

Town of

WARRENTON

ZONING ORDINANCE UPDATE

connections. community. character.

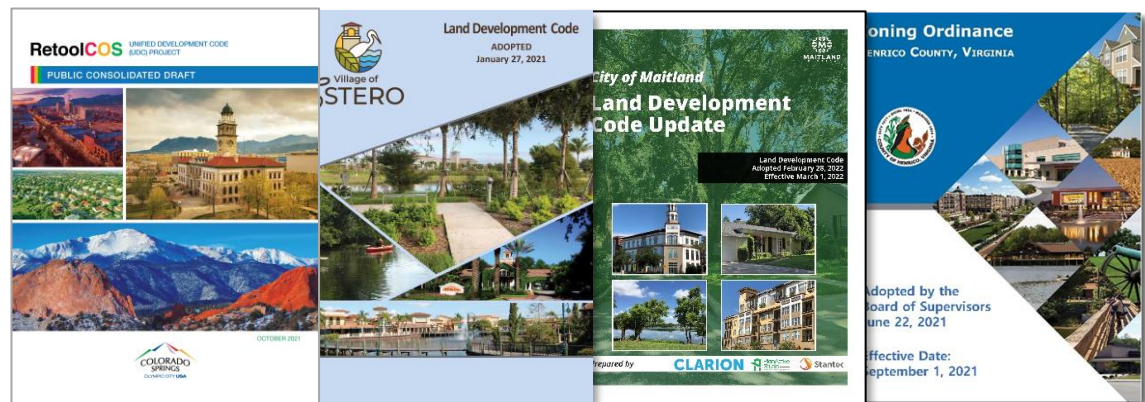
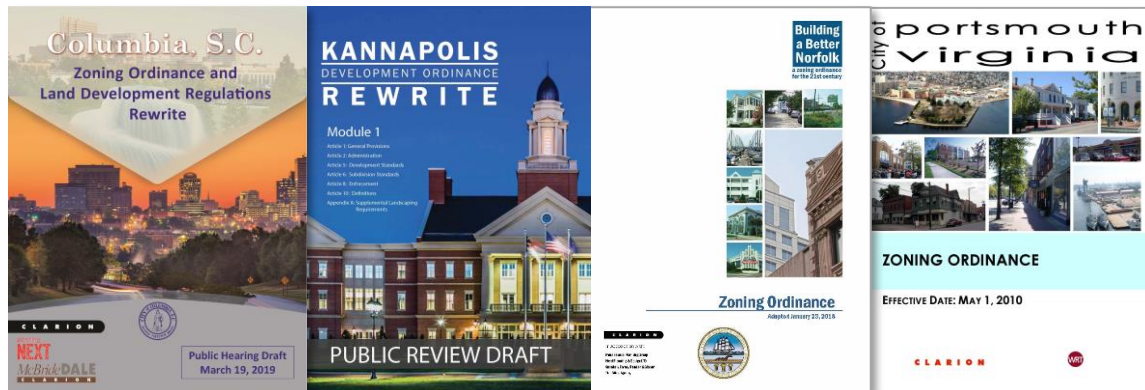
PROJECT KICKOFF

PUBLIC FORUM

JUNE 10, 2024

Overview

- The Clarion Team
- Work Program and Schedule
- Input on Potential Project Goals
- Question and Answers
- Next Steps





The Clarion Team

CLARION



31 Years

of effective land use solutions

237

adopted development codes

Selected Code Experience

- ✓ **Norfolk, VA** | Zoning Ordinance
- ✓ **Columbia, SC** | Zoning Ordinance & Subdivision Regulations
- ✓ **Portsmouth, VA** | Zoning Ordinance
- ✓ **Maitland, FL** | Land Development Code
- ✓ **Estero, FL** | Land Development Code
- ✓ **Kannapolis, NC** | Kannapolis Development Ordinance
- ✓ **Henrico County, VA** | Zoning Ordinance & Subdivision Regulations
- ✓ **Colorado Springs, CO** | Zoning & Subdivision Ordinance Rewrite
- ✓ **Tampa, FL** | Land Development Code Rewrite

