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6 DESIGN REQUIREMENTS

6-A DESIGN PRINCIPLES

- 6-A-1 The quality of design of a community is dependent on the quality of design of the individual subdivisions that are included in it. Good community design requires the coordination of the efforts of each subdivider and developer of land within the County. Therefore, the design of each subdivision shall be prepared in accordance with the principles and recommendations established by the Comprehensive Plan for land use circulation, community facilities and public services, and in accordance with the following general principles:
- 6-A-1-(a) The size of lots and blocks and other areas for residential, commercial, industrial, and public uses shall be designed to provide adequate light, air, open space, landscaping, and off-street parking and loading facilities.
- 6-A-1-(b) The arrangements of lots and blocks and the street system shall be designed to protect solar access and to make the most advantageous use of topography and natural physical features. Tree masses and large individual trees shall be preserved, wherever possible and when consistent with the provisions of this Ordinance. Any system of sidewalks and roadways and the lot layout shall be designed to take advantage of the visual qualities of the area.
- 6-A-1-(c) Traditional village building and site development patterns are encouraged. These patterns have generally rectilinear arrangement of streets and blocks that provide for interconnection within new development and between new development and the existing Town. Use of neighborhood greens, landscaped streets, and boulevards (with medians) is encouraged to provide space for social activity, visual enjoyment, and for a balanced mix of pedestrians and automobiles.

6-B BLOCKS AND LOTS

- 6-B-1 Blocks shall not be less than 400 feet nor more than 800 feet in length. Block width shall be sufficient to allow two tiers of lots of minimum depth. Variation on block dimensions or provision for a single tier of lots of minimum depth may be approved by the Commission so as to avoid lot frontage on primary highways or where natural features (such as topography or streams) dictate environmentally sensitive design.
- 6-B-2 The lot area, width, depth, shape and orientation shall be appropriate for the location of the subdivision, for the type of development and use contemplated. The minimum building setback lines shall be in accordance with the lot arrangement, design, and shape. The lot configuration and building setbacks shall provide satisfactory and desirable sites for home or buildings, recognizing natural terrain and conforming to this Ordinance. All lot sizes shall conform to the Zoning Ordinance in effect in the Town of Boyce at the time of filing of a Preliminary Plat. Lots shall not contain peculiarly shaped elongations, solely to meet lot size or frontage requirements that would be unusable for normal purposes.

- 6-B-3 Except where otherwise specifically provided for in this Ordinance or the Zoning Ordinance, all lots shall front on a public street. Residential lots should not front on primary highways. Side lot lines shall be approximately at right angles, or radial to the street line.
- 6-B-4 Corner lots shall have a width sufficient to conform to required building setback lines and Zoning Ordinance requirements on both streets, and to provide adequate building sites.
- 6-B-5 In the case of lots for residential purposes, the building setback line shall conform to the requirements of the Town of Boyce Zoning Ordinance. Except, the Commission may require a greater setback if the Commission finds that health and/or safety conditions make a greater setback necessary.
- 6-B-6 In the case of lots for commercial, industrial, or non-residential use, the lot area, width, depth, shape, and orientation, and the minimum building setback lines, shall be appropriate for the location of the subdivision and for the type of development and use contemplated. The lot configuration and building setbacks shall be in accordance with the requirements of any existing Zoning or other applicable ordinance, and shall be adequate to provide for the service and parking facilities required by the type of use and development contemplated.
- 6-B-7 Double frontage or reversed frontage lots should be avoided except where they are deemed necessary by the Planning Commission to provide for the separation of residential development from primary highways or to overcome specific disadvantages of topography and orientation. A landscape buffer easement of at least 15 feet shall be provided along the portion of such lots abutting such a primary highway or other use where screening is required. The buffer shall be designed in accord with Zoning Ordinance Section 6-H-9, Landscape Design Standards. There shall be no right of access across a landscape buffer easement, provided that the plans for such planting screens or fences shall be submitted for approval with the Record Plat.
- 6-B-8 All remnants or out lots, below the minimum size permitted, remaining after subdividing a tract, must be added to adjacent lots or common open space rather than remain as unbuildable or peculiarly shaped parcels not in keeping with the intent of this Ordinance.

