

# TASK 4 MEMORANDUM: PLANNING COMMISSION WORK SESSION PACKET

From: Dan Hardy and Katherine Shor, Renaissance Planning  
To: David McGettigan, Prince William County; Greg Goodwin, MWCOG  
Date: May 8, 2019  
Re: Prince William County: Development of Mixed-Use Zoning Regulations to Support Multimodal Travel and Connectivity in Small Area Plans

This memorandum describes the fourth stage in the MWCOG TLC project Prince William County: Development of Mixed-Use Zoning Regulations to Support Multimodal Travel and Connectivity in Small Area Plans Transportation and Land Use Connection Project. This memorandum builds off Task 3 and recommends proposed changes to the zoning ordinance and related documents.

## Executive Summary

Mixed-use development thrives when an interested private market is supported by a progressive zoning and regulatory environment that provides incentives and guidance without being overly prescriptive. This memorandum presents draft concepts for to promote mixed-use development in Prince William County. This memorandum includes:

- Appendix A - A strategic plan detailing actions the County could pursue to facilitate implementation of mixed use zoning
- Appendix B - A draft Section 32-352 of the Code of Ordinances, "Mixed Use Zoning District"
- Appendix C - A copy of Section 32-351, "Village District", the foundation for Sec.32-352
- Appendix D - A presentation of residential and commercial uses in zones that promote mixed use in Portland, Oregon, Montgomery County, Maryland, and Arlington, Virginia.
- Appendix E – Minutes from the February 1, 2019 DORAC meeting
- Appendix F – Notes from the March 15, 2019 DORAC meeting
- Appendix G – Presentation boards from the April 24, 2019 public meeting

Based on feedback from the DORAC stakeholders, the suggested approach includes:

- Establish a new Mixed Use Zoning District (MUZD) family of zones for countywide application within Small Area Plans
- Develop supporting policy infrastructure for Small Area Plans to help implement and monitor Small Area Plan success.

## Project Overview

The purpose and need for this project are summarized in the opening paragraph for the MWCOG TLC application prepared by Prince William County staff:

*Current zoning regulations within the County, including mixed-use districts, focus on lists of uses and development standards with an emphasis on separating buildings with yards and buffers, and accommodating the needs of automobiles. To implement the vision of Small Area Plans within the County, as vibrant mixed-use multi modal centers, a paradigm shift to the Zoning framework is necessary. There is currently a disconnect between existing regulations and the long-range vision of the Small Area Plans, leaving the County with a lack of implementation tools.*

The concept of mixed-use for this project should be interpreted as (a) a blend of residential uses with commercial uses that (b) can be incorporated vertically in a single structure, horizontally on a single development site, and/or across adjacent properties within the district. The specificity of the blend of residential and commercial uses (as contrasted to some definitions of mixed use that blend types of commercial uses without residential or types/sizes of residential uses without commercial, as in the PMR zone) is important to achieve the desired efficiencies in travel behavior. The flexibility on the scale of application recognizes that achieving a granularity of mixed uses is generally more responsive to incentives than regulations.

Based on the descriptions above, an initial operating hypothesis for this project is that it would be logical approach to develop a new Mixed-Use Zoning District (MUZD), or a family of closely-related districts, that could perhaps be established as a new Part 352 in the zoning code, with minor amendments to necessarily cross-referenced elements in the code. This project includes the following elements:

- Define the characteristics that would make an activity center a candidate for the MUZD (i.e., minimum district acreage, level of contiguity, multimodal accessibility, surrounding community density/diversity, etc.)
- Define the key elements of the MUZD, to include: Purpose and intent; allowed uses; and unit types and performance standards.
- Develop a track-changes markup to the Code and DCSM
- Outline the implementation process for the MUZD and related regulatory processes.

