellings, trellises, gazebos, awnings, canopies, swimming pools, hot tubs, spas, fountains, decks, terraces, fences, retaining walls, mailboxes, flagpoles, tennis courts, exterior recreation apparatus, exterior lighting, sound systems, driveways, walks and patios.

All new construction, installation or revision of landscaping, surface, or subsurface improvements including ground covers, shrubs, trees, flowering plants, surface grading, drainage and irrigation systems.

SECTION 15.

NEIGHBORHOOD DESIGN GUIDELINE

1. Buildings located at gateways (the intersection of Warrington Boulevard with Kempsville Road and butts Station Road) entering the planned residential development shall mark the transition into and out of the neighborhood in a distinct fashion using massing, additional height, contrasting materials, and / or architectural embellishments to obtain this effect. Buildings located around Warrington Square and along the commercial end of Warrington Boulevard shall also be distinct in a similar manner.
2. Focal Points, or points of visual termination, shall generally be occupied by more prominent buildings and structures that employ enhanced, height, massing distinctive architectural treatments, or other distinguishing features.
3. Buildings shall define the streetscape through the use of uniform setbacks along the build-to-line for each block. The build-to-line shall be generally continued across side yard setback areas between buildings by using landscaping. The streetscape shall also be reinforced by lines of closely planted shade trees, and may be further reinforced by walls, hedges, or fences, which define front yards.
4. Exterior public and semi-public spaces, courtyards, or sub-spaces around the commercial buildings in Warrington Square shall be designed to enhance surrounding buildings, and to provide amenities for users in the form of textured paving, landscaping, lighting, street trees, benches, trash receptacles, and other items of street furniture, as appropriate. These areas shall have recognizable edges defined on at least two sides by buildings, walls, elements of landscaping, and elements of street furniture, in order to create a strong sense of enclosure.
5. Buildings shall be considered in terms of their relationship to the height and massing of adjacent buildings, as well as in relations to the human scale.
6. Buildings shall be located to front towards and relate to public streets, both functionally and visually, to the greatest extent possible. Buildings shall not be oriented to front toward a parking lot.
7. Spatial relationships between buildings and other structures shall be geometrically logical and/or architecturally formal. On a lot with multiple buildings, those located on the interior of the site shall front towards and relate to one another, both functionally and visually. A lot with multiple buildings may be organized around features such as courtyards, greens, or quadrangles with encouraged pedestrian activity and incidental social interaction among users. Smaller, individualized groupings of buildings are encouraged. Buildings shall be located to allow for adequate fire and emergency access.
8. The acoustic, thermal, visual, and tactile properties of the proposed paving materials shall be appropriate to the proposed functions of pedestrian circulation. Modular masonry materials, such as brick, slate, and concrete pavers, or gridded cast-in-place materials, such as exposed aggregate concrete slabs shall be used, whenever possible, on sidewalks pedestrian walkways and pathways, and public or semi-public plazas, courtyards, or open space.
9. Walls and fences shall be architecturally compatible with the style, materials, and colors of the principal building on the same lot. Brick walls with a cast stone cap are encouraged. Wood fences, decorative metal, or cast iron fences, masonry or stucco walls and piers shall be encouraged. Solid wooden fences are permitted in rear and side yards only. Stockade or contemporary security fencing such as chain link fence shall be prohibited.

SECTION 16.

ARCHITECTURAL DESIGN GUIDELINES

1. The following architectural terms shall, for the purpose of this code, have the meaning herein defined;

Bay a regularly repeated unit on a building elevation defined by columns, pilasters, or other vertical elements, or defined by a given number of windows or openings.

Belt course (also string course or horizontal course) a projecting horizontal band on an exterior wall marking the separation between floors and levels

Blank wall an exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane

Column a vertical pillar or shaft usually structural

Cornice the top part of an entablature, usually molded and projecting

Cupola a small roof tower, usually rising from the roof ridge

Curtain wall a light, non-structural outer wall of a building in the form of a metal grid with infill panels of glass and other materials

Elevation an exterior façade of a structure, or its head-on view, or representation drawn with no vanishing points, and used primarily for construction

Façade a building face or wall

Fenestration window and other openings on a building façade

Fascia a projecting flat horizontal member or molding, also part of a classical entablature