6-C STREETS

- 6-C-1 The arrangement, character, extent, width, grade, and location of all streets and roads shall conform to the Town of Boyce Comprehensive Plan and shall be designed and constructed in accordance with Virginia Department of Transportation specifications. The Planning Commission shall have the right of review and approval or denial of the

arrangement, character, extent and location of proposed streets within a subdivision.

- 6-C-2 When a subdivision abuts one side of any public street in the state highway system, the subdivider shall be required to dedicate one-half of the right-of-way necessary to make said street conform to Virginia Department of Transportation or Town criteria. In addition, the subdivider may be required to dedicate the full right-of-way necessary to make horizontal and vertical adjustments to said street.
- 6-C-3 The design of local streets located so as to provide direct routes to through traffic shall conform to Virginia Department of Transportation criteria based on projected volumes.
- 6-C-4 Streets shall connect with existing streets and shall provide access to possible adjoining subdivisions as required by the Commission.
- 6-C-5 Names of new streets shall not duplicate or be confused with names of existing streets in the Town of Boyce or Clarke County. If the new street is a continuation of, or in alignment with, an existing or platted street, the name shall be the same. New street names shall not include the designations "Lane" or "Road". Street names shall be subject to approval of the Planning Commission.
- 6-C-6 (4/5/11) Curb and gutter (CG-6 or approved equivalent) shall be required on all new public streets. Curb and gutter design shall comply with Virginia Department of Transportation design standards. However, the Planning Commission may waive the requirement for curb and gutter when in keeping with existing conditions on adjacent sites, and when safe travel and adequate stormwater management can be assured without curb and gutter.
- 6-C-7 Streets shall be so designed as to provide adequate drainage and drainage facilities and to have geometric design in compliance with the requirements of the Virginia Department of Transportation.
- 6-C-8 Reserve strips controlling access to streets shall be prohibited except in cases of limited access roads.
- 6-C-9 Whenever a proposed subdivision contains or is adjacent to a primary highway, the Commission may require reverse frontage (with a landscape buffet as described above contained in a non-access reservation along the rear property line, deep lots), or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
- 6-C-10 Cul-de-sacs shall be permitted only where no other arrangement of streets provides reasonable access to proposed lots. Cul de sacs shall be no longer than 600 feet. They shall be permitted only with the concurrence of the Planning Commission and the Virginia Department of Transportation. They shall be designed and constructed in accordance with the specifications and requirements of said Department.

- 6-C-11 Street jogs with centerline offsets of less than 225 feet shall be avoided.
- 6-C-12 (5/3/11) Street right-of-way width and street sections shall be in accordance with the requirements and specifications of the Virginia Department of Transportation and dedicated as a public road except as specified in section 6-D of this ordinance, Private Access Easements, and Zoning Ordinance Sections 3-A-1-h and 3-A-2-h, Additional Regulations for Parking, Streets, and Access in the Residential and Business Zoning Districts. Any and all such streets constructed in accord with section 6-D, which by definition will not be constructed to meet the standards necessary for inclusion in the system of state highways, will be privately maintained and will not be eligible for acceptance into the system of the state highways unless improved to current VDOT standards with funds other than those appropriated by the Virginia General Assembly and allocated by the Commonwealth Transportation Board.
- 6-C-13 Vehicular access to other streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed, and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimizes marginal traffic friction and promotes free traffic flow on streets without excessive interruption.
- 6-C-14 Streets shall be laid out in such a manner as to intersect as nearly as possible at right angles and no street shall intersect any other street at less than 80 degrees.
- 6-C-15 One large canopy tree (see Zoning Ordinance Section 6-H-9, Landscape Design Standards) shall be planted on each lot in a subdivision in the Residential Zoning District. Such trees shall be planted before a certificate of occupancy is issued for any structure constructed on the lot requiring a building permit. The tree shall be planted:
1. not more than six feet from a public right of way or private access easement,
 2. at least three feet from any side property line, and
 3. at least 20 feet from any other tree required by this section or any existing tree with a caliper of at least six inches.
- The Commission may vary these requirements per Section 7-E.
- 6-C-16 In order to serve the public convenience and good, the Planning Commission and/or the Town Council, upon a recommendation of the Commission, and with concurrence of the Resident Engineer, may require standards, specifications and requirements for streets and related provisions for drainage that exceed such minimum standards, specifications and requirements of the Virginia Dept of Transportation.
- 6-C-17 (5/4/04) No property shall be subdivided whereby the uses on the proposed lots shall cause the volume of traffic on any town maintained street to exceed 250 average daily vehicle trips (ADT).