### Why Mixed Use?

The benefits of mixed-use development across a variety of land use contexts have become widely recognized by authoritative national and international sources. While Euclidean zoning was established about a century ago to promote public health and welfare by separating and segregating uses based largely on localized air and water quality concerns, evolutionary changes in both prevailing commercial use types and overarching resource regulations have vastly reduced the need to separate uses for the sake of public health. Conversely, zoning ordinances that require segregation of uses has contributed to a prevailing suburban environment in which many residents spend substantial time and energy traveling between separated uses to conduct activities of daily life. Several benefits of mixed-use development include:

- Reduction in vehicle miles traveled, resulting in lower greenhouse gas emissions, lower commuting costs, and decreased road congestion.
- More balanced transportation systems that support walking, bicycling, and public transit, as well as driving.
- Livelier urban spaces with public gathering places and a variety of shops, restaurants, and entertainment.
- Complete neighborhoods where residents can live, work, and play.
- Diversity of housing for people of all incomes and at all stages of life.
- More vibrant commercial areas that provide retail and services for patrons.
- More compact development that helps preserve open space in outlying areas by reducing the need and demand for low-density, sprawling development.
- Efficient use of services and infrastructure, resulting in cost savings for the public.

General guidance on the benefits of mixed-use and the means for local governments to implement mixed use is available from a variety of national and local sources, including:

- The Environmental Protection Agency’s 2009 Guide on [Essential Smart Growth Fixes for Urban and Suburban Zoning Codes](#)
- The Virginia chapter of the American Planning Association’s 2016 Guide on [Managing Growth and Development in Virginia: A Review of the Tools Available to Localities](#)
- The [Smart Code](#) open-source document for transect-based and form-based code language developed by the Center for Applied Transect Studies

### **How Should Barriers to Mixed Use Be Reduced?**

The TOWS analysis in the Task 2 memorandum summarized a series of potential actions across a range of planning, zoning, and regulatory processes to help remove or reduce barriers to successful mixed-use implementation. The February 1 DORAC meeting reinforced three broad categories of concern to stakeholders, namely:

- Finding the balance between specificity and flexibility in the various processes from planning and zoning to occupancy
- Defining and interpreting land use types
- Addressing site layout details, particularly regarding site layout and materials details

Additional details from the DORAC meetings are provided in Appendix E and F.

## **Development of Draft MUZD Zone Language**

The development of the Draft MUZD Zone language suggested in Appendix B was designed to meet several study objectives, including:

- Developing a family of new mixed use zones that would be applied in targeted Small Area Plans countywide (rather than designed for a specific geographic area as was the purpose for many prior mixed-use zones in the current code)
- Recognizing that while the concept of mixed commercial (i.e. non-residential) and residential uses should be encouraged at both building scales and development site scales, the efficiency of mixed-use development occurs at the neighborhood level; many

infill sites may end up as single-use sites but still contribute to a mixed-use neighborhood

- Seeking to right-size the balance between specificity and flexibility in the zoning entitlement process by
  - streamlining mixed-use implementation for smaller infill sites to move quickly toward building permit, and
  - allowing larger, more complex sites to benefit from a more structured implementation process that unfolds over a longer-term time horizon

### Overarching Objectives and MUZD Concepts

Table 1 summarizes key elements of the Draft MUZD zone and how they balance the tension between specificity and flexibility for processes, land uses, and materials.

**Table 1. Summary of MUZD Key Elements**

| Key Element                                | Description   | Intended Effects   |
|--|---|--|
| Commercial and Residential FAR definitions | The MUZD zone contains FAR restrictions for commercial uses, residential uses, and total uses. The commercial FAR, residential FAR, total FAR, and building height maximums are developed through the Small Area Plans to reflect the desired local jobs/housing balance and codified by rezoning.  | Mixed use is incentivized by neighborhood with flexibility defined by the needs of each neighborhood, rather than restricted by individual property.   |
| Generalized Development Plans              | The Generalized Development Plan is a proposed new submission process, similar to the Generalized Development Plan in nature but specific to the MUZD zone application for larger or more intensely developed properties, as well as those for which an applicant envisions a lengthy implementation timeframe. Generalized Development Plans have broader “form based” design proffers.  | Customize the level of flexibility and specificity to the general extent of entitlement obtained at the time of zoning and the expected implementation timeframe. Smaller infill properties move quickly towards implementation, larger and more intensely developed properties phase commitments over time. |
| Form Based Design Proffers                 | Form Based Design Proffers are designed to ensure a private sector commitment for certain elements of development form at the time of zoning. Eight different measures of site form are incentivized by form-based design proffers: minimum site density, maximum parcel size, maximum building footprint, maximum setback, enclosure ratio, building façade permeability, connectivity index, and proximity to uses. These elements work together to incent a walkable, pedestrian-oriented mix of uses. | Establish an appropriate nexus between the value of zoning entitlement and the value and timing of commitments for form-based design.  |
| A minimalist approach to                   | For the development of this technical memorandum, the proposed approach seeks to keep the new   | The changes to the overall MUZD zoning   |

