



Article 4, Section 12. - PDH Planned development and housing district.

12.1 Purpose of the district. (EXISTING)

The purpose of the PDH district is:

1. to encourage innovative and creative design and
2. to facilitate use of the most advantageous construction techniques in the development of land for residential and other selected secondary uses.

The district regulations are designed:

3. to ensure ample provision and efficient use of open space to promote high standards in the layout, design and construction of residential development;
4. to promote balanced developments of mixed housing types;
5. to encourage the provision of affordable housing and otherwise implement the stated purpose and intent of this ordinance.

To these ends, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of article 11.

12.1 Purpose of the district. (PROPOSED)

The purpose of the PDH district is to:

1. encourage innovative and creative design, ~~and to~~
2. facilitate use of the most advantageous construction and development techniques, ~~in the development of land for residential uses and other selected secondary uses.~~
3. ~~The district regulations are designed to~~ ensure ample provision and efficient use of open space, and
4. ~~to~~ promote high standards in the layout, design and construction of residential development; ~~to promote balanced developments of mixed housing types; to encourage the provision of affordable housing and otherwise implement the stated purpose and intent of this ordinance.~~

~~To these ends~~ For this purpose, rezoning to and development under this district will be permitted only in accordance with a development plan prepared and approved in accordance with the provisions of article 11.

*Staff Note: PDH is unlike any other zoning district within the Town; it does not have uses that are “permitted” (by right) or “permitted by special use permit.” A PDH development **requires** a rezoning in order to build on or use any land, and the uses desired must be shown on the development plan approved by the Planning Commission and Town Council. Currently, allowable uses are divided in to “principal permitted uses” (PPU) which are residential and public as well as “secondary permitted uses” (SPU) which are primarily commercial, public and institutional. This proposal would change the district to allow (A) a greater number of uses which are either permitted or a SUP in one of the other districts in Town (as noted below). This would provide the option for a greater mix of residential and commercial uses, but as any future PDH would still require a rezoning with a development plan, the Town would continue to have more control over the use of and land uses within this district than any other district. It is especially important to note that any amendment to the PDH text **would have no effect on existing PDH developments** without an applicant reopening the previously approved rezoning and going through the whole application and public hearing process again.*

| USE | PDH EXISTING | PDH PROPOSED | COMMENTS |
|---|--------------|--------------|---|
| Accessory buildings and uses | | A | As <i>Accessory Buildings and Uses</i> are always secondary and related to the principal use of a lot, they should always be allowed. |
| Accessory dwelling units | SE | | Remains a special exception as <i>Dwelling, accessory</i> . |
| Accessory uses, accessory service uses and home occupations as permitted by article 3 | SPU | | Would continue to be allowed as <i>Accessory Buildings and Uses</i> and <i>Home occupation</i> . |
| Adult care center | | A | Allowed because the use is currently allowed in C-1 and C-4. |
| Affordable dwelling units | PPU | | Undefined in the current ordinance; deleted because it is no different than any <i>Dwelling,...</i> use. |
| Alternate use of public facilities (adaptive reuse) | SPU | | Undefined in the current ordinance; deleted because there is currently no limitation on the adaptive reuse of any building in town as long as the reuse is allowed in the district. |
| Assisted living facility < 9 individuals | | A | Allowed because § 15.2-2291 of the <i>Code of Virginia</i> requires <i>Assisted Living Facilities</i> housing 1-8 individuals to be treated the same as a single family dwelling which is allowed in this district. |
| Assisted living facility > 8 individuals | | A | Allowed because larger <i>Assisted Living Facilities</i> may be compatible with the other uses in a planned development. |
| Bank teller machines, unmanned, located within a multiple-family dwelling | SPU | | Remains allowed as <i>Financial institutions, ATM machine only</i> . |

| USE | PDH EXISTING | PDH PROPOSED | COMMENTS |
|---|--------------|--------------|--|
| Bed & Breakfast | | A | Allowed because the use would be allowed in a number of other residential and commercial districts. |
| Brewery, winery & distillery provided such facilities are open to the public | | A | Allowed because the use is allowed in a number of other commercial districts. |
| Bus shelters | | A | Allowed because a policy of the comprehensive plan is to “encourage and support transit systems and facilities to reduce energy, protect the environment, and maintain Town character and quality of life” (pg. 96). |
| Catering | | A | Allowed because the use is allowed in a number of other commercial districts. |
| Child care, commercial | | A | Remains allowed (see <i>Child care centers and nursery schools</i>). |
| Child care, residential | | A | Allowed because § 15.2-2292 of the <i>Code of Virginia</i> requires child care within residences serving 1-5 children to be treated the same as a single family dwelling which is allowed in this district. NOTE: Effective July 1, 2016, § 15.2-2292 will reduce the maximum number of children from 5 to 4. |
| Child care centers and nursery schools | SPU | | Remains allowed as <i>Child care, commercial</i> . |
| Churches, chapels, temples, synagogues and other such places of worship which may contain a child care center or nursery | SPU | | Use deleted; now a permitted use in the IP district. |
| Clinics, urgent care medical & dental | | A | Allowed because the use would be allowed in a number of other commercial districts. |
| Colleges, universities or technical schools | SPU | | Use deleted; Colleges and universities are likely too large to be part of a planned development. |
| Commercial uses > 10,000 sq ft | | A | Remains allowed (see <i>Retail sales establishment</i>). |
| Communication tower | | A | Allowed because the use would be allowed in all other districts. |
| Community and cultural facilities | | A | Remains allowed (see <i>Community uses...</i>). |
| Community garden | | A | Remains allowed (see <i>Public uses</i>). |
| Community uses including community recreation centers | SPU | | Remains allowed as <i>Community and cultural facilities</i> . |

