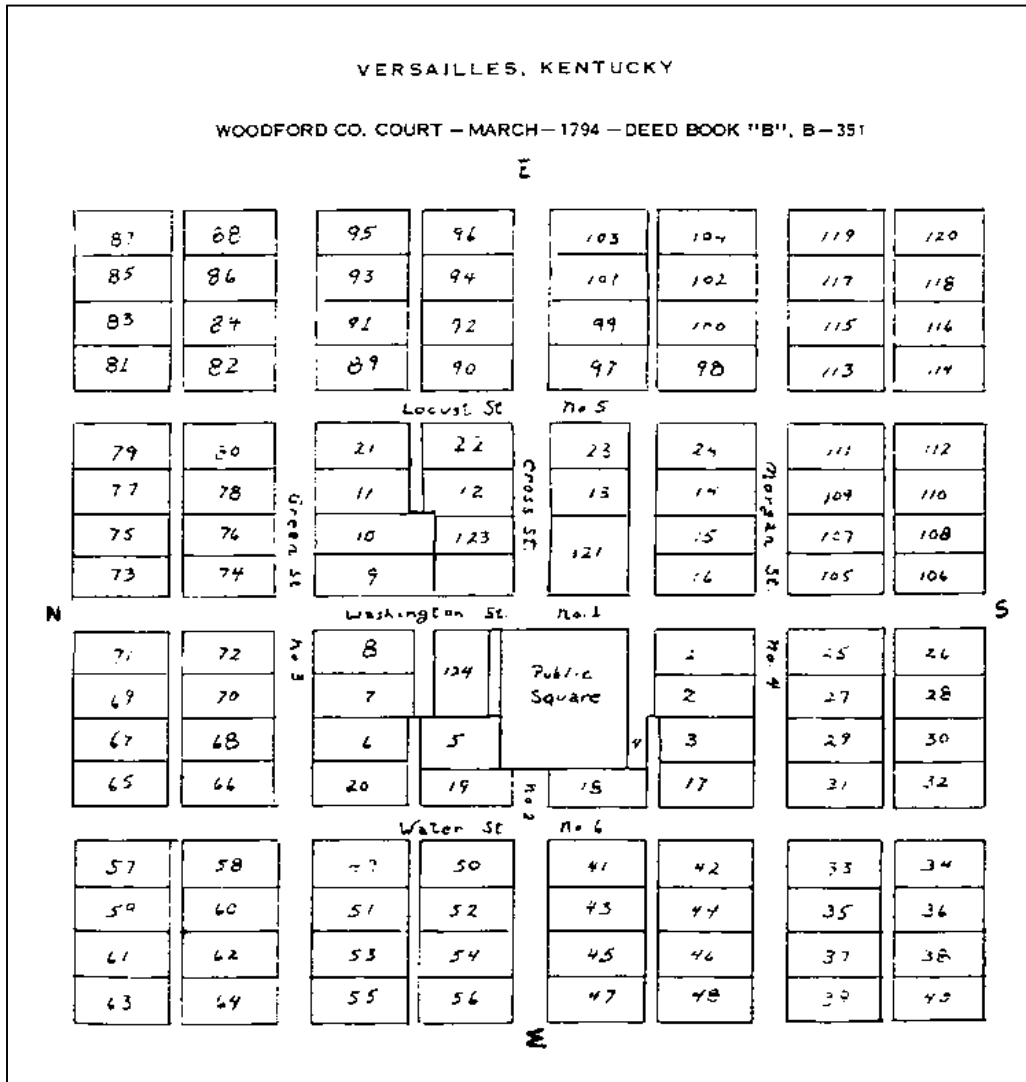


REGULATING PLANS

CHAPTER III
REGULATING PLANS



A place for everything and everything in its place.

Isabella Beeton, *The Book of Household Management*

Lay plans as if we were to be immortal; and we find then that these words do make a genuine difference...

William James

REGULATING PLANS

A. INTRODUCTION

As stated in Chapter One, a REGULATING PLAN is a "master plan" for cities, neighborhoods and villages in the County. It provides specific information for the disposition of each property or lot, and how each relates to its neighborhood and adjacent STREET. Following the *Design For Tomorrow* citizen planning workshops held in May 2000, plans have been produced for the *Small Community* of Mortonsville as a rural community prototype and for the Lexington Street corridor from Downtown to Versailles Center within the City of Versailles.

These first REGULATING PLANS represent the starting point for the eventual conversion of all zoning districts within the County, including the cities of Versailles and Midway. REGULATING PLANS can be created in a number of ways, by public charrette process as initiated by the governing body and in the form of individual development plans designed according to the requirements below.

This section will further explain that development in the County or cities will occur in two basic forms: the enhancement of existing urban places and the formation of new urban places. Even though *Small Communities* are located in rural areas, they are still considered urban in form. The following *General Requirements* outline the basic building blocks for creating urban form.

B. GENERAL REQUIREMENTS FOR NEW REGULATING PLANS

1. The overall goal of these prescriptions is the creation of good neighborhood form. New developments should be created to achieve or contribute to (where they are too small):
 - a) Neighborhoods of 30 to 140 acres
 - b) CIVIC GREENS or SQUARES of 10,000 to 60,000 SF in size and smaller GREENS distributed throughout the Neighborhood so that no lot is further away than a 3-minute walk. GREENS should constitute no less than 4% of the net area of the lots of any subdivision; the central GREEN shall be located within a 350 foot radius of the geometric center of the lots and shall have at least 60% of its PERIMETER abutting a STREET edge.
2. All lots shall share a FRONTAGE LINE with a STREET.
3. The average PERIMETER of all Blocks within a subdivision shall not exceed 1400 feet. Blocks shall be measured at the external/frontage lot lines (along public Rights of Way, other public, agricultural and private lands).
4. All lots and/or all contiguous lots shall be considered to be part of a block for this purpose. No Block face shall have a length greater than 400 feet without an ALLEY, COMMON ACCESS EASEMENT or PEDESTRIAN PATHWAY providing through access to another STREET, ALLEY OR COMMON ACCESS EASEMENT, or permanent open space such as agricultural, or conservation restricted lands.
5. ALLEYS or COMMON ACCESS EASEMENTS shall provide access to the rear of all lots, except where lots are on a PERIMETER common to the countryside (non-developable, agricultural or conservation lands).

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6. Consistent building types of a *similar intensity* shall face across STREETS. Within the following hierarchy of the BUILDING PLACEMENT STANDARDS, adjacent building types are considered to be consistent and may face across a STREET:
 - a. Workplace / Regional Commerce District / Shopfront
 - b. Small Apartment / Row House, Town House
 - c. Neighborhood House / Town House

When separated by an ALLEY (or COMMON ACCESS EASEMENT) and when fronting different STREETS (i.e. a corner lot and its adjacent lot), building types from any category may sit adjacent or alongside one another, but shall not face across a STREET. When separated by a SQUARE, CIVIC GREEN or park, building types from adjacent levels (one level difference) may face one another. For example, types from level “a” may face types from level “b” but not level “c.” Both the *Country House* and the *Avenue House* shall face only their own type across a STREET.