Geoff Green

Project Director



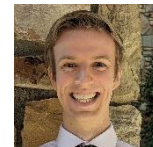
Craig Richardson

Project Advisor



Gordy Moore

Code Drafting



Addie Sherman

Website and Graphics





The Clarion Team



Responsibilities

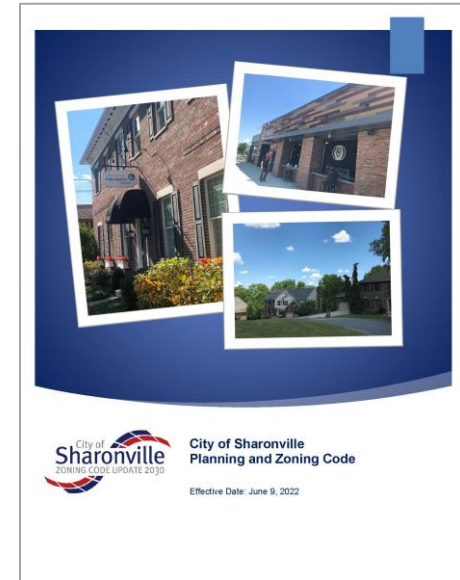
Code drafting and public engagement

Selected Project Experience

- ✓ **Sharonville, OH** | Comprehensive Plan and Zoning Code Update
- ✓ **Kirkwood, MO** | Zoning, Subdivision, and Sign Code Update
- ✓ **Multiple Communities** | Sign Code Updates (including updates to Warrenton's sign code)

Wendy Moeller

Code Drafting and Public Engagement

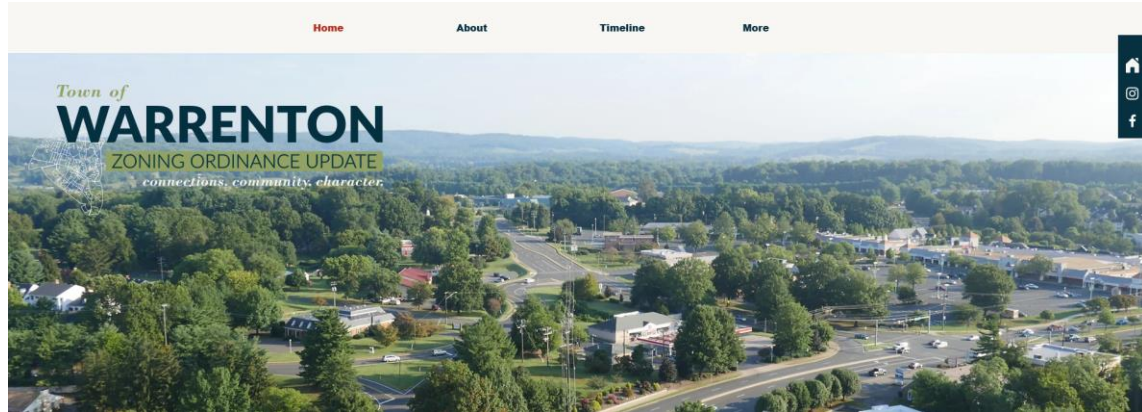




Project Website

The Project's information hub:

- ① Project information
- ① Sign-up form for project updates
- ① Information about upcoming meetings
- ① Access background documents and draft work products, take surveys, and provide comments
- ① Read frequently asked questions about the project
- ① Contact information