| USE | PDH EXISTING | PDH PROPOSED | COMMENTS |
|--|--------------|--------------|--|
| Convenience store | | A | Allowed because the use would be allowed in MC and C-4. |
| Country inn | | A | Allowed because the use would be allowed in MC and C-4. |
| Cultural center, museums and similar facilities | SPU | | Remains allowed as <i>Community and cultural facilities</i> . |
| Drive-in Banks | SPU | | Remains allowed as <i>Financial institutions</i> and <i>Drive through facilities</i> . |
| Drive through facilities | | A | Remains allowed (see <i>Drive-in Banks</i>). |
| Dry cleaners and laundry establishment | | A | Allowed because the use would be allowed in MC and C-4. |
| Dwelling, accessory | | SE | Remains a special exception (see <i>Accessory Dwelling Units</i>). |
| Dwelling, apartment | | A | Allowed because the use would be allowed in R-3A and R-15. |
| Dwelling, duplex | | A | Allowed because the use would be allowed in R-8 and R-15. |
| Dwelling, multiple-family | PPU | A | Remains allowed. |
| Dwelling, single-family attached | PPU | A | Remains allowed. |
| Dwelling, single family detached | PPU | A | Remains allowed. |
| Dwellings, mixture of types listed above [single-family detached, single-family attached, multiple-family] | PPU | | Remains allowed as any mix of <i>Dwelling</i> ,... uses. |
| Eating establishment | | A | Remains allowed (see <i>Eating establishments, restaurants</i>). |
| Eating establishments, restaurants | SPU | | Remains allowed as <i>Eating establishment</i> . |
| Electronic data storage centers < 10,000 sq ft | | A | Allowed because the use would be allowed in C-1, CM-1, and M-1. |
| Electronic data storage centers > 10,000 sq ft | | A | Allowed because the use would be allowed in CM-1 and M-1. |
| Equestrian facilities, commercial | | A | Remains allowed (see <i>Riding and boarding stables</i>). |
| Equestrian facilities, residential | | A | Remains allowed (see <i>Riding and boarding stables</i>). |
| Farm and community markets | | A | Allowed because the use would be allowed in MC, C-4, IP and A-C. |
| Financial institutions | SPU | A | Remains allowed (see <i>Drive-in Banks</i>). |
| Financial institutions, ATM machine only | | A | Remains allowed (see <i>Bank teller machines, unmanned...</i>). |
| Firing range, indoor | | A | Allowed because the use would be allowed in MC, CM-1, and M-1. |

| USE | PDH EXISTING | PDH PROPOSED | COMMENTS |
|--|--------------|--------------|--|
| Fitness center | | A | Allowed because the use would be allowed in C-1, MC, C-4, CM-1 and M-1. |
| Food processing, retail | | A | Allowed because the use would be allowed in MC and C-4. |
| Garages and accessory buildings in a front yard except when shown on an approved development plan | SE | | Could be allowed as <i>Accessory Buildings and Uses</i> . |
| Golf Courses, commercial | SPU | | Use deleted; Golf courses take a significant amount of land which the Town does not have available. |
| Group homes | | A | Allowed because § 15.2-2291 of the <i>Code of Virginia</i> requires <i>Group Homes</i> housing 1-8 individuals to be treated the same as a single family dwelling which is allowed in this district. |
| Home occupation | | A | Remains allowed (see <i>Accessory uses, accessory service uses and home occupations...</i>) and will be subject to the use regulations of Article 3, Section 8. |
| Hotel or Motel | | A | Allowed because the use would be allowed in C-1, MC and C-4. |
| Housing for the elderly | SPU | | Remains allowed as either <i>Assisted Living Facility</i> use. |
| Institutional use | SPU | | Remains allowed as <i>Community and cultural facilities</i> . |
| Laboratories, research, experimental or testing | | A | Allowed because the use would be allowed in C-1, MC, C-4, CM-1 and M-1. |
| Laundromats | | A | Allowed because the use would be allowed in MC and C-4. |
| Light public utility uses including electric substations | SPU | | Remains allowed as <i>Public Utilities, minor</i> . |
| Lighted Sports Fields | | A | Allowed because <i>Parks</i> and various <i>Recreation facilities...</i> uses are allowed. |
| Live entertainment, indoor | | A | Allowed because the use would be allowed in MC, C-4, and IP. |
| Live entertainment, outdoor | | A | Allowed because the use would be allowed in MC, C-4, and IP. |
| Movie Theater, indoor | | A | Allowed because the use would be allowed in MC and C-4. |
| Nursing Home | | A | Allowed because the use is allowed in a number of other residential and commercial districts. |
| Offices | SPU | A | Remains allowed. |
| Parking lot | | A | Allowed because the use would be allowed in C-1, MC, C-4, CM-1, M-1 and IP. |
| Parking structure | | A | Allowed because the use would be allowed in C-1, MC, C-4, CM-1, M-1 and IP. |