Building types from adjacent levels (one level difference) may share a COMMON LOT LINE and/or sit directly beside one another. For example, types from level “a” may sit beside types from level “b” but not level “c.” Such building type changes shall be consistent on both sides of the STREET and shall not occur more than once per 150 lineal feet of STREET length.

7. On-street parking shall count toward the parking requirement for any lot it directly fronts. Where an on-street space spans more than one lot, it shall count toward whichever lot has a greater percentage of its length. Wherever residential and commercial uses are mixed and /or adjacent, parking requirements may be reduced by 33%.
8. Canopy shade trees shall be planted on all STREETS at a maximum average spacing of 30 feet on center.
9. Street lamps should be installed on both sides of streets at no more than 75 foot intervals measured parallel to the STREET. Street lamps should be between 10 and 14 feet in height. Lighting standards for STREETS and ALLEYS should be developed to meet the minimum standards of the Illumination Engineering Society.
10. Net Lot Area Ratios: Each development should contain certain percentages of each building type:

BUILDING TYPE	MINIMUM	MAXIMUM
Neighborhood House and/or Avenue House	20%	80%
Town House and/or Row House	5%	50%
Small Apartment House	5%	30%
Shopfront and/or Workplace	2%	30%

11. Where subdivision sites are too small to comply with these prescriptions, for example, sites less than 15 acres, the property owner shall demonstrate how a proposed design pursues the intent and goals of these standards. The site shall be considered in relation to its surroundings with the ultimate goal being the construction of whole neighborhoods.

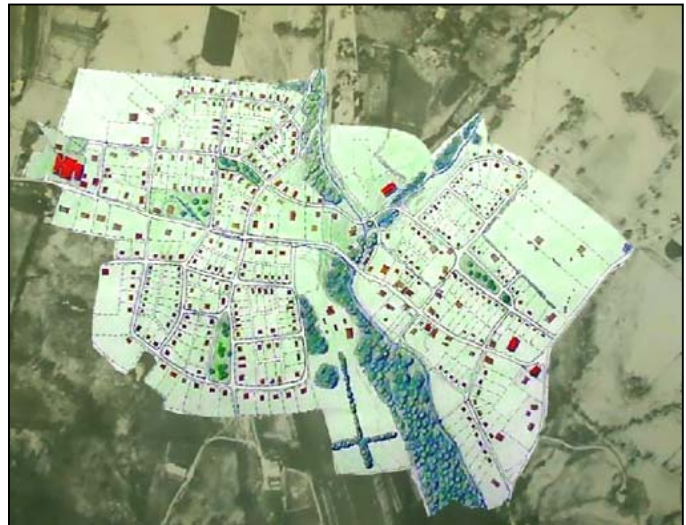
REGULATING PLANS

C. ADDITIONAL STANDARDS FOR RURAL DEVELOPMENT

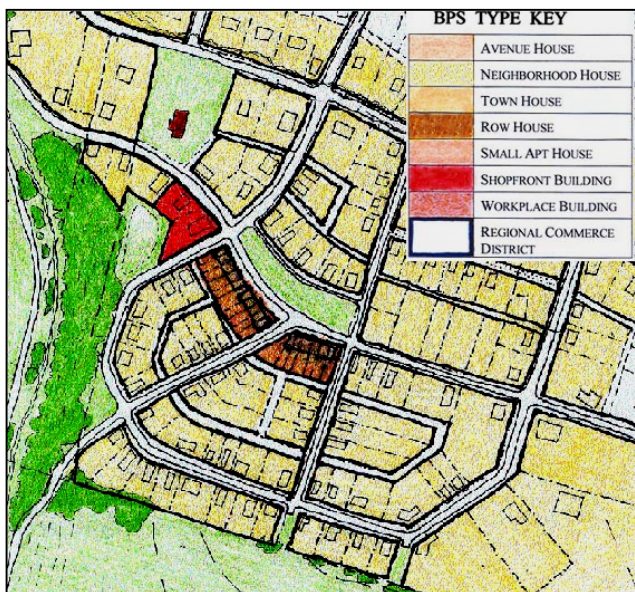
Specifying particular places for growth in the rural areas, like the County’s current *Small Communities* designation, is an excellent model that the County should use for additional areas. Certain places have historically been centers of non-agricultural activity in the countryside, and therefore are suitable for continued community development. This model, rather than the growth of random residential suburbs, will achieve the County’s vision of preserving farmland and rural character. It will also decrease the burden on the County to provide services, thereby reducing the need to raise taxes unduly.

In the three *Small Communities* of Mortonsville, Millville and Nonesuch, it is recommended that REGULATING PLANS be devised by the County in a public process or by one or more landowners wishing to develop these areas, and approved through a public process. The goal is that the historic cores of all three communities should remain the cores, and new development should enhance and build upon the cores.

The plan to the right shows a hypothetical build-out for Mortonsville, developed during the *Design for Tomorrow* public workshops as a prototype. The plan illustrates a projected build-out based on current growth projections to the year 2020. Development may not occur in this exact pattern; it simply illustrates the concept that should be followed as Mortonsville develops over time. Overall, future growth should follow the historical pattern, growing from the center outward, with each new increment of growth concentrated to form neighborhoods with definite edges, mixed housing types, and interconnected streets.



Based on an aerial photograph, this plan illustrates how the general principles may shape Mortonsville over time.



The diagram to the left shows the REGULATING PLAN that is then drawn from the above plan. Each lot is given a designation for a BUILDING PLACEMENT STANDARDS, as the BPS Type Key illustrates.

Possible Regulating Plan for Mortonsville created during the *Design for Tomorrow* Citizens Design Workshop

REGULATING PLANS

However, the SMALL COMMUNITIES and *Rural Residential Cluster Districts* as currently written do not promote this more compact, efficient, and therefore desirable growth. In addition to the General Principles listed on the previous pages, development in the rural areas of the County should follow certain standards to ensure appropriate long-term development that protects and complements active agricultural uses.

Therefore, the additional standards recommended for rural development are as follows:

Growth Areas

1. When growth occurs outside the Urban Service Boundaries of Versailles and Midway, it shall be concentrated within the existing SMALL COMMUNITIES.
2. All SMALL COMMUNITIES shall have defined boundaries in order to concentrate development. The boundaries of the existing SMALL COMMUNITIES of Mortonsville and Nonesuch shall be reduced from a one mile radius to a one half mile radius. The boundary of the existing SMALL COMMUNITY of Millville shall be reduced from one and one-half mile to a one mile radius.
3. New neighborhood STREETS and ALLEYS will be permitted to be built within the reduced radius areas of SMALL COMMUNITIES to accommodate increased densities. STREETS and ALLEYS must meet the street standards as determined by the Planning Commission, and should be interconnected in design.

