

**APPENDIX C  
OUTLINE for CODE OF DEVELOPMENT**

A Code of Development is required for all applications for rezoning to the PRD and MU Districts pursuant to Sections 4-100 and 4-900 of the Fauquier County Zoning Ordinance. The Code of Development will be used by the applicant, the County and the end-users of the properties covered by the rezoning application to regulate the development and construction of the project, as well as its on-going evolution over time. This Outline for a Code of Development sets forth the required contents for all Codes of Development submitted pursuant to these regulations.

<b>PART 1: OVERVIEW</b>	
A	<b><u>Organization of the Code of Development.</u></b> Provide a table of contents for the Code of Development.
B	<b><u>Description of the Proposed Project.</u></b> Provide a general description of the proposed project, setting forth the goals of the development and describing planned land uses and any unique or defining features of the development.
C	<b><u>Illustrative Plan.</u></b> Provide a graphic showing the project in its surrounding context, and showing neighborhoods, land uses, street system and key features.
D	<b><u>Process.</u></b> Provide specific instructions on how to utilize the Code of Development to assure proposals are compliant, including information regarding each step of the review/approval process for developments with a Code of Development.

<b>PART 2: PLAN REQUIREMENTS</b>	
A	<p><b><u>Land Use.</u></b></p> <ol style="list-style-type: none"> <li>1. Provide a graphic showing the location of uses (commercial, residential, civic, open space, etc.) within the project, identifying more specifically any uses that are specifically being committed to (i.e., church, fire station, museum, etc.). The graphic should also show sub-district and neighborhood boundaries.</li> <li>2. Provide a table showing the breakdown of uses by sub-district, showing both square feet and, for residential, units.</li> <li>3. Provide a table showing the breakdown of uses by neighborhood, showing both square feet and, for residential, units.</li> <li>4. For MU projects only, provide a table showing the breakdown of ground-floor units in the Core Sub-District and on Key Pedestrian Streets; include percentages of residential and active commercial.</li> <li>5. Provide a table showing by-right, special permit and special exception uses for the project, and include a narrative with table explaining how the table works.</li> <li>6. Provide General Use Limitations, including references to sections within the Zoning Ordinance which continue to apply.</li> <li>7. Provide a table indicating which special permit and special exception uses are being approved as part of the rezoning application. Included should be any limitations for such approved uses, including location limitations, if applicable.</li> <li>8. Provide a list of allowed accessory uses, including limitations on accessory dwelling units.</li> <li>9. Provide a narrative description of each key site or land use, the specific buildings and lots within the development that are important in helping to define the character of the project. For each, describe the critical elements of the lot and use.</li> <li>10. Describe the standards and procedures whereby this section should be interpreted and whereby deviations are allowed, if applicable.</li> </ol>
B	<p><b><u>Streets and Streetscape.</u></b></p> <ol style="list-style-type: none"> <li>1. Provide a graphic showing the overall street system, including alleys.</li> <li>2. Provide sections for each street type, including alleys, with each street type keyed to the graphic showing the street system. Street sections should include sidewalks, tree planting areas, parking lanes and travel lanes, as well as utility placement.</li> <li>3. Provide narrative list of street tree requirements, specifying spacing, planting locations, and descriptions of any special requirements for street tree plantings.</li> <li>4. Provide narrative listing sidewalk requirements, identifying any locations where sidewalks are not required, any special materials requirements, minimum sidewalk widths and rules for sidewalk encroachments.</li> <li>5. Provide narrative describing any proposed curb-extensions, including specific design requirements, if any.</li> <li>6. Provide narrative or graphic identifying where crosswalks will be provided, including descriptions of areas where</li> </ol>

	<p>special pavers or design will be utilized for crosswalks.</p> <ol style="list-style-type: none"> <li>7. Provide narrative commitment to street furniture such as benches and trash cans. Identify placement requirements and any design/style limitations.</li> <li>8. Provide narrative, supplemented by graphics where appropriate, of any unique locations or elements requiring special treatment; for example, treatment of frontage along a particular street, treatment of a roundabout or other feature of the street system.</li> <li>9. Provide narrative or graphic identifying where street lights will be provided, with information on spacing, height, shielding, lumens and design/style limitations.</li> <li>10. Provide a diagram showing on-street parking locations and a corresponding tabulation of on-and off-street parking by block, demonstrating that parking is adequate and dispersed appropriately for the proposed uses.</li> <li>11. Describe the standards and procedures whereby this section should be interpreted and whereby deviations are allowed, if applicable.</li> </ol>
C	<p><b><u>Open Space.</u></b></p> <ol style="list-style-type: none"> <li>1. Provide a graphic showing all planned open spaces, including any buffer areas and all tree save areas. The graphic should also show location of planned trails.</li> <li>2. Provide tabulation of all open spaces, by sub-district and overall.</li> <li>3. Provide a tabulation of the sizes of all open spaces, by open space.</li> <li>4. Provide a narrative describing the ownership, management and access to open space proposed, including a clear indication of any spaces to be publicly accessible or publicly owned.</li> <li>5. Provide a detailed narrative description of each open space and its purpose, with illustrations where appropriate. The narrative should specify the size and location of design elements and amenities within each space to include fencing, lighting, buildings, pools, courts, paths, seating, and design elements such as fountains or artwork. Provide information on materials for hard surfaces, and information on proposed landscaping for the space. If certain design elements are optional or flexible, so specify. Where stormwater management facilities are proposed within open spaces, specify the treatment of those facilities and illustrate how they will be integrated into the design of the open space.</li> <li>6. Describe the standards and procedures whereby this section should be interpreted and whereby deviations are allowed, if applicable.</li> </ol>
D	<p><b><u>Lot Regulating Plan</u></b></p> <ol style="list-style-type: none"> <li>1. Provide a graphic showing lot sizes or a table of proposed lot sizes.</li> <li>2. Provide standards for assuring variation in lot sizes on each block face.</li> </ol>
E.	<p><b><u>Phasing Plan.</u></b> Provide a narrative establishing the order of development proposed (if no commitment is being made to the order of development, this needs to be clearly stated). Order needs to include buildings, roads, open spaces and civic buildings. Phasing plan must provide detailed means to assure that roads, spaces and civic buildings are constructed in a timely fashion as needed to support the development as it progresses. Phasing plan should include clear rules for when a developer can progress from phase to phase. (In cases where timing is important, phasing plan should ALSO provide for commitments to complete elements within certain timeframes or to do no more than a certain level of development within certain time-frames, as appropriate.)</p>