Gable the part of the end wall of a building between the eaves and a pitched or gambrel roof

Horizontal course (see belt course)

Lintel a horizontal beam over an opening in a masonry wall, either structural or decorative

Masonry wall building material, such as brick or stone, which is laid up in small units

Massing the three-dimensional bulk of a structure; height, width, and depth

Pilaster a column partially embedded in a wall, usually non-structural

Pitch the angle of slope of a roof or berm

Portico an open sided structure attached to a building sheltering an entrance or serving as a Semi-enclosed space

Proportion the relationship or ratio between two dimensions, e.g. width of street to height or building wall, or width to height of a window

Quoins corner treatment for exterior walls, either in masonry or frame buildings

Rhythm of solids to voids the relationship between the solid portions of a building façade and the voids formed by doors, windows, other openings and recesses. May also refer to the relationship between building mass (solids) and side yard setback (voids) along a street

String course (see belt course)

2. Buildings shall generally relate in scale and design features to the surrounding buildings, showing respect for the local context of Tidewater Virginia. As a general rule, buildings shall reflect a continuity or treatment obtained by maintaining the building scale or by subtly graduating changes; by maintaining base courses; by continuous use of front porches on residential buildings; by maintaining cornice lines in buildings of the same height; by extending horizontal lines of fenestration; and by echoing architectural styles and details, design themes, building materials, and colors used in surrounding buildings.
3. Buildings on corner lots shall be considered significant structures, since they have at least two front facades visibly exposed to the street. These buildings may be designed with additional height and architectural embellishments, such as corner towers, to emphasize their location.
4. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. Building wall offsets, including projections, recesses, and changes in floor level shall be used in order to add architectural interest and variety, and to relieve the visual effect of a simple, long wall. Similarly, roof-line offsets shall be provided, in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. The exteriors of duplexes, townhouses or multi-family condominiums may be designed to appear as a single building, such as a large single-family detached dwelling.
5. The brick buildings, facing a public street or internal open space, shall be architecturally emphasized through fenestration, entrance treatment, and details. Buildings with more than one façade facing a public street or internal open space shall be required to provide several front façade treatments.
6. The architectural treatment of the front façade shall be continued, in its major features, around all visible exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regards to style, materials, colors and details, Blank wall or service area treatment of side and/or rear elevations visible from the public view shed is prohibited.
7. All visibly exposed sides of a building shall have an articulated base course and cornice. The base course shall align with either the kick plate or all level of the first story. The cornice shall terminate or cap the top of a building wall, may project horizontally from the vertical building wall plane, and may be ornamented with moldings, brackets, and other details. The middle section of a building may be horizontally divided at the floor, lintel, or sill levels with belt or string courses.
8. Gable roofs with a minimum pitch of 9/12 should be used to the greatest extent possible. Where hipped roofs are used, it is recommended that the minimum pitch be 6/12. Both gable and hipped roofs should provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall. Flat roofs shall be prohibited on one story buildings. Flat roofs may be used on buildings with a minimum of two stories, provided that all visibly exposed walls have an articulated cornice that projects horizontally from the vertical building wall plane. Other roof types should be appropriate to the buildings architecture. Mansard roofs are generally discouraged, particularly on buildings less than three stories in height. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, masonry chimneys, cupolas, clock towers, and other similar elements are encouraged.