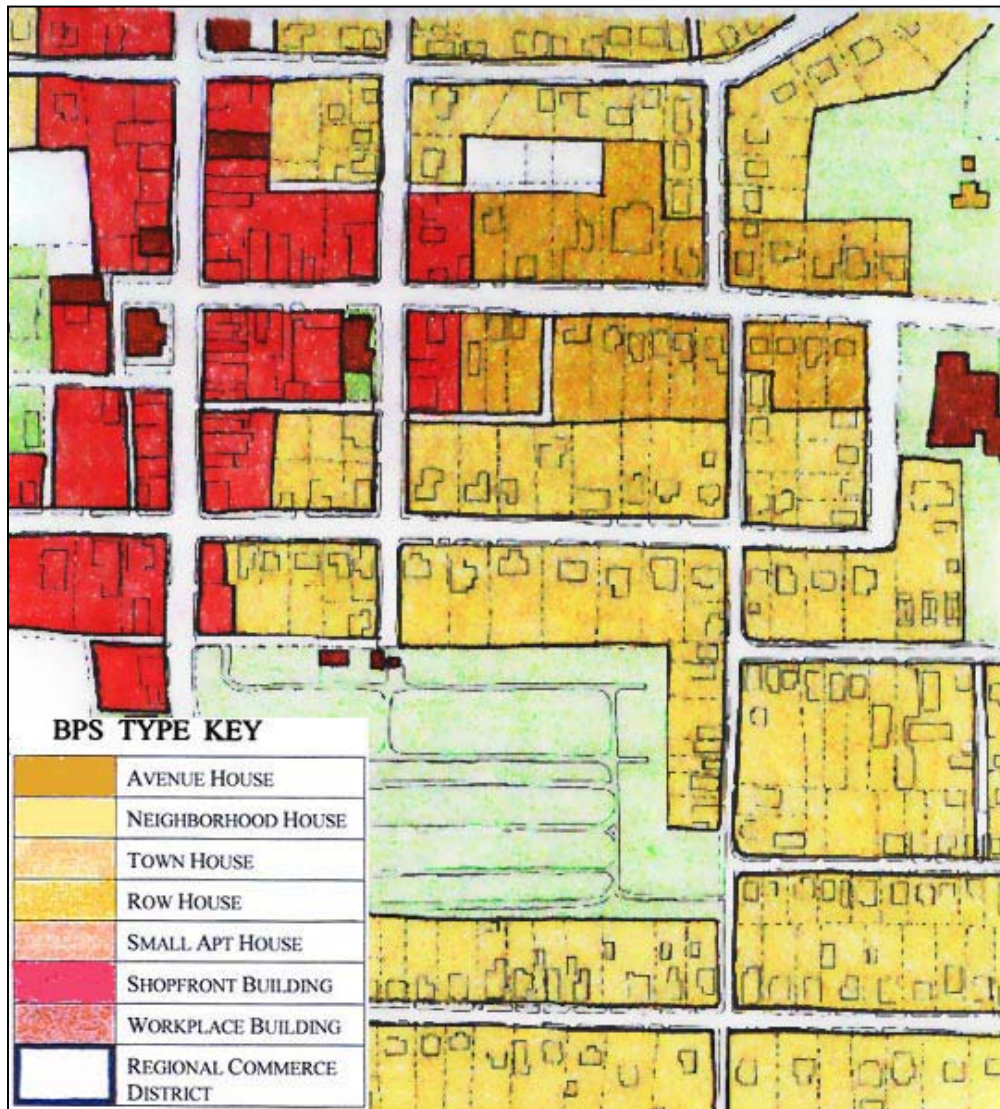
Development Standards

4. A REGULATING PLAN, consistent with the requirements listed above in section B, should be created before the development of two or more lots by any one owner within the prescribed area.
5. BUILDING PLACEMENT STANDARDS for all types except *Country Houses* and the special standards for the *Regional Commerce District* shall be utilized in the SMALL COMMUNITIES.
6. To preserve the rural character and to allow for larger lots on the boundaries of SMALL COMMUNITIES and *Rural Residential Clusters*, a CONSERVATION LINE may be established for appropriate lots on what will likely remain the edge of these areas. The CONSERVATION LINE shall be no further from a STREET or road Right-of-Way than 180 feet. Within this line, the uses regulated by the BUILDING PLACEMENT STANDARDS shall apply. Outside of this line, only agricultural, equestrian and conservation uses are allowed in perpetuity.
7. The minimum lot size is one (1) acre on existing public road frontage (excluding any portions of perimeter lots outside the CONSERVATION LINE) unless public rural sewer districts are established and shared systems are permitted and utilized to accommodate higher densities.
8. Once these sewer districts and disposal standards are established, development must occur according to the urban neighborhood standards of this Code; specifically, the maximum average net lot area shall be 7000 SF (excluding any portions of perimeter lots outside of the CONSERVATION LINE).
9. The ARCHITECTURAL STANDARDS are optional for SMALL COMMUNITIES and *Rural Residential Clusters*, and may be modified by the Planning Commission as appropriate.

REGULATING PLANS

D. VERSAILLES — DOWNTOWN AND LEXINGTON STREET

The REGULATING PLAN below governs the configuration of Blocks, STREETS and SQUARES for the downtown and Lexington Street area within the City of Versailles. This PLAN was designed during the *Design for Tomorrow* public workshops. Each street, including the Lexington Street corridor, is designated with a color that dictates the BUILDING PLACEMENT STANDARD that is allowed for development under the proposed Code. Should the Code be adopted, it is recommended that a REGULATING PLAN be devised for all property within the City of Versailles.