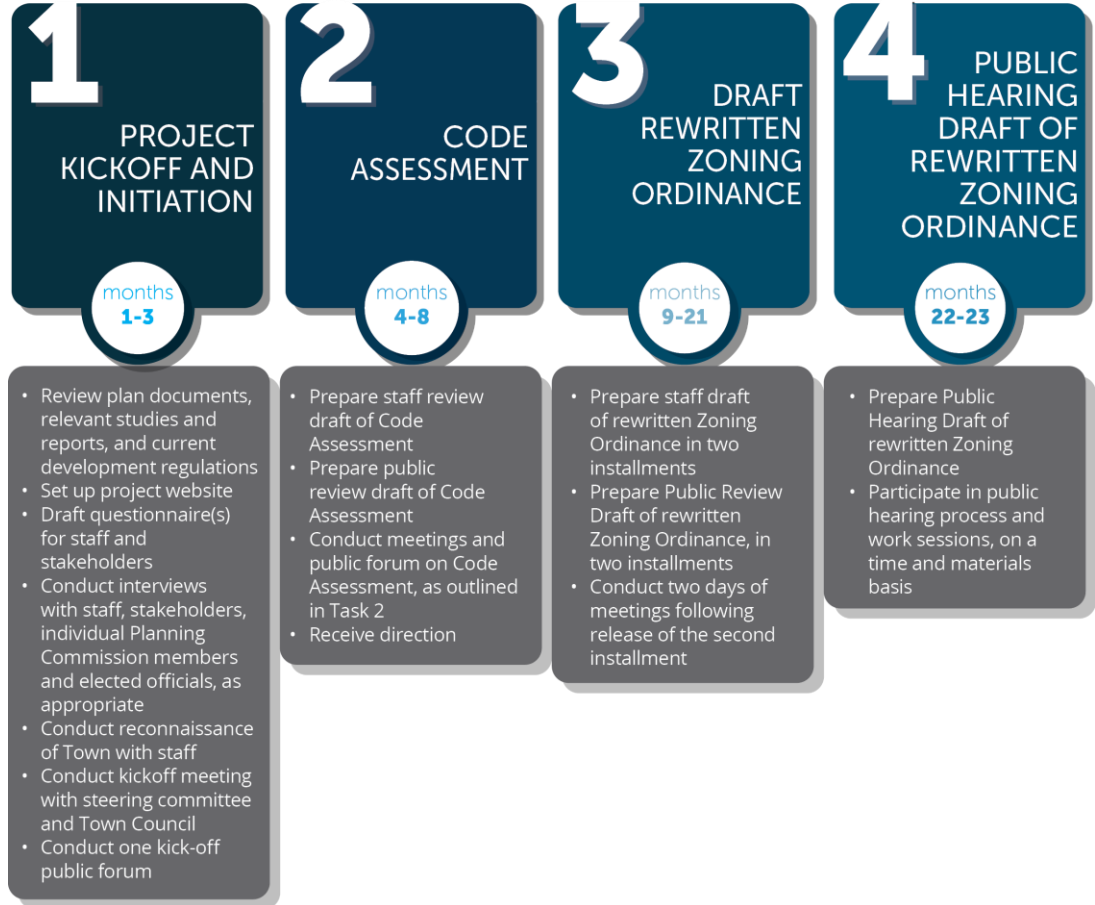
WarrentonZoningOrdinanceUpdate.com



Work Program and Schedule

Four main tasks

Currently in Phase 1: Project Kickoff and Initiation





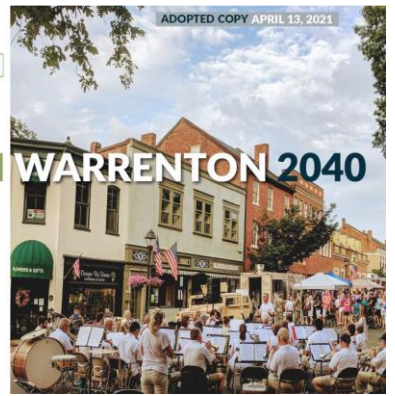
Potential Project Goals

Implement the Character Districts Vision from *Plan Warrenton 2040*

- *Plan Warrenton 2040* calls for the creation of five mixed-use character districts
 - New Town Warrenton
 - Greenway and Makers
 - Experience Broadview
 - Health and Wellness
 - Old Town
- Adjust standards to better accommodate the future development types envisioned for each character district



PLAN WARRENTON 2040



CHARACTER DISTRICT SUMMARIES



New Town Warrenton District
 With large lots, direct access from Route 29, and high visibility, this district could be a location for a signature office/jobs center, with greater intensity of mixed use and strong live, work, and play options. A mix of uses could be organized around an internal street network and public amenities, such as civic spaces, parks, green space, and public gathering areas.



Greenway and Makers District
 This district could maximize use of industrial areas for maker space with a food and arts focus, create connective elements to the greenway, and enhance gateway form and function.