9. Fenestration shall be architecturally compatible with the style, materials, colors, and details of the building. Windows shall be vertically proportioned wherever possible. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.
10. Blank, windowless walls are discouraged. Where the construction of a blank wall is necessitated by local building codes, the wall should be articulated by the provision of blank window openings trimmed with frames, sills, and lintels, or, if the building is occupied by a commercial use, by using recessed or projecting display window cases. Intensive landscaping may also be appropriate in certain cases.
11. All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, and others, where appropriate. Any such element utilized shall be architecturally compatible with the style, materials, colors, and details of the building as a whole, as shall the doors.
12. In mixed-use buildings, the difference between ground floor commercial uses and entrances for upper level commercial or apartment uses shall be reflected by differences in façade treatment. Storefront and other ground floor entrances shall be accentuated through cornice lines. Further differentiation can be achieved through distinct but compatible exterior materials, signs, awnings, and exterior lighting.
13. Storefronts are an integral part of a building and shall be integrally designed with the upper floors to be compatible with the overall façade character. Ground floor retail, service, and restaurant uses shall have large pane display windows. Such windows shall be framed by the surrounding wall and shall not exceed 75% of the total ground level façade area. Buildings with multiple storefronts shall be unified through the use of architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.
14. Fixed or retractable awnings are permitted at ground floor level, and on upper levels where appropriate, if they complement a building's architectural style, materials, colors, and details; do not conceal architectural features, such as cornices, columns, pilasters, or decorative details; do not impair façade composition; and are designed as an integral part of the façade. Canvas is the preferred material, although other water-proofed fabrics may be used as approved by the Architectural Review Committee. Metal or aluminum awnings are prohibited. In buildings with multiple storefronts, compatible awnings should be used as a means of unifying the structure.
15. Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials, colors, and details of the building and shall comply with local building codes. The type of light source used on the exterior of buildings, signs, parking areas, pedestrian walkways, and other areas of a site, and the light quality produced, shall be the same or compatible. Facades shall be lit from recessed behind architectural features. The use of low pressure sodium, fluorescent, or mercury vapor lighting either attached to building or to light the exterior of buildings shall be prohibited. Mounting brackets and associated hardware should be inconspicuous.
16. All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, and satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, penthouse-type screen devices, or landscaping.
17. All materials, colors, and architectural details used on the exterior of a building shall be compatible with the building's style, and with each other. A building designed of an architectural style that normally includes certain integral materials, colors, and/or details shall incorporate such into its design. Where appropriate to the architectural style of a building, shutters shall be provided on all windows fronting a

street or visible from the public right-of-way. Shutters shall be proportioned to cover one-half the width of the window.

SECTION 17. **LANDSCAPING** *(also see pages 26-31 of the Architectural Design Guidelines)*

1. Extensive landscaping shall be required in accordance with a landscape plan conceived for Warrington Hall as a whole. All areas of the site not occupied by buildings, parking lots, or other improvements shall be intensively planted with trees, shrubs, hedges, ground covers, and/or grasses, unless such areas consist of attractive existing vegetation to be retained. In addition to the required screening and street trees, additional plantings or landscaping elements shall be required throughout the neighborhood center, Warrington square, for climate control, privacy, or for aesthetic reasons. Landscaping shall be integrated with other functional and ornamental site design elements, where appropriate, such as recreational facilities, ground paving materials, paths and walkways, fountains or other water features, trellises, pergolas, gazebos, fences, walls, street furniture, art and sculpture.
2. Landscaping plans shall be prepared by a certified landscape architect in accordance with at least the minimum standards found in Section 19-600 of the Chesapeake Zoning Ordinance and approved by the City Arborist.
3. At the time of planting, deciduous trees shall have a 2" -2-1/2" caliper, evergreen trees shall be a minimum of 4'-5' high, and shrubs shall be 2' high. Only nursery grown plant materials shall be acceptable, and all trees shrubs, and ground covers shall be planted according to accepted horticultural standards. All plant material shall be properly planted and staked where required, and provision made for regular watering and maintenance until they are established. Dead or dying plant material shall be replaced during the next planting season.
4. Plant suitability, maintenance, and compatibility with site and construction features are critical factors which shall be considered. Plantings shall be designed with repetition, structured patterns, and complimentary textures and colors, and shall reinforce the overall character of the area. Plant specials selected should be hardy for climate Zone 8, and shall be appropriate in terms of function and size. Final selection shall be reviewed by the City Arborist, and the landscape plan shall be submitted to the City Arborist for review, recommendations, and approval.
5. Maximum effort shall be made in the wooded areas of the site to save mature specimen trees because of size or relative rarity. These should be protected and preserved according to the Chesapeake Landscape Specifications Manual.
6. Within two years from the time of planting, all dead or dying plants, installed new, transplanted, or designated as existing trees to be retained on the plan, shall be replaced by the developer. Trees or other vegetation which dies after the second year shall be replaced and maintained by the property owners association.

SECTION 18. **SIGNS**

All signs located within Warrington Hall shall comply with the following sign regulations. These regulations. These regulations shall specify exempt signs, prohibited signs, and permitted signs. All permitted signs will have specific design and locational standards that shall be adhered to. All permitted signs shall be reviewed by the Architectural Review Committee and if approved shall be issued a sign permit.