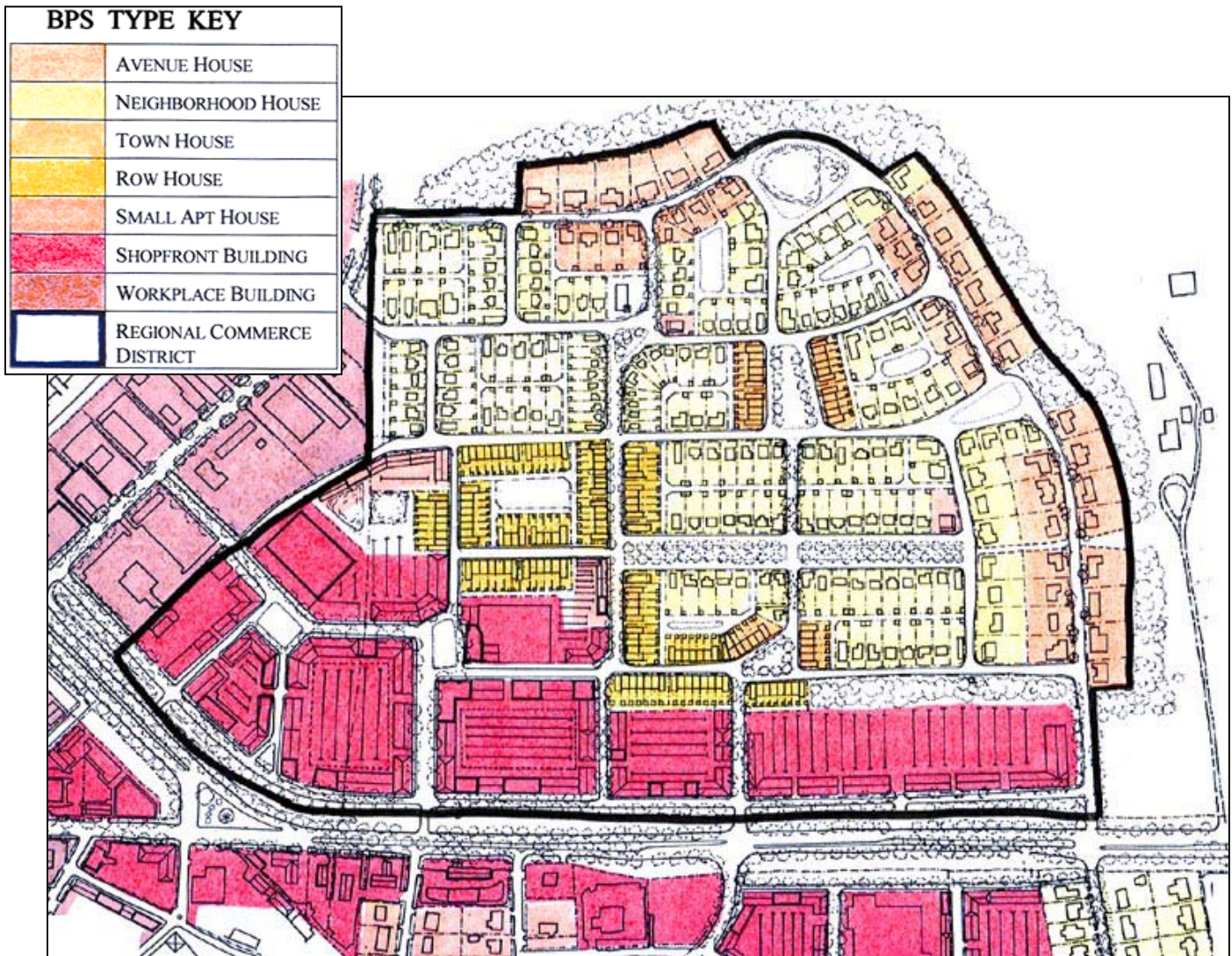
POSSIBLE REGULATING PLAN FOR VERSAILLES

REGULATING PLANS

E. VERSAILLES CENTER

The REGULATING PLAN below governs the configuration of Blocks, STREETS and SQUARES for the highway commercial area known as the “Versailles Center” and adjacent Lexington Street within the City limits of Versailles. This PLAN was designed during the *Design for Tomorrow* public workshops. Each street is designated with a color that dictates the BUILDING PLACEMENT STANDARD that is allowed for development under the proposed Code.

Due to its location and existing character as a large-scale commercial development, a district known as the “REGIONAL COMMERCE DISTRICT” is proposed as an addendum to this Code (Chapter VIII of this document). Please refer to this chapter for more specific development standards for this area.



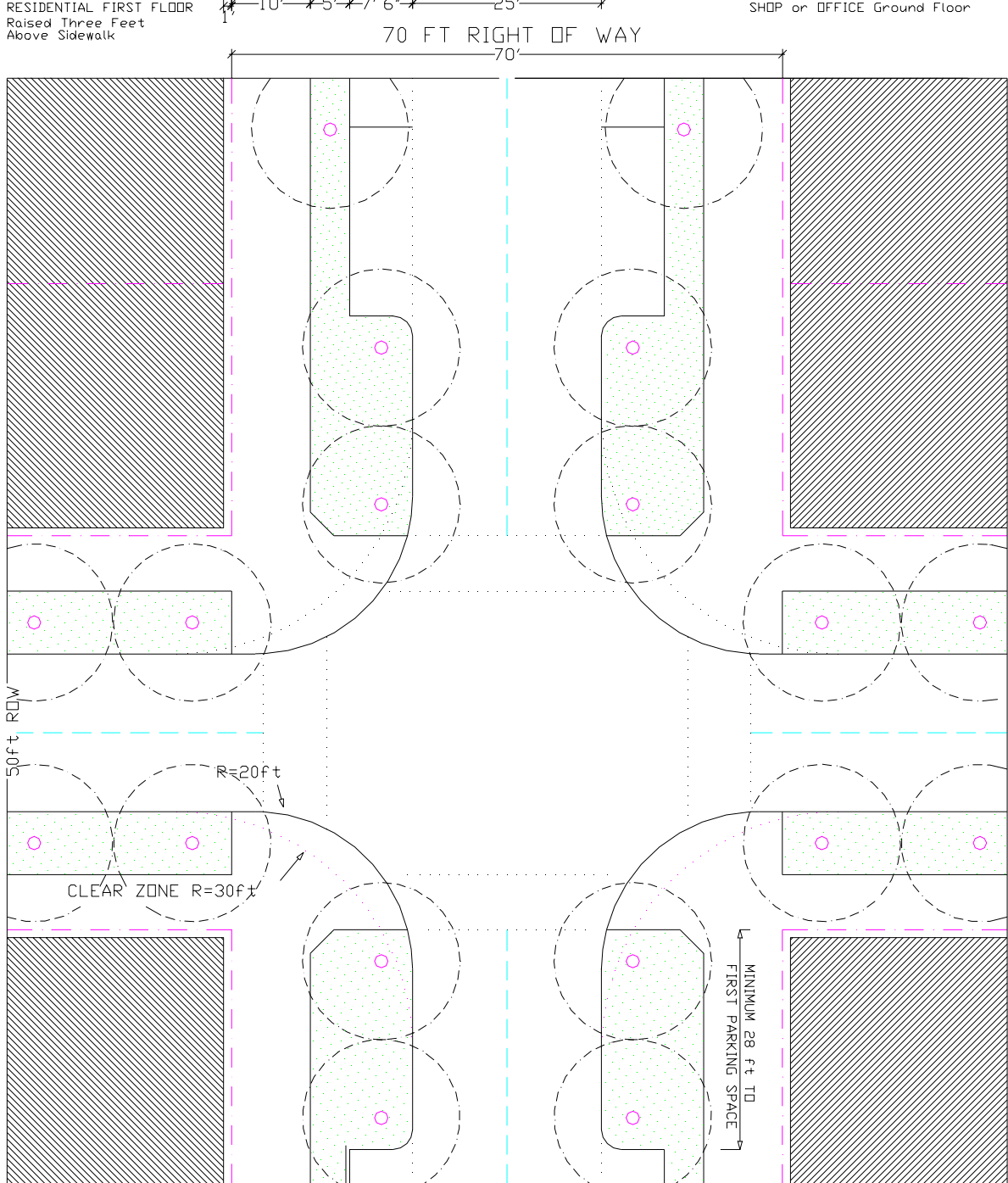
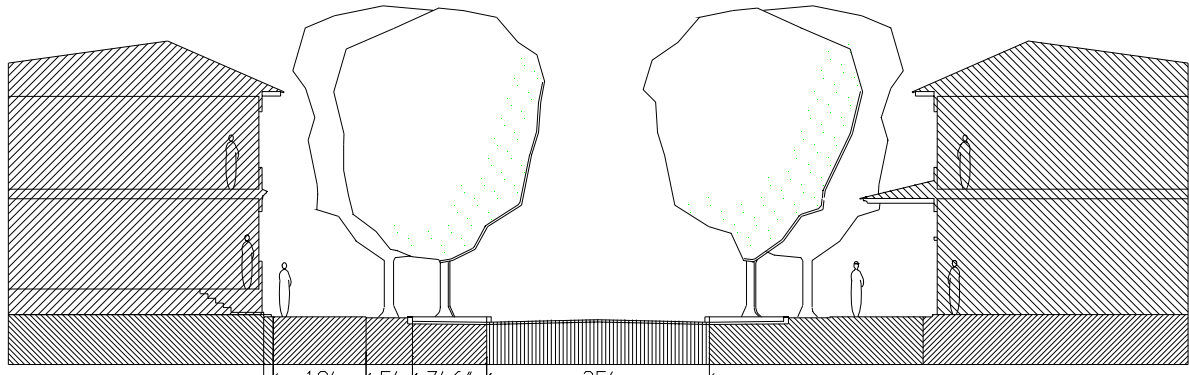
REGULATING PLANS