6-D PRIVATE ACCESS EASEMENTS

- 6-D-1 Construction of any Private Access Easement shall comply with all applicable provisions of the Clarke County Soil Erosion and Sedimentation Control Ordinance.
- 6-D-2 No Private Access Easement approved pursuant to the provisions of this Ordinance shall provide thoroughfare to subdivisions of adjoining property, unless such adjoining property is a part of the original tract as it existed on the date of approval of such easement.
- 6-D-3 All Private Access Easements shall have a minimum 30 foot right-of-way.
- 6-D-4 No telescoping, stacking, paralleling, or similar design configuration of multiple Private Access Easements shall be permitted.
- 6-D-5 Private Access Easements shall have travel ways with:
- 6-D-5-(a) a minimum design speed of 10 miles per hour;
 - 6-D-5-(b) a minimum radius of 30 feet, measured along the centerline of the travel way;
 - 6-D-5-(c) a maximum grade of 8%, measured along the centerline of the travel way;
 - 6-D-5-(d) a minimum stopping sight distance of 50 feet (distance is based on a 3.5 foot height of eye and a .5 foot height of object);
 - 6-D-5-(e) a minimum intersection sight distance of 100 feet (distance is based on a 3.5 foot height of eye and a 4.25 foot height of object);
 - 6-D-5-(f) a travel way crown with a maximum of 1/2 inch per foot and a minimum of 1/4 inch per foot;
 - 6-D-5-(g) an all weather minimum travel way surface with a minimum width of 14 feet;
 - 6-D-5-(h) drainage facilities to allow a 14 foot wide travel way on the roadway during the 2 year storm event;
 - 6-D-5-(i) a maximum length of 300 feet.

6-E PEDESTRIAN CIRCULATION

Sidewalks shall be provided on both sides of public streets. Additional pedestrian walkways shall be provided when necessary to provide for the safe and convenient movement of pedestrians through the subdivision and between the subdivision and the Town. All plans for sidewalks and other pedestrian walkways shall be included in any plans and profiles as required in Article 5 of this Ordinance and shall meet Virginia Dept of Transportation design standards.

6-F CRITICAL ENVIRONMENTAL AREAS AND COMMON OPEN SPACE MANAGEMENT PLAN

Common open space shall be landscaped in a manner consistent with the site, preserving existing healthy trees and planting large canopy shade trees and living ground cover. There shall be at least one large canopy shade tree (either existing or planted) for each 10,000 square feet of common open space (see Zoning Ordinance Section 6-H-9, Landscape Design Standards, for species and size specifications). The common open space and any recreational facilities shall be located, arranged, and designed based on the principles of defensible space that minimizes the opportunity for criminal activity. The proposed method of ownership and maintenance in perpetuity of such areas shall be acceptable to and approved by the Commission, and must be set forth in the deed of dedication recorded at the time of recordation of the Record Plat.