The number and type of sign for each business is limited. Refer to Section 18.3 for the number and type of signs allowed per business.

1. Exempt signs. The following temporary signs shall be permitted for a period not to exceed 30 days and shall be exempt from review by the Architectural Review Committee.
 - A. Temporary civic, cultural, and public service window posters, when posted inside commercial establishments, shall be permitted, provided they do not, individually or combined, occupy more than 24% of the total area of said window or five square feet, whichever is less. Temporary window signs are permitted on ground floor windows only
 - B. Temporary promotional or special sales signs when erected in conjunction with a commercial establishment shall be permitted, provided they do not, individually or combined with other window signs, exceed 25% of the total area of the display window or sixteen square feet, whichever is less. Temporary signs advertising a business opening or change in ownership shall not exceed an area of sixteen square feet and shall have a specific date of removal. All temporary signs shall have the date of removal printed clearly on lower right hand corner, as viewed from the exterior. Temporary promotional signs are permitted on ground floor windows only.
2. Prohibited signs
 - A. Signs employing mercury vapor, low pressure and high pressure sodium, and metal halide lighting; plastic panel rear-lighted signs.
 - B. Signs on roofs, dormers, and balconies.
 - C. Billboards
 - D. Signs painted or mounted upon the exterior side or rear walls of any principal or accessory building or structure, except as otherwise permitted hereunder.
3. Permitted Signs
 - A. Front wall mounted or painted sign shall be permitted, provided the following standards are met.
 1. The sign shall be affixed to the front façade of the building, and shall project outward from the wall to which it is attached no more than six inches.
 2. The area of the signboard shall not exceed 5% of the ground floor building façade area or 24 square feet, whichever is less.
 3. The maximum permitted height is fifteen feet above the front sidewalk elevation, and shall not extend above the base of the second floor window sill, parapet, eave, or building façade.
 4. The height of the lettering, numbers, or graphics shall not exceed eight inches.
 5. The sign shall be granted to commercial uses occupying buildings
 6. The sign shall be limited to one per business
 - B. One wall mounted sign, not exceeding six square feet in area on any side or rear entrance open to the public shall be permitted, provided such wall signs only be lighted during the operating hours of the business *(from WH(M)-11-03) Rear mounted signs not adjacent to a public entrance will be allowed along Butts Station Road street frontage. Signs facing Butts Station Road shall comply with the same size requirements as paragraph A above. Freestanding monument style signs shall be permitted on the Butts Station Road frontage and limited to one sign per block. Sign face shall not be exceeded 32 square feet. The sign shall not exceed 7" in height. The monument base shall be constructed of brick and the sign may be illuminated by an external light only, no later than 10:00 p.m.*
 - C. Wall-mounted building directory signs identifying the occupants of a commercial building, including upper story business uses shall be permitted provided the following standards are met:

1. The sign is located next to the entrance.
 2. The signs shall project outward from the wall to which it is attached no more than six inches.
 3. The sign shall not extend above the parapet, eave, or building façade
 4. The area of the signboard shall not exceed three square feet, with each tenant limited to one square foot.
 5. The height of the lettering, numbers, or graphics shall not exceed four inches.
- D. Applied letters may substitute for all wall-mounted signs, if constructed of painted wood, painted cast metal, bronze, brass, or black anodized aluminum. Applied letters shall not exceed a height of eight inches or occupy an area in excess of 24 square feet
- E. Projecting signs, including graphic or icon signs, mounted perpendicular to the building wall shall be permitted, providing the following standards are met.
1. The signboard shall not exceed an area of six square feet.
 2. The distance from the ground to the lower edge of the signboard shall be ten feet or greater.
 3. The height of the top edge of the signboard shall not exceed the height of the wall from which the sign projects, if attached to a single story building, or the height of the sill or bottom of any second story window, if attached to a multistory building.
 4. The distance from the building wall to the signboard shall not exceed six inches.
 5. The width of the signboard shall not exceed three feet.
 6. The height of the lettering, numbers, or graphics shall not exceed eight inches.
 7. Limited to one sign per business.
- F. Painted window or door signs shall be permitted provided that the following standards are met:
1. The sign shall not exceed 10% of the window or door area or four square feet, whichever is less.
 2. The sign shall be silk screened or hand painted.
 3. The height of the lettering, numbers, or graphics shall not exceed four inches.
 4. Limited to one sign per business, painted on either the window or the door, but not on both.
 5. May be in addition to only one of the following: a wall-mounted sign, a free-standing sign, an applied letter sign, a projecting sign or a valance awning sign.
- G. Awning signs, for ground floor uses only shall be permitted, provided that the following standards are met:
1. If acting as the main business sign, it shall not exceed ten square feet in area, and the height of the lettering, numbers, or graphics shall not exceed eight inches.
 2. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed four square feet in area, and the height of lettering, numbers, or graphics, and shall not exceed four inches.
 3. Limited to two such signs per business, on either awning or valance, but not on both.
 4. If acting as the main business sign, it shall be in lieu of a front mounted sign.
- H. One free-standing sign shall be permitted, provided that the following standards are met:
1. The building where the business to which the sign refers is located, shall be set back a minimum of five feet from the street line and the sign shall be outside of the street right of way.
 2. The area of the signboard shall not exceed three square feet.
 3. The height of the lettering, numbers, or graphics shall not exceed four inches.
 4. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed ten feet from the ground.