F. STREET STANDARDS FOR NEW CONSTRUCTION

The following STREET sections are recommended for the construction of new neighborhoods and SMALL COMMUNITIES. There are other STREETS, such as wider four-lane sections, that should be detailed to correspond to the Code as part of the adoption process. These sections illustrate the relation of the paved road surface to the sidewalks, the placement of trees, and buildings that all together compose the STREET.

The STREET types are:

1. Major Street
2. Main Street
3. Neighborhood Street
4. Neighborhood Minor Street
5. Neighborhood Alley or Common Drive
6. Country Road

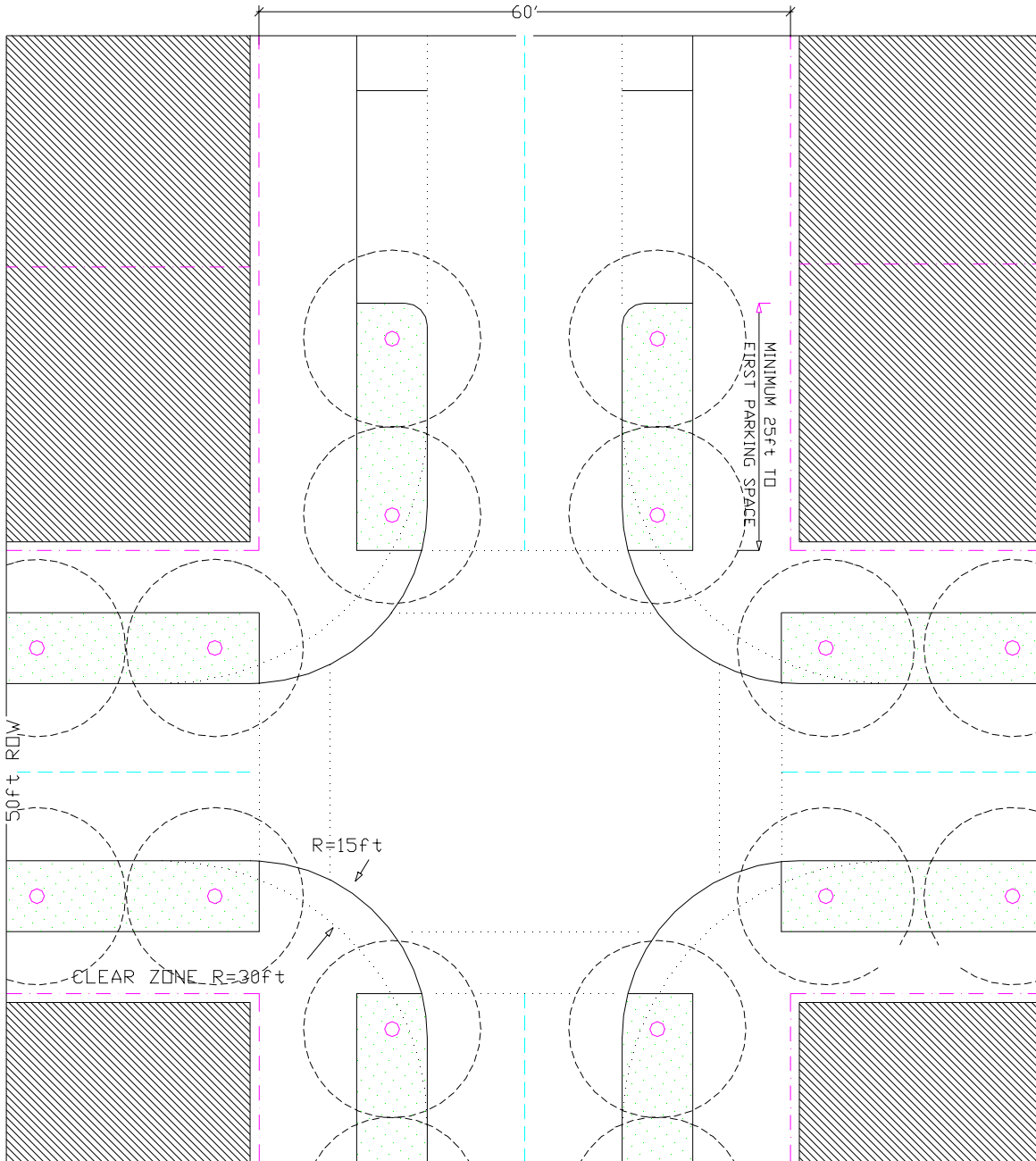
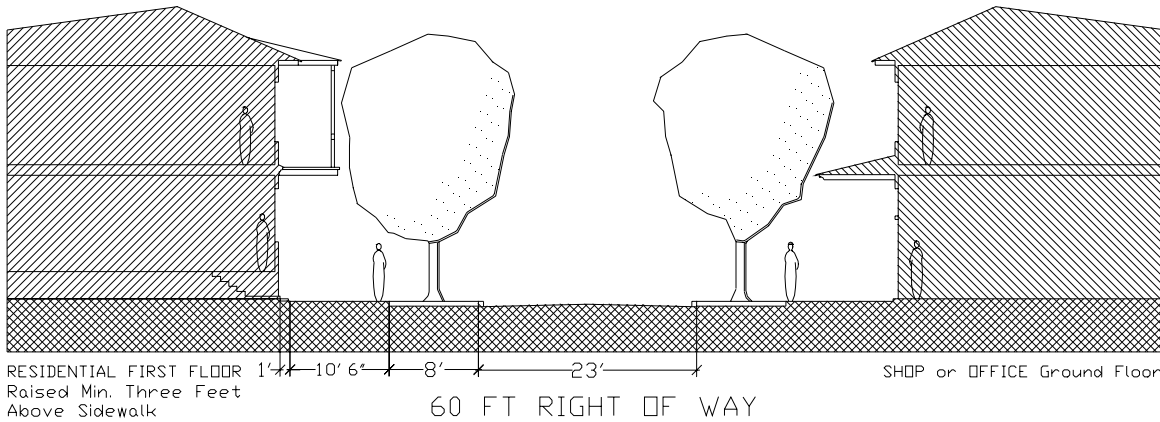


