

MONTGOMERY COUNTY ZONING ORDINANCE, 1999

Sec. 10-32. Pud-TND Planned Unit Development-Traditional Neighborhood Development District

(1)e. A system of relatively narrow, interconnected streets with sidewalks, bikeways, and transit that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connection of those streets to existing and future developments.

(5) TND Subarea Standards and Uses.

(a) Neighborhood Core Requirements

3. Crosswalks shall be incorporated within the project, at intersections where new streets are proposed, within parking lots, or other needed pedestrian connections subject to VDOT approval. Crosswalks shall be designed to be an amenity to the development, e.g. heavy painted lines, pavers, edges, and other methods of emphasizing pedestrian use, including bulb-outs and other pedestrian designs to shorten walking distances across open pavement. Medians may be used in appropriate areas to encourage walking and to act as a refuge for crossing pedestrians;

(7) Non-residential and mixed use lot and building standards

(ii)(d) Required yards for commercial uses.

1. Front. Minimum: None. A sidewalk of at least eight (8) feet shall be provided along all lot frontages in which the setback is less than fifteen (15) feet. Maximum: None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

2. Side. Minimum: None. Maximum: None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

3. Rear. Minimum: Thirty-five (35) feet when served by a rear alley; no rear setback required when the rear of the lot also functions as a primary access point for pedestrian traffic. Maximum: None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

10. Streets, alleys, sidewalks, street trees, street furnishing and utilities.

(c) Street design. Street sections in PUD-TND districts shall be designed to serve multiple purposes, including movement of motor vehicle traffic, public transit, pedestrian and bicycle movement, areas for public interaction, definition of public space and sense of place, and areas for placement of street trees, street furniture and landscaping. Streets shall be designed to balance the needs of all users and promote efficient and safe movement of all modes of transportation.

1. Sidewalks shall be provided on both sides of the street in Neighborhood Center and Residential Neighborhood Subareas and separated from the roadway by a planting strip and/or designated parallel parking. In the Neighborhood Center, sidewalks along the public right-of-way shall be a minimum of ten (10) feet in width. Where outdoor restaurant seating or similar uses are provided on the sidewalk, sidewalks shall be a minimum of 16 feet in width. In all cases, a minimum of five (5) feet clear zone shall be provided. If a planting strip is provided, it shall be a minimum of 6 feet in width.

2. Pedestrian and/or bicycle routes, lanes, or paths shall be provided to connect all uses and reduce motor vehicle use. Street design shall provide for the safety of pedestrians and bicyclists. Separate bicycle lanes shall be a minimum of four (4) feet in width.

3. Streetscape or pedestrian amenities, such as street trees, bulb-outs, benches, landscape elements, and public art shall be provided to contribute to the area's streetscape environment.

(f) Street trees: Canopy Street trees shall be planted on both sides of the street and shall be spaced according to species and to the standards established in the landscape section of this ordinance (10-43). Where applicable, street trees shall be placed within the roadway median according to the standards established in section 10-43 unless VDOT standards would prohibit otherwise. No understory trees shall be used as street trees. A consistent variety and species of street tree shall be maintained by street, but adjacent streets shall diversify species as a precaution against blight. Street trees planted within the Neighborhood Center area and other areas subject to heavy foot traffic, shall be protected using design measures (such as tree grates) to protect the tree root system. Street trees shall be planted along all streets at an average center to center spacing based on the mature spread of the particular street tree.

(g) Pedestrian scale lighting. Pedestrian scale decorative street lights ten feet (10') to fifteen feet (15') in height shall be installed with a maximum average spacing of seventy-five (75) feet on center on each side of the street and travel lanes within all areas of the district.

1. In order to minimize light pollution, light shall be directed downward to the immediate area being lighted and away from any living quarters.

2. Street lights shall be dark sky compatible. Lighting shall be designed and installed to be fully shielded (full cutoff) and shall have a maximum lamp wattage of two hundred fifty (250) watts HID (or lumen equivalent) for commercial lighting, 100 watts incandescent, and twenty-six (26) watts compact fluorescent for residential lighting (or approximately one thousand six hundred (1,600) lumens). In residential areas, light should be shielded such that the lamp itself or the lamp image is not directly visible outside the property perimeter.

3. Floodlights or directional lights (maximum one hundred (100)-watt metal halide bulbs) may be used to illuminate alleys, parking garages and working (maintenance) areas, but must be shielded or aimed in such a way that they do not shine into other lots, the street, or direct light out of the TND.

4. Floodlighting shall not be used to illuminate building walls (i.e. lights should not be placed on the ground so that a beam of light is directed upward).

5. Site lighting shall be of a design and height and shall be located so as to illuminate only the lot.

6. No flashing, traveling, animated, or intermittent lighting shall be visible from the exterior of any building whether such lighting is of temporary or long-term duration.

(h) Street furnishings shall include but not be limited to decorative street signs, benches, trash receptacles, water fountain and other appropriate decorative pedestrian oriented features in the Neighborhood Center subarea.

Sec. 10-32.1. Traditional Neighborhood Development Infill District.

(8) Lot and setback standards:

(ii) Lot standards for non-residential uses and mixed use buildings

(d) Required yards for commercial uses.

1. Front. Minimum: None. A minimum eight (8) foot wide sidewalk shall be provided along all lot frontages in which the setback is less than fifteen (15) feet. Maximum: None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

2. Side. Minimum: None, unless adjacent to a residential structure in which case a minimum setback of ten (10) feet' shall be required. Maximum: None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

3. Rear. Minimum: None Maximum: None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

4. Accessory buildings. Required Setback for accessory buildings and garages shall not be closer than five (5) feet to a side or rear lot line; accessory buildings and garages are not permitted in front yards.

(12) Site and building design

(b) Site design—Non-residential, mixed use and multi-family units.

3) Clear pedestrian pathways shall be provided between buildings on the same lot and between buildings on adjacent lots to ensure a continuous pedestrian pathway throughout the district;

4) Crosswalks shall be incorporated within the project, at intersections where new streets are proposed, within parking lots, or other needed pedestrian connections as approved by the County, VDOT or the County's designee. Crosswalks shall be designed to be an amenity to the development, e.g. heavy painted lines, pavers, edges, and other methods of emphasizing pedestrian use. Bulb-outs and other pedestrian designs may be used to shorten walking distances across open pavement. Medians may be used in appropriate areas to encourage walking and to act as a refuge for crossing pedestrians;

5) Where residential neighborhoods abut commercial, office or mixed use developments, appropriate transitional features shall be used and may include landscaping, open space or parks, or streets with clearly designed pedestrian features.

Sec. 10-34. PUD-COM Planned Unit Development-Commercial District.

(f) Streets.

1. Streets serving dwellings shall be subject to the standards of the PUD-RES district.

2. Public streets shall be designed and constructed in accordance with the minimum standards of the Virginia Department of Transportation.

Special Districts

Sec. 10-35. PUD-RES Planned Unit Development-Residential District.

(7) Use Limitations

(f) Streets.

1. Streets serving single-family attached dwellings, multifamily dwellings, commercial and office uses may be dedicated to public use or may be retained under private ownership. Not more than three (3) single-family dwellings may be served by a single pipestem access easement or driveway directly connected to a public street.

2. Public streets shall be designed and constructed in accordance with the minimum standards of the Virginia Department of Transportation.