| USE | PDH EXISTING | PDH PROPOSED | COMMENTS |
|--|--------------|--------------|---|
| Parks | | A | Remains allowed (see <i>Public uses</i>). |
| Personal service establishments | SPU | A | Remains allowed. |
| Playground | | A | Allowed because the use would be allowed in a number of other residential and commercial districts. |
| Private Club | | A | Remains allowed (see <i>Private clubs and public benefit associations</i>). |
| Private clubs and public benefit associations | SPU | | Remains allowed as <i>Private Club</i> . |
| Private schools of general education | SPU | | Remains allowed as <i>School, Private</i> . |
| Private schools of special education | SPU | | Remains allowed as <i>School, special instruction</i> . |
| Public uses | PPU | | Remains allowed as <i>Community and cultural facilities; Community garden; Parks; Recreation facilities, public; etc.</i> |
| Public Utilities, major | | A | These more intensive utility structures and uses are typically larger and may have greater impacts on the surrounding area, but they are still necessary to provide basic utility services for the Town. For these reasons it is best to ensure they are allowed in any location. |
| Public Utilities, minor | | A | These less intensive utility structures and uses are allowed as they are necessary to provide basic utility services for the Town. |
| Quick service food stores | SPU | | Remains allowed as <i>Eating establishment and/or Convenience store</i> . |
| Recreation facilities, commercial indoor < 10,000 sq ft | | A | Allowed because the use would be allowed in C-1, MC, C-4, CM-1, M-1 and A-C. |
| Recreation facilities, commercial indoor > 10,000 sq ft | | A | Allowed because the use would be allowed in C-1, MC, C-4, CM-1, M-1 and A-C. |
| Recreation facilities, commercial outdoor < 20,000 sq ft | | A | Allowed because the use would be allowed in MC, C-4 and A-C. |
| Recreation facilities, commercial outdoor > 20,000 sq ft | | A | Allowed because the use would be allowed in MC, C-4 and A-C. |
| Recreation facilities, public | | A | Allowed because the use would be allowed in C-4, IP and A-C. |
| Retail sales, accessory | | A | Allowed because it would be accessory to other allowed uses. |
| Retail sales, general | | A | Remains allowed (see <i>Retail sales establishment</i>). |
| Retail sales establishment | SPU | | Remains allowed as <i>Retail sales, general and Commercial uses > 10,000 sq ft</i> . |

| USE | PDH EXISTING | PDH PROPOSED | COMMENTS |
|---|--------------|--------------|---|
| Riding and boarding stables | SPU | | Remains allowed as <i>Equestrian facilities, commercial and Equestrian facilities, residential</i> . |
| School, Private | | A | Remains allowed (see <i>Private schools of general education</i>). |
| School, special instruction | | A | Remains allowed (see <i>Private schools of special education</i>). |
| Special events | | A | Allows temporary events of a limited duration and will be more fully regulated by the Events Ordinance being developed by the Town. |
| Studios | | A | Allowed because the use would be allowed in C-1, MC, C-4, CM-1 and M-1. |
| Temporary Food Trucks/Trailers | | A | Allowed because the use would be allowed in C-1, MC, C-4, CM-1 and M-1. |
| Temporary Stands | | A | Allowed because the use would be allowed in MC and C-4. |
| Temporary uses as defined by article 9, section 5.1 | SE | | Use deleted as other <i>Temporary...</i> uses and <i>Special events</i> are now allowed. |
| Veterinary clinic | | A | Allowed because the use would be allowed in C-1, MC, C-4, CM-1 and M-1. |
| Wholesale sales | | A | Allowed because the use would be allowed in MC, CM-1 and M-1. |
| Yard sale or Garage sale | | A | Allowed because the use is allowed in a number of other residential districts. |