|                     |  |   |
|---------------------|--|---|
| new zoning language | MUZD zone proposed for Section 32-352 as tightly defined as practical, with proposed track-changes oriented towards procedural aspects and text describing the rationale for the approach. | approach should retain site flexibility to the extent practical, with desired elements regarding specificity addressed in the individual Small Area Plans and project-level applications. |
|---------------------|--|---|

### Form-Based Design Proffers

Form Based Design Proffers are designed to ensure a private sector commitment for certain elements of development form at the time of zoning. Eight different measures of site form are incentivized by form-based design proffers, detailed below.

**1. Minimum Site Density** considers the percent of maximum allowable FAR to incent compact development.



Prince William Parkway and Telegraph Road, Woodbridge, VA  
Credit: Google Earth

**2. Maximum Parcel Size** considers the footprint of the largest building on site to support a fine-grained walkable site.



Occoquan Village, Occoquan, VA

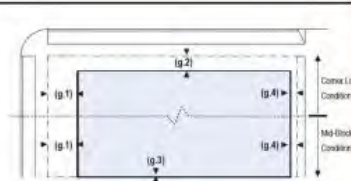
**3. Maximum Building Size** considers the footprint of the largest building on site to support a fine-grained walkable site.



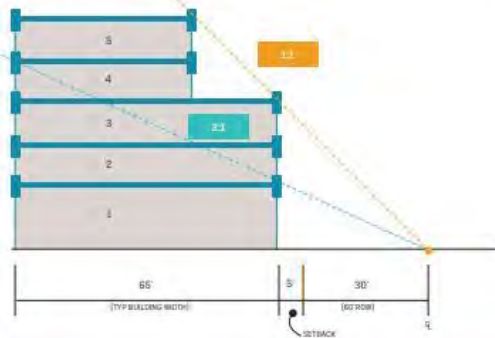
Atlas Walk, Gainesville, VA  
Credit: Google Earth

**4. Maximum Setback** considers the relationship of the building to the street to incent sidewalk activity.

**SETBACKS - PRINCIPAL BLDG**  
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.  
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



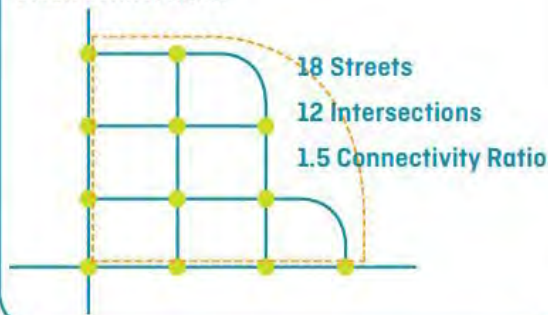
5. **Enclosure ratios** consider the relationship between building height and street width to incent suitable street framing.



6. **Building facade permeability** considers the percentage of ground floor frontage covered by windows and doors to incent sidewalk activity.



7. **Connectivity Index** considers the ratio of intersections to street segments to incent short, walkable blocks on dedicated rights of way for streets, alleys, or sidewalks providing through-block connections.



8. **Proximity to uses** considers uses either provided on site or within ½ mile to incent short trips; similar to the Land Use score applied in the state’s Smart Scale scoring system.