6-G PUBLIC FACILITIES

Where a proposed park, playground, school, public safety facility or other public use shown on the Town of Boyce or Clarke County Comprehensive Plan is located in whole or part in a subdivision, the Planning Commission may require the dedication or reservation of sites meeting the requirements for schools, parks, public safety facilities and other neighborhood purposes. Public sites shall be made available by a means acceptable and approved by the Commission.

6-H UTILITY EASEMENTS

- 6-H-1 Utilities shall be installed or easements for such utilities shall be provided and delineated on the Record Plat in the location and to the width designated by the Commission after receiving recommendations from the agencies responsible for the installation of same. In no case shall an easement be less than 10 feet in total width.
- 6-H-2 Utility and cable television transmission lines shall be placed underground.
- 6-H-3 Where practical, utility easements shall be provided on each side of all rear lot lines, and along side lot lines where necessary for utility installation and maintenance.
- 6-H-4 Public utility installations should be so located as to permit multiple installations within the easements.
- 6-H-5 When it is proposed to place public utilities within the rights-of-way shown for public streets on a Record Plat, such utility installations shall be coordinated with the street construction plans and profiles as approved by the Resident Engineer. Such installations shall be performed in accordance with all requirements of said Department.

6-I UNSAFE LAND

As a safety measure for the protection of the health and welfare of the people of the Town of Boyce, the Planning Commission shall reserve the right to disapprove any subdivision with parcels or streets subject to periodic flooding, is topographically unsuitable, contains extremely poor drainage facilities, unstable soil conditions, man-made conditions such as, but not confined to, unstable fills or slopes, or has other

physical impairment to safe development.

6-J DRAINAGE

- 6-J-1 (4/5/11) Subdivisions shall be protected from flood hazard and inundation by storm water, springs, and other surface waters. The design and construction of drainage facilities shall be such that all water courses traversing the subdivision and water emanating from outside and/or within the subdivision will be carried through and off the subdivision without creating an adverse drainage condition to roadway, residential sites, or residences to be installed within the tract, and without any damage to roadways, residential sites, residences, structures, farmland, or open space abutting or in the vicinity of the tract. Stormwater Management shall be designed and installed as described in Boyce Town Code Section 152. Stormwater Management.

6-K FLOOD PLAINS

- 6-K-1 The Planning Commission, for the health, safety, and general welfare of the present and future inhabitants of the Town of Boyce and Clarke County, shall control the subdivision for development of any property which lies within a 100-year flood plain, in accordance with the following provisions:

6-K-2 Flood Plain Easement

- 6-K-2-(a) In a proposed subdivision which includes property within a flood plain along a stream or other watercourse which is to be left in its natural state, the flood plain shall be shown on the plat of the subdivision as a flood plain easement across the lots located in such flood plain.
- 6-K-2-(b) No use will be permitted in a flood plain easement area which will obstruct the flow of water or alter flood heights in other areas. The flood plain area may be used for utility lines, storm drainage facilities, and such other facilities as are authorized by the Zoning Ordinance, so long as such uses do not obstruct the flow of water or alter flood heights in other areas.
- 6-K-2-(c) Land within the flood plain easement area may be designated and used as a public park or recreation area, provided it is maintained by a responsible public authority or maintained by a means acceptable to the Planning Commission.
- 6-K-2-(d) In determining whether a lot which contains a flood plain easement satisfies the requirements of the Zoning Ordinance with respect to lot size or open space, the area within the flood plain easement may be included if the lot includes a suitable site for a flood-free building (a building in which the lowest floor, including basement, is above the level of a 100 year flood).

6-K-3 Flood Plain Study

If an area in a proposed subdivision along a river, stream, or other watercourse which is subject to periodic flooding has not had a flood plain specifically delineated by the United States Corps of Engineers or the United States Geological Survey, the subdivider shall be required to show the flood plain on the plat of the property to be subdivided. The limits of such flood plain shall be located by a flood plain study prepared by an engineer, or by such other qualified person or method as approved by the Commission.