Experience Broadview District
 Maintain and enhance the existing commercial corridor, but add nodal development with mixed-use residential anchors and improve transitions to adjacent single-family neighborhoods. A Form-Based Tractset is the best tool to transform Broadview Avenue to a neighborhood commercial corridor, with a consistent street frontage along Broadview and graceful step-downs in scale adjacent to adjoining neighborhoods.



Health and Wellness District
 This district could leverage Fauquier Hospital with businesses, services, and housing options that promote aging in place, expanded health and wellness amenities, medical offices, and commercial uses.



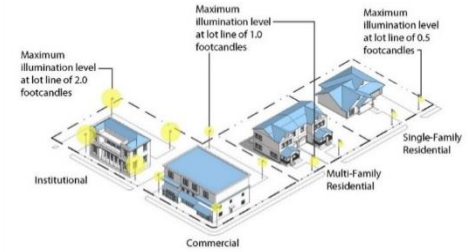
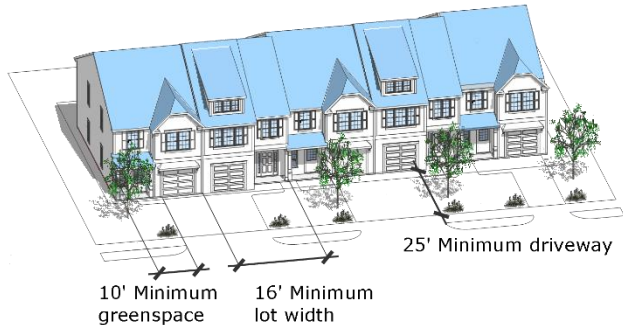
Old Town District
 Warrenton will continue to promote Old Town as the signature cultural, social, and historic hub. The Town will encourage infill housing and other adaptive reuse of structures to bring more foot traffic to Old Town, but maintain the historic character and scale.

PLAN WARRENTON 2040

Potential Project Goals

Make the Document More User-Friendly

- Add graphics, illustrations, and summary tables to improve readability
- Update zone district format
- Use other best practices as appropriate



Article 3. Zone Districts Section 3.2. Residential Districts

3.2.4. RSF-2: Residential Single Family 2 District¹

(a) Purpose

The purpose of the RSF-2, Residential Single Family 2 District is to provide lands that accommodate low-density single-family detached dwellings on lots with a minimum lot area of 7,500 square feet. The district also accommodates certain group living arrangements as conditional uses, accessory uses such as home occupations or home-based child care, and other compatible uses. District regulations discourage development that regularly impacts the quiet residential nature of the district.



(b) Use Standards

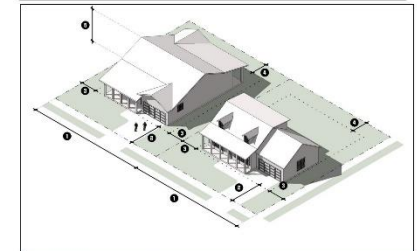
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4. Use Reg. 11.0 to 11.5.

(c) Intensity and Dimensional Standards

Standard	All Uses
Lot area, min. (sq)	7,500
Lot width, min. (ft) ⁽¹⁾	75
Front yard setback, min. (ft)	20
Side yard setback, min. (ft)	7.5
Rear yard setback, min. (ft)	10
Building height, max. (ft)	35
Living area, min. (sq)	800
Impervious coverage, max. (percent)	10/25

NOTES: ft = square feet; ft = feet; min. = minimum; max. = maximum
 (1) Minimum lot width is measured along the road frontage as well as along property fronting a lake, canal, or creek, if applicable.
 (2) Any buildings in the Mayo Avenue Area Association (defined in Ordinance No. 790), the Doris Avenue Area (defined in Ordinance No. 899), and the Commerce Hill Association (defined in Ordinance No. 1028) that were constructed before June 27, 2016, that exceed the maximum impervious coverage standard of the district may be rebuilt up to the impervious coverage of the destroyed structure.