**PART 3: LOT & BUILDING REQUIREMENTS**

A	<p><b><u>Lot Layout and Building Design.</u></b></p> <ol style="list-style-type: none"> <li>1. Provide a graphic illustrating the different lot types (i.e., front loaded single-family, rear loaded single family, multi-family, commercial, etc.).</li> <li>2. For every type of lot provide:</li> <li>3. Lot-layout diagrams showing setbacks and build-to areas.</li> <li>4. Lot-layout standards to include: limitations on accessory structures including garages; limitations on curb-cuts and parking areas; placement of mechanical, electrical and utility equipment; special lot layout requirements or limitations; and requirements for lot-layout variety, to include variety in lot sizes, lot widths and setbacks.</li> <li>5. Building design standards to include details on required architectural styles (See also Appendix A); requirements for front entries; limitations on building heights; requirements for building materials (See also Appendix B); requirements for design of various façades of buildings; requirements for projecting eaves; and requirements for variety, to include variety in height, massing and architectural styles and details. For areas with first-floor active commercial uses, building standards shall also include requirements for first floor-to-floor heights and transparency. Limitation on Corporate designs shall also be included. Proposed architectural details must include specific styles consistent with the Virginia Piedmont Vernacular, with defining features and “rules” for</li> </ol>
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	<p>each style.</p> <p>6. Any special design requirements for key locations or particular types of uses.</p> <p>7. Standards for interpreting and deviating from the requirements of this section.</p>
<b>B</b>	<p><b><u>Parking and Loading Requirements</u></b></p> <ol style="list-style-type: none"> <li>1. State parking levels to be provided, by use.</li> <li>2. Provide standards for the size of spaces, widths of drive-aisles, handicapped parking, access through parking lots and stacking spaces for drive-throughs, if any.</li> <li>3. Provide narrative of proposed loading strategy for commercial uses.</li> <li>4. Provide requirements for parking lot landscaping.</li> <li>5. Provide requirements for screening of parking lots or loading areas adjacent to or visible from the street.</li> <li>6. State parking lot lighting limitations, including lighting level standards and lighting types.</li> <li>7. Provide standards for interpreting and deviating from the requirements of this section.</li> </ol>
<b>C</b>	<p><b><u>Screening and On-Lot Landscaping Requirements.</u></b></p> <ol style="list-style-type: none"> <li>1. Provide requirements, if any, for additional on-lot landscaping.</li> <li>2. Provide requirements for placement and screening of mechanical, electrical and utility structures.</li> <li>3. Provide requirements/limitations for fences and walls in the project, including any retaining walls.</li> <li>4. Provide on-lot lighting requirements/limitations, including lighting level standards and lighting types</li> <li>5. Provide standards for interpreting and deviating from the requirements of this section.</li> </ol>

**APPENDICES**

<b>A</b>	<p><b><u>Architectural Styles</u></b></p> <ol style="list-style-type: none"> <li>1. List of allowed architectural styles in project, for each building type, with the following information on each architectural style:</li> <li>2. Key defining features of the style, with illustration of these features.</li> <li>3. General standards for buildings in the style, to include massing, roof forms, eaves, porches, windows, doors, special trim requirements, etc., with illustrations as appropriate to explain requirements.</li> <li>4. Photographic examples of each style.</li> <li>5. Standards for deviating from the requirements of this section.</li> </ol>
<b>B</b>	<p><b><u>Building Materials</u></b></p> <ol style="list-style-type: none"> <li>1. Detailed list of allowable building materials and types for project, to include each of these categories: <ul style="list-style-type: none"> <li>• Building walls</li> <li>• Roofs</li> <li>• Windows</li> <li>• Doors</li> <li>• Porches, Decks and Balconies</li> <li>• Trim</li> <li>• Chimneys</li> <li>• Fences and Garden Walls</li> <li>• Driveway, Aprons and Parking Pads</li> <li>• Colors</li> </ul> </li> <li>2. Standards for deviating from the requirements of this section.</li> </ol>
<b>C</b>	<p><b><u>General Landscape Requirements</u></b></p> <ol style="list-style-type: none"> <li>3. Details on required/allowed landscaping (street trees, parking lots and other on-site), including:</li> <li>4. Permitted species</li> <li>5. Planting details</li> <li>6. Tree preservation details</li> <li>7. Standards for deviating from the approved requirements of this section.</li> </ol>
<b>D</b>	<p><b><u>Signage</u></b></p> <ol style="list-style-type: none"> <li>1. Graphics illustrating the location of any proposed freestanding signs on the property and illustrating the appropriate locations for signage on building faces (and other locations, if applicable).</li> <li>2. Identification of specific types, numbers, height, size, materials, colors, lighting and landscaping requirements for signs.</li> <li>3. Standards for deviating from the approved requirements of this section.</li> </ol>