Table 11.2 Local Non-Work Access Value

| Destination Type | Definition (specific destinations included)  | Points per destination      |
|------------------|--|-----------------------------|
| Bank             | Bank, ATM  | 0.74 (up to 15 occurrences) |
| Education        | School   | 5.6 (up to 2 occurrences)   |
| Entertainment    | Cinema, Performing Arts, Museum, Nightlife, Sports Complex, Convention/Exhibition Center, Sports Center, Amusement Park  | 5.6 (up to 2 occurrences)   |
| Food & Drink     | Restaurants, Coffee Shop, Winery, Bar or Pub   | 0.25 (up to 45 occurrences) |
| Grocery          | Grocery  | 3.7 (up to 3 occurrences)   |
| Healthcare       | Hospital, Medical Service, Pharmacy  | 3.7 (up to 3 occurrences)   |
| Public Services  | Library, Post Office, Community Center, City Hall, Court House, Police Station   | 3.7 (up to 3 occurrences)   |
| Recreation       | Golf Course, Ice Skating Rink, Campground, Park/Recreation Area  | 3.7 (up to 3 occurrences)   |
| Shopping         | Shopping, Convenience Store, Clothing Store, Department Store, Specialty Store, Home Improvement & Hardware Store, Office Supply & Service Store, Bookstore, Home Specialty Store, Sporting Goods Store, Consumer Electronic Store | 0.34 (up to 33 occurrences) |
| Total points     |  | 100                         |

The elements of the form-based design proffer are aimed at creating walkable, pedestrian-oriented street grids and spaces.

1. **Minimum site density** is an element to disincentivize low density development patterns. These types of development are typically auto-oriented and not suitable for pedestrian activity.
2. **Maximum parcel size** is an element that aims to mitigate large building footprints that dissuade pedestrian activity and create large blocks.
3. **Maximum building size** works together with maximum parcel size to support a pedestrian-oriented, walkable environment.
4. **Maximum setback** is an element aimed at creating enough sidewalk space to incentivize sidewalk activity.
5. **Enclosure ratios** define the relationship between building height and street width to incentivize street framing that encourages pedestrian activity.
6. **Building facade permeability** is also an element that can encourage pedestrian activity. The percentage of ground floor frontage along public streets that is covered by windows and doors.

7. **Connectivity index** is the ratio of intersections to street segments; this incentivizes short, walkable blocks and provides through-block connections.
8. **Proximity to uses** is like the Land Use score in the state’s Smart Scale scoring system. This element considers uses either on site or within ½ mile to encourage shorter trips.

As mentioned above, all of these elements are aimed at creating pedestrian-oriented, form-based design. The table below indicates for each site element what the “Low” and “High” proffers might be for a site. Each site must proffer a means to address each form-based element so that the site achieves a composite balance of some “Low” criteria and some “High” criteria. A site may have proffers for all “High” criteria, as well. The “Low” and “High” represent two ends of a spectrum – an applicant may choose to address a site element with criteria that falls in between “Low” and “High”.

| Form-Based Element            | Low           | High          |
|-------------------------------|---------------|---------------|
| 1. Minimum density            | > 25% Max FAR | > 75% Max FAR |
| 2. Maximum parcel size        | < 1 acre      | < 0.5 acre    |
| 3. Maximum building footprint | < 10000 GSF   | < 5000 GSF    |
| 4. Front setbacks             | <25’ setback  | < 5’ setback  |
| 5a. Minimum Enclosure Ratio   | > 1:1         |               |
| 5b. Maximum Enclosure Ratio   | < 2:1         |               |
| 6. Facade permeability        | > 30%         | > 60%         |
| 7. Connectivity index         | > 1.2         | > 2.0         |
| 8. Proximity to uses          | > 2           | > 7           |

Figure 1. Form Based Design Elements

### Considerations for Specific Sections of Proposed Section 32-352

#### **Overall approach**

The proposed MUZD district was “built” by pivoting from the Village “V” District in Section 32-351. Of the various mixed-use zones described in the Task 2 memorandum, the Village District seemed to offer the best combination of intent and conciseness to use as a model; its compact development pattern best aligns with the character and type of desired mixed-use development in MUZD zones.

#### **Sec. 32-352.04. – Intent of districts.**

The MUZD family of three zones – MUZD-Neighborhood, MUZD-Town, and MUZD-Urban – is modeled after the Commercial Residential (CR) family of zones in Montgomery County. Those zones are CR-Neighborhood, CR-Town, and CR. Additional ideas for approach and definition were collected from the Portland, Oregon mixed-use zones as well as the Richmond, Virginia Pulse Corridor Plan downtown mixed-use future land use designation.