MAJOR STREET: 70ft Right of Way, Dedicated On-Street Parking
 25 ft b.o.c. to b.o.c., 20 ft Curb Radius (at Travel Lane), Sidewalks 10ft Minimum.

Woodford/70urb

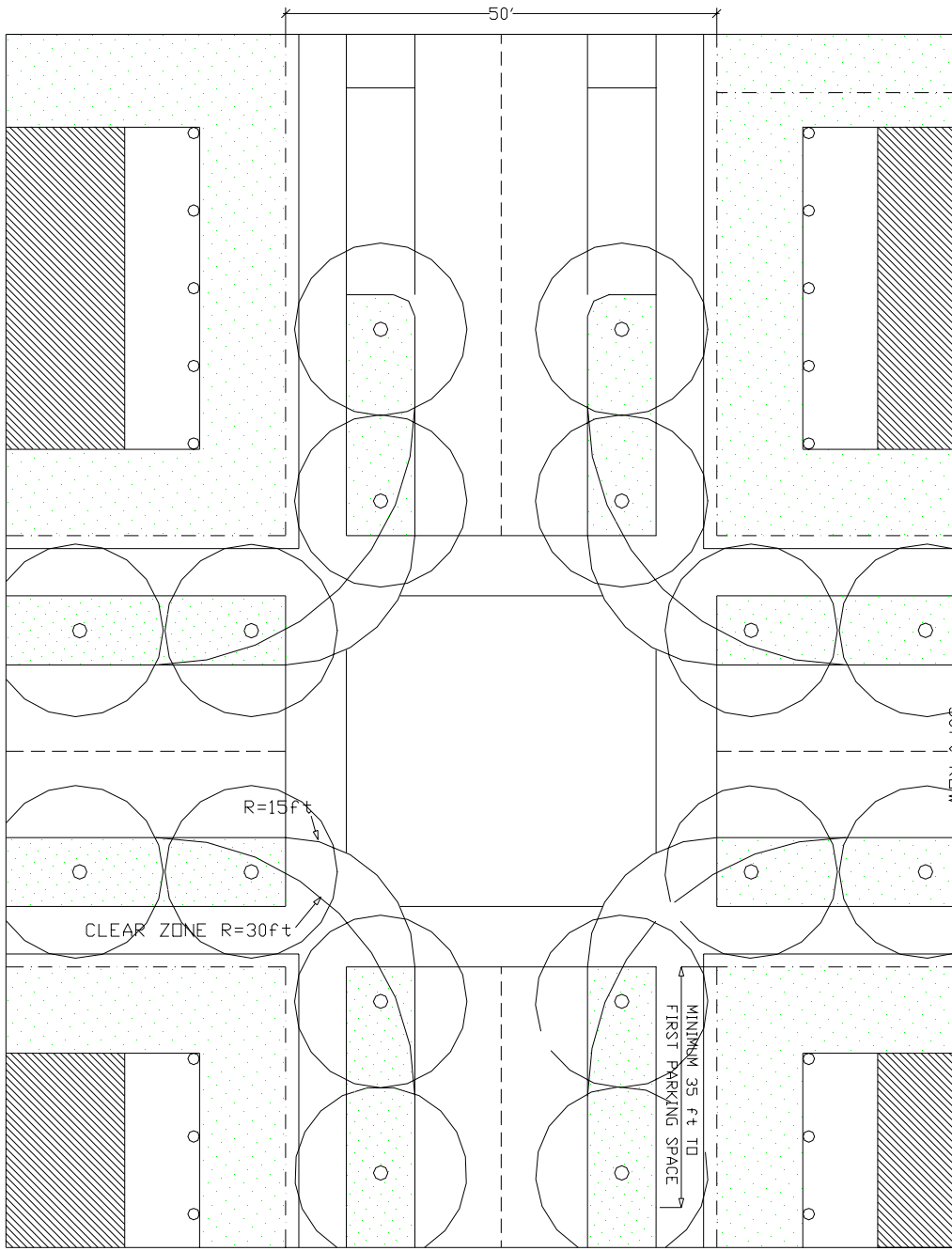
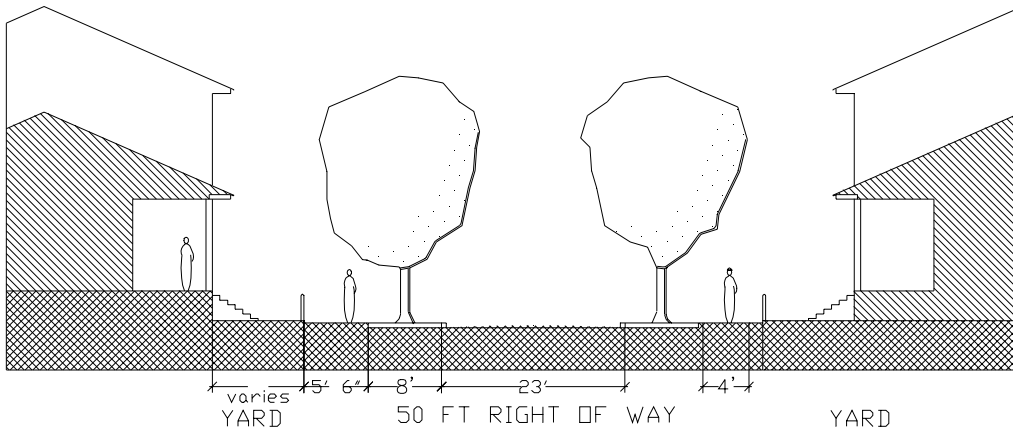
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MAIN STREET: 60ft Right of Way, Dedicated On-Street Parking
 23 ft b.o.c. to b.o.c., 15ft Curb Radius (at Travel Lane), Sidewalks 10ft Minimum.