Section 3.2.4. RSF-2: Residential Single Family 2 District



(d) Reference to Other Standards

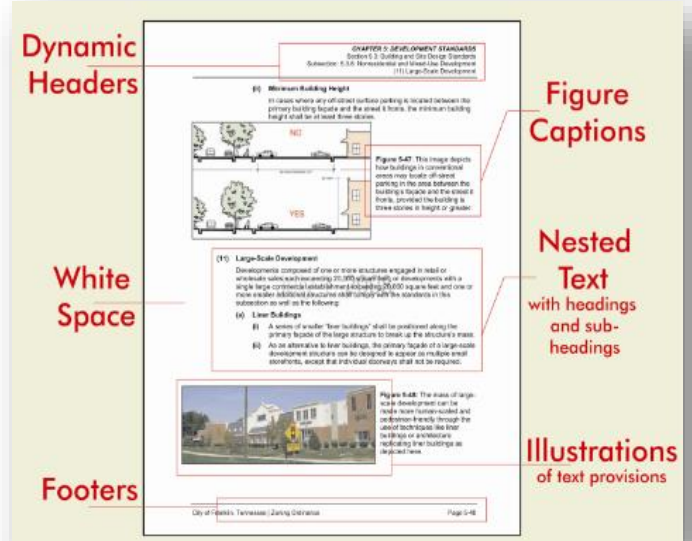
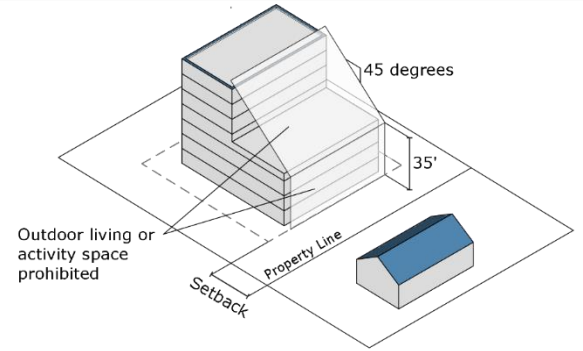
Section 3.1	Accessibility and Connectivity Standards	Section 3.10	Residential Compatibility Standards
Section 3.2	Off-Street Parking, Bicycle, and Loading Standards	Section 3.11	Architectural, Form, and Design Standards
Section 3.3	Landscape, Buffer, and Tree Protection Standards	Section 3.12	Sustainable Development Standards
Section 3.4	Open Space Set Aside Standards	Section 3.13	Sustainable Development Incentives
Section 3.5	Vegetation Removal	Section 3.14	Signs
Section 3.6	Residential Tree Protection	Section 3.15	Building Numbering and Street Naming
Section 3.7	Flood Damage Prevention	Article 6	Subdivision Standards
Section 3.8	Fence and Wall Standards	Article 7	Public Facility Funding
Section 3.9	Exterior Lighting Standards	Appendix A	Engineering and Design Manual



Potential Project Goals

Make the Document More User-Friendly

- Make organization logical and more intuitive
- Update page layout and reference system
- Address conflicting language and eliminate redundancy
- Ensure internal consistency
- Use more precise language and “plain English”
- Resolve inconsistencies and contradictions
- Update definitions
- Add cross-references to applicable standards outside the Zoning Ordinance





Potential Project Goals

Improve Procedural Efficiency

- Consolidate all procedures in one chapter or article
- Consolidate common procedures (e.g., application submission and public notice requirements)
- Clarify review standards and procedures
- Ensure regulations are consistent with review procedures and requirements
- Clarify permit distinctions; consider other permit-related updates
- Clarify when waivers or exceptions are available, and make them staff-level approvals, where appropriate





Potential Project Goals

Update the Zone Districts and Use Regulations

- Modernize the zone districts and restructure as needed
- Ensure districts support types of development called for in *Plan Warrenton 2040*—will explore ‘missing middle’ housing types such as accessory dwelling units and duplexes
- Allow for appropriately designed development in the five character districts
- Modernize, clarify, and define all uses and use regulations; add new uses and include a use table