5. The signboard shall be constructed of wood, with wood or cast iron brackets, and shall be architecturally compatible with the style, composition, material, colors and details of the building.
 6. The signboard shall not be illuminated after 10:00 p.m.
 7. The sign shall be located within four feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.
 8. Limited to one sign per building and shall not be in addition to projecting signs.
- I. Businesses located in corner buildings are permitted one sign for each street frontage.
 - J. Businesses with service entrances may identify these with one sign not exceeding two square feet.
 - K. One directional sign, facing a rear parking lot. This sign may be either wall-mounted or free standing on the rear façade, but shall be limited to three square feet in area.
 - L. In addition to the other signage, restaurants and cafes shall be permitted the following, limited to one sign per business:
 1. A wall mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, ad clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five feet, shall not exceed a total area of two square feet, and may be lighted.
 2. A sandwich board sign, as follows:
 - a. the area of the signboard, single-sided shall not exceed five square feet
 - b. the signboard shall be constructed of wood, chalkboard, and/or finished metal.
 - c. letters can be painted or handwritten.
 - d. the sign shall be located within four feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.
 - e. the information displayed shall be limited to daily specials and hours of operation.
 - f. the sign shall be removed at the end of the business day.
 - M. Each business shall identify the number of its address within the signboard with a minimum of one sign facing each street or parking lot.
 - N. *(see WH(M)-11-03) Freestanding monument style signs shall be permitted on the Butts Station Road frontage and limited to one sign per block. Sign face shall not to exceed 32 square feet. The sign shall not exceed 7' in height. The monument base shall be constructed of brick and the sign may be illuminated by an external light only, no later than 10:00 p.m.*
4. The following is a general list of design guidelines for signs. These guidelines are to be enforced by the Architectural Review Committee.
 - A. Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, material, colors, and details of the building, as well as with other signs used on the building or its vicinity.
 - B. Signs shall fit within the existing façade features, shall be confined to signable areas, and shall not interfere with door and window openings, conceal architectural details or obscure the composition of the façade where they are located. Signs shall be placed on a façade only in a manner historically appropriate to the style of the building.

- C. Whenever possible, signs located on buildings within the same blockface shall be placed at the same height, in order to create a unified sign band.
- D. Wood and painted metal are the preferred materials for signs. Flat signs should be framed with raised edges. Wood signs shall use only high-quality grade wood with suitable grade finishes
- E. Sign colors should be compatible with the colors of the building façade. A dull or matte finish is recommended, for it reduces glare and enhances legibility.
- F. Signs shall be either spot-lighted or back-lighted with a diffused light source. Spot lighting shall require complete shielding of all light sources, light shall be contained within the sign frame and shall not significantly spill over to other portions of the building, or site. Back-lighting shall illuminate the letters, characters, or graphics on the sign but not its background. Warm fluorescent bulbs may be used to illuminate the interior of display cases. Neon signs placed inside the display case shall insure low intensity colors.
- G. Signs shall be mounted so that the method of installation is concealed. Signs applied to masonry surfaces should be mechanically fastened to mortar joints only, and not directly into brick or stone. Drilling to provide electrical service should also follow the same rule.