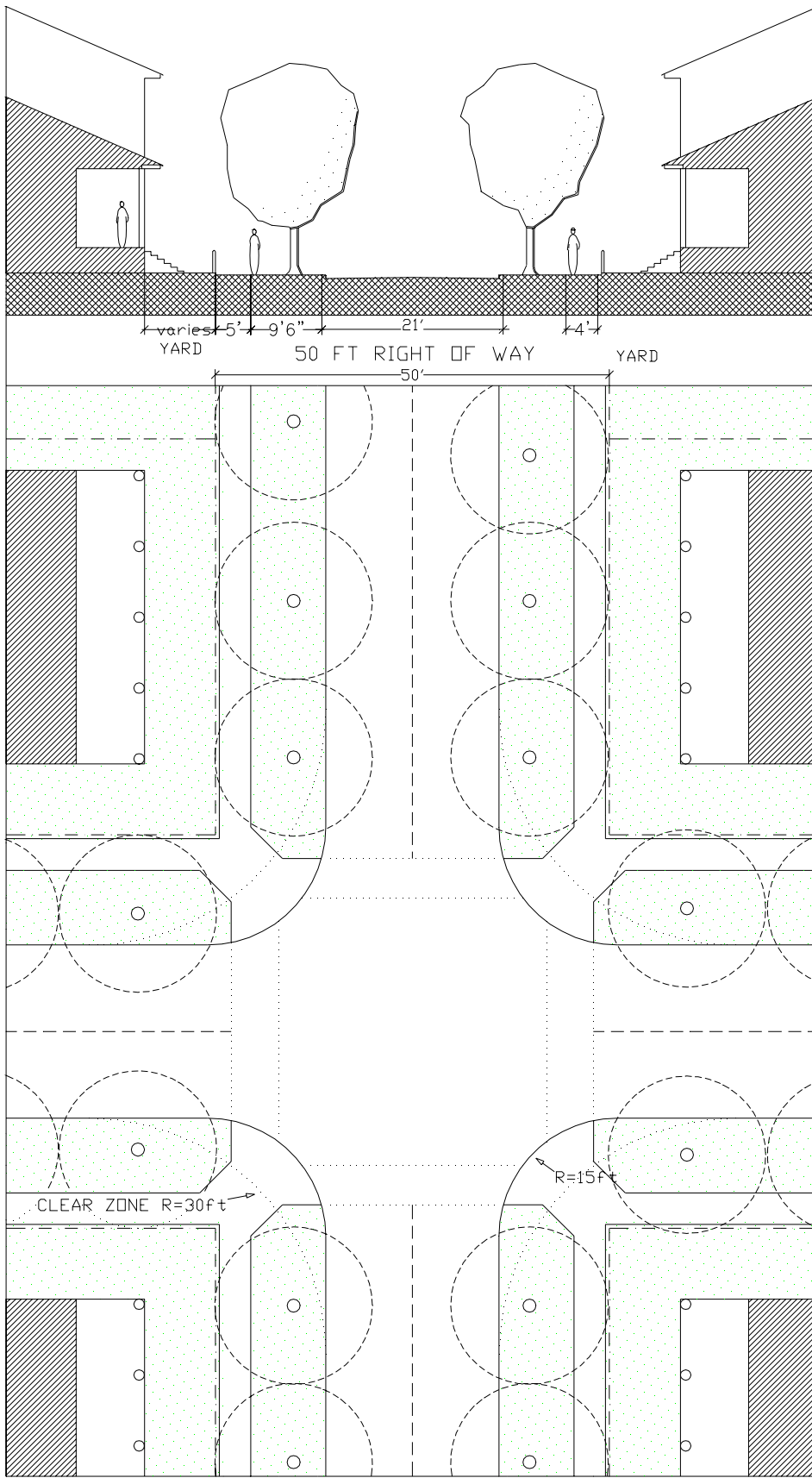
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NEIGHBORHOOD STREET: 50ft Right of Way, Dedicated Parking Lane
 15ft Curb Radius (at Travel Lane), Sidewalks 4 ft Minimum.