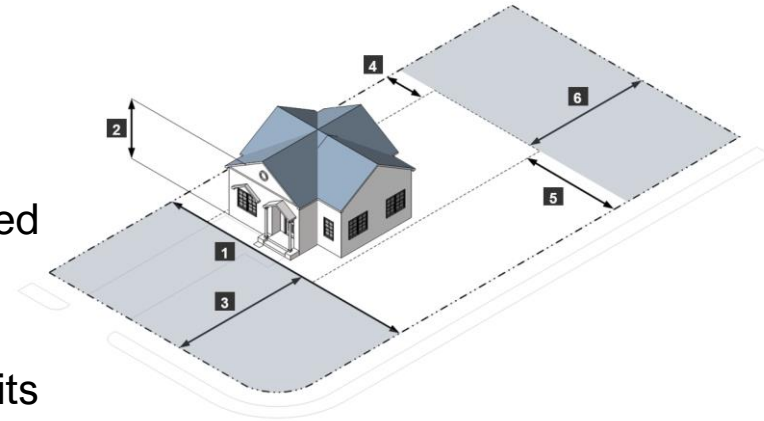


Table 4205: Principal Use Table
 R=Permitted by right | C=Allowed subject to conditional use permit | P=Allowed sub
 - =Prohibited | A=Allowed subject to an approved PD Master Plan and PD Terms

Use Category	Use Type	C&A		Residential												Nonresidential & Mixed-U											
		C-1	A-1	R-0	R-1	R-1A	R-2	R-2A	R-3	R-3A	R-4	R-4A	R-5A	R-5	R-6	RTH	CMU	O-1	O-2	O-3	O/S	B-1	B-2	B-3	M-1	M-2	
Day Care	Adult day care center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	R	R	R	R	R	R	R	R	R	R	-
	Childcare center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	R	R	R	R	R	R	R	R	R	R	-
Educational Facilities	College or university	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	P	R	R	R	-
	School, elementary	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Potential Project Goals

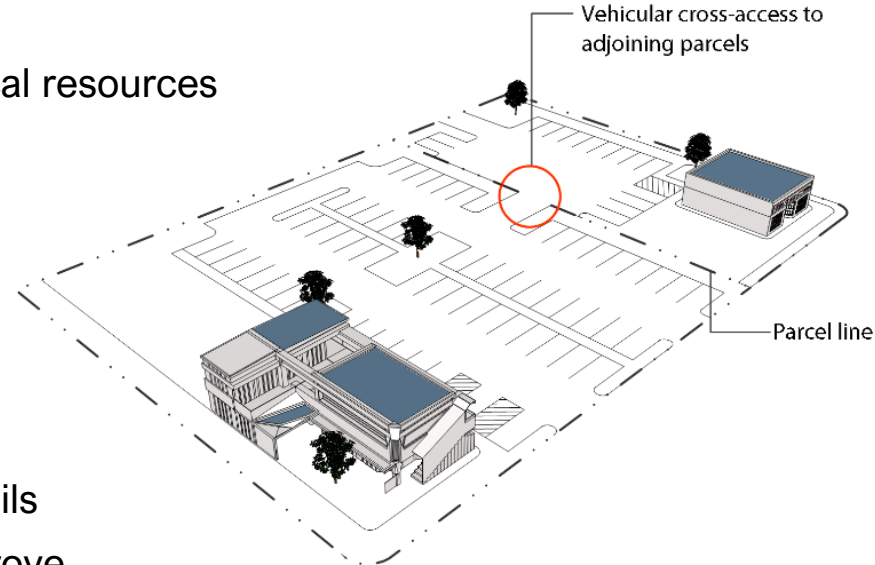
Modernize the Development Standards

General Updates

- Support infill redevelopment that is compatible with existing development
- Review the support for environmental and historical resources in the development standards

Parking, Mobility, and Circulation

- Modernize parking standards based on best practices
- Move away from “one size fits all” approach to parking requirements; balance parking needs
- Improve connectivity of streets, sidewalks, and trails
- Update site and building design standards to improve bicycle and pedestrian access and bicycle parking availability