SECTION 19. PHASING

1. The development of Warrington Hall shall be built over a period of five years in five phases. The years of each phase shall be as described below or shall begin with the approval of the final site plan and proceed in one year increments from that date.
2. The amount of development per phase shall be as follows and as shown on the attached phasing plans (Appendix).

PHASE ONE

Time period: one year

Extent of development: 97 single family units

PHASE ONE will take place from July 1997 through June 1998. Warrington Boulevard South, off Butts Station Road, will be constructed to the rotary and all streets serving the southeast quadrant of the project will be completed. A total of 97 residential units will be built consisting of all single family dwellings. All water and sewer to service this development will be constructed as will storm water management facilities. Development will begin on the four acre park and homeowners association club facility surrounding the Henry Butt House. This will include construction of a swimming pool and its accessory buildings. Other open space areas within the limits of Phase 1, with the exception of the playfields north of the Henry Butt House (approximately 5 acres) will be developed and landscaped. These include a major landscaped and wooden mall with a wet retention pond, conservation areas adjacent to the stream, and a perimeter trail.

PHASE TWO

Time period: one year

Extent of development: 78 single family units
4 single family attached units
26 town houses

PHASE TWO will take place between July 1998 and June 1999 and will consist of 78 single family dwellings, 4 single family attached dwellings, and 26 town houses. Warrington Blvd. will be extended north to Riddlehurst Avenue and all streets to serve these units in the north east quadrant of the site and Old Farm Avenue and Old Fields Arch will be constructed with the necessary water and sewer utilities and storm water management facilities. Long Beeches Avenue will be extended to Kempsville

Road and provide a secondary access to the development. The remaining central open space area around the Henry Butt House will be developed as open play fields and two tennis courts for the homeowner's association club will be built. The perimeter trail system will be completed along with the wooded malls, close, and conservation area along the stream, and the vest pocket park on Old Fields Arch will be built.

PHASE THREE

Time period: one year

Extent of development: 14 single family units
6 single family attached units
17 town house units
12 multi-family condominium units
24 elderly housing units

Phase Three will be constructed from July 1999 to June 2000 and will consist of 14 single family dwellings, 6 single family attached dwellings, 17 townhouses, 12 multifamily condominiums, and 24 town house type elderly housing units. Stanhope Gardens will be built and connected to Butts Station Road and Great Marsh Avenue will be completed, and all other streets needed to service the housing proposed in his phase will be constructed, along with water, sewer, and storm water facilities required. The larger park and BMP on Stanhope Gardens will be developed at this time, and the homeowner's association club facilities at the Henry Butt House will be completed. All landscaped malls, squares, and other open space show within the phase will also be developed.

PHASE FOUR

Time period: one year

Extent of development: 8 single family attached units
22 town house units
32 multi-family units
14,000 square feet of commercial (B-1)
35,000 square feet of office and institutional (O&I)

Phase Four shall not commerce until one year prior to the completion of the Kempsville Road improvement project adjacent to the property, and in the case Phase Four will be completed between July 2000 and June 2001 and will include 8 single family attached dwellings, 22 town houses, and 32 multi-family condominiums. Log Beeches Ave. will be completed and the office buildings along Warrington Blvd. South and Butts Station Road will begin to be developed during the phase. The neighborhood shopping area along Warrington Square South will also be developed during this phase along with the park and mall areas of Warrington Square. All landscaped malls and open space areas shown with the phase will be developed.

PHASE FIVE

Time period: one year

Extent of development 60 elderly housing units
26,000 square feet of commercial (B-1)
55,000 square feet of office and institutional (O&I)

Phase Five shall not commence until one year prior to the completion of the Kempsville Road improvement project adjacent to the property, and in that case Phase Five will be completed between July 2001 and June 2002 and will include 60 elderly housing units and the remaining retail and office space at Warrington Square and the residential type office buildings along Butts Station Road. At this time, Warrington Blvd. North will be completed and opened up to Kempsville Road and the assisted

living complex will be developed. All water, sewer, and storm water facilities to complete the project will be constructed. All landscaped open areas within the phase will also be developed.

3. All streets, utilities, storm water facilities, and open space within each phase of the development will be built as required by Chesapeake Department of Public Works, Planning Commission, and City Council.