Street\50-dedPrk

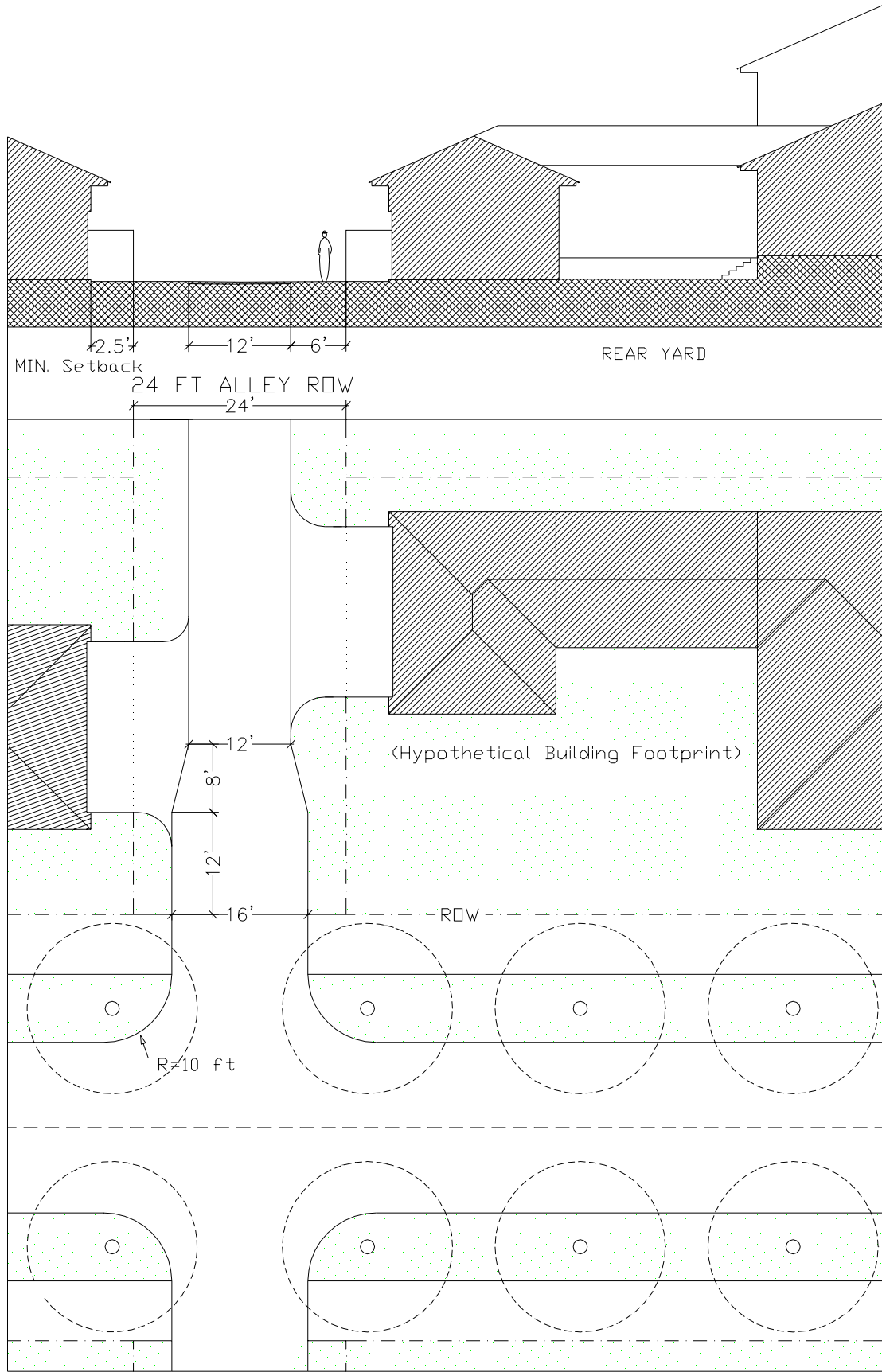
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NEIGHBORHOOD MINOR STREET: 50ft Right of Way, On-Street Parking Yield Situation
 15ft Curb Radius (at Travel Lane), Sidewalks 4ft Minimum

WoodfordStreet\50 ROW-ip

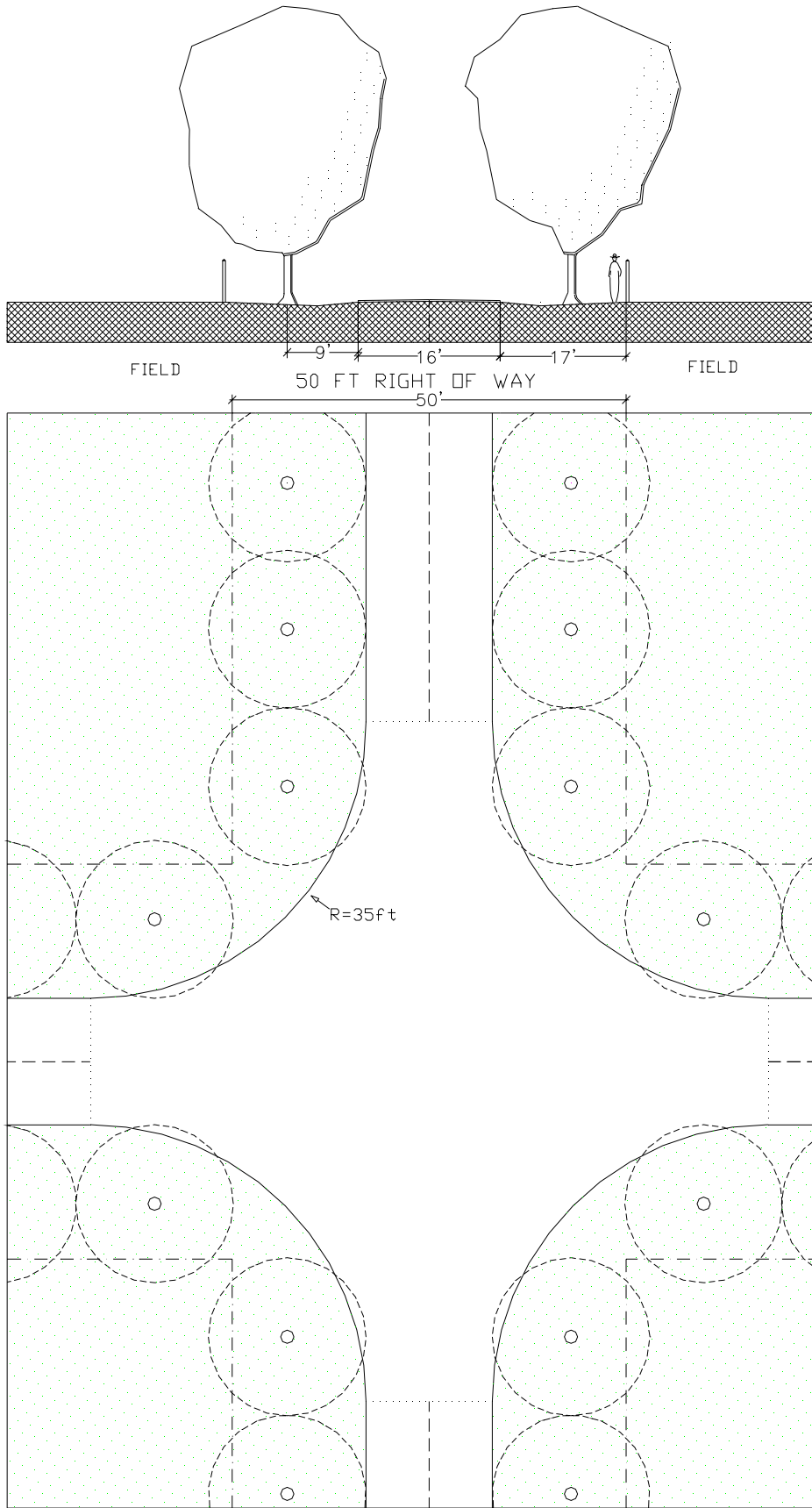
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NEIGHBORHOOD ALLEY/COMMON DRIVE: 24ft Right of Way
 10 ft Curb Radius to Street, 12 ft Pavement (16 ft at Street Intersection)
 Curb Radius and Pavement Width may vary for All-Commercial Locations

WoodfordAlley\24ROW

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COUNTRY ROAD: 50ft Right of Way, Trees 9 ft off pavement edge
35 ft E.o.p. Radius (at Travel Lane), Minimum Setback 200 ft.

WoodfordRoad\50 ROW Country Road

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