Potential Project Goals

Modernize the Development Standards

Exterior Lighting

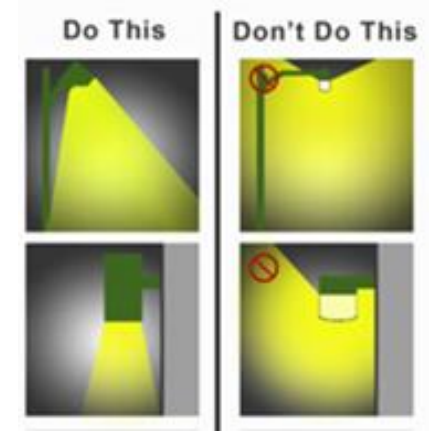
- Review and update general exterior lighting standards to improve comfort and help protect the night sky

Landscaping

- Update as necessary to reflect native species and best practices; review tree preservation and canopy requirements

Outdoor Storage

- Review and update outdoor storage requirements for waste, refuse, and debris





Questions & Answers

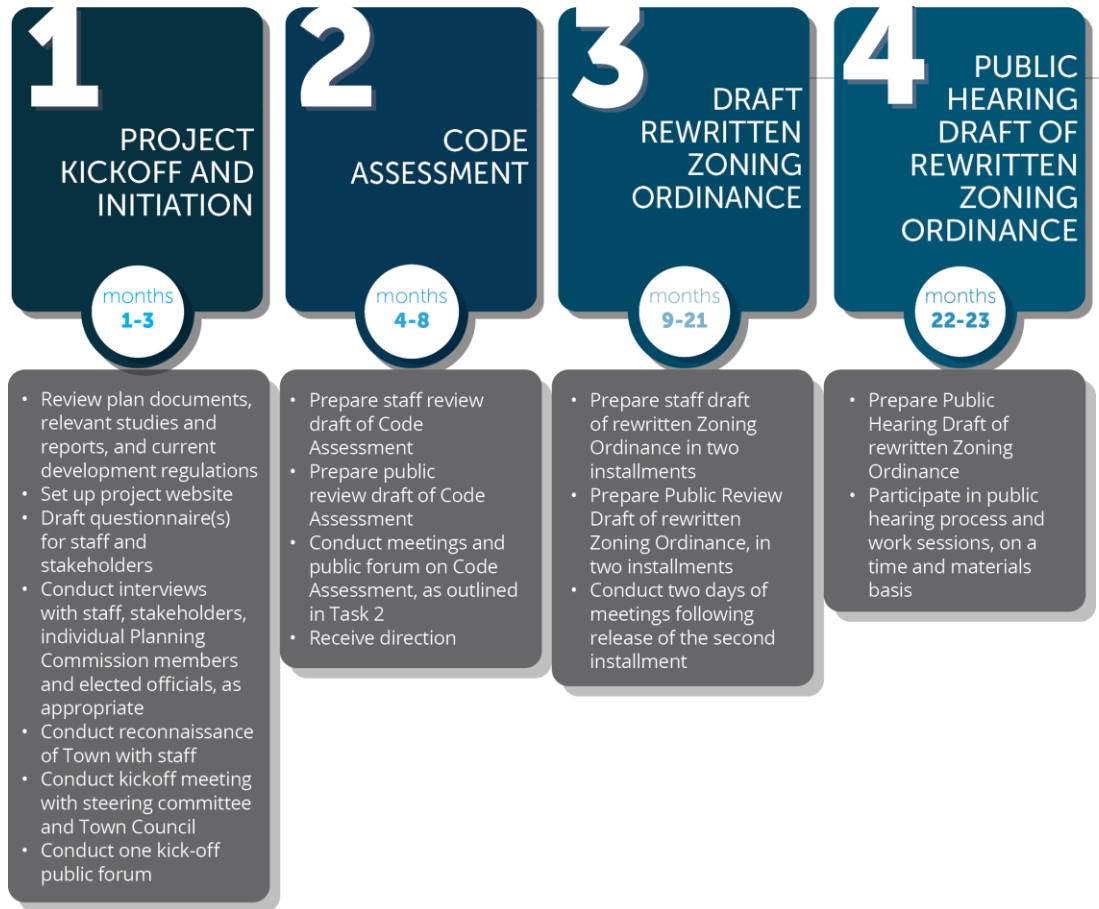
**What questions do you have
about the project?**



Next Steps

Next Task

Development of Code Assessment



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