A family of zones approach is preferable for county-wide application of the MUZD and allows for greater flexibility in mixed-use development. Appendix B provides additional details on the degree to which the Neighborhood, Town, and Urban definitions are applied. An initial

suggested correlation of the family of zones to the current Small Area Plans under development might include the following list, although it is important for the stakeholders in each Small Area Plan process to define the MUZD zone family, boundaries, FAR mix, and height parameters appropriate for their community:

MUZD-Neighborhood:

- Independent Hill

MUZD-Town:

- Dale City
- Fairgrounds/New Dominion
- Route 29
- Triangle
- Yorkshire

MUZD-Urban:

- Innovation Park
- North Woodbridge
- Parkway Employment Center

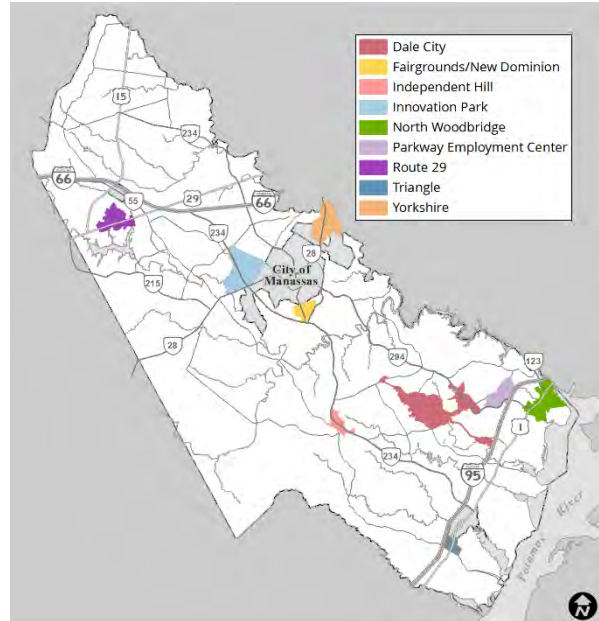


Figure 2. Small Area Plans in County's Work Program

**Sec. 32-352.05. – Prohibited uses.**

A list of prohibited uses is proposed for all MUZD zones. This is not an exhaustive list and can be modified as deemed necessary. A review of mixed-use zoning districts in Portland, Oregon and Montgomery County, Maryland, as well as a review of Arlington County’s form-based code, was conducted (see Appendix D) to determine the approach for the “use” section. This review revealed that the general approach to allowable uses should be as inclusive and permissive as possible. Thus, it is more efficient to list those uses that are prohibited, rather than enumerating permitted uses. This list of prohibited uses is like those prohibited in the CR subdistrict of the Technology Overlay district. The list of prohibited uses was developed by reviewing Section 32-100 (Definitions) and identifying uses judged to be out of character with desired mixed-use development, while still maintaining flexibility and a relatively loose regulatory approach.

**Sec. 32-352.06 – Residential development standards.**

The requirement for “at least 48 square feet per unit of private or shared outdoor space for residents in conjunction with mixed-use or residential development” is derived from the Portland, Oregon mixed-use zone. Additionally, the requirement for single-family detached dwellings was modified from the 32-351 standard to a “reduced setback house” (defined in the Code), which could create more dense residential development.

**Sec. 32-352.07. - Commercial and mixed-use development standards.**



In general, standards for commercial and mixed-use development set forth in Section 32-351 were examined for applicability to new MUZD zones.

1. **Standards in Sec. 351.08 (1), (2), (3) do not apply.** It was determined that lot size, frontage, and coverage should not be regulated in MUZD zones to provide developers with greater flexibility and encourage a range of mixed-use development types.
2. **Setbacks and Enclosure Ratio.** Setbacks and enclosure ratio for MUZD vary based on zone. The front setback is defined by the “building frontage” as specified in the DRPT Multimodal System Design Guidelines for appropriate street type. This definition depends on the County implementing these guidelines. The side and rear setbacks are derived from the Columbia Pike Special Revitalization District Commercial Centers Form-based Code. The standard for MUZD-U is based on the building envelope standards for Main Street sites. The standard for MUZD-T is based on the building envelope standards for Local sites. Finally, the standard for MUZD-N is based on the building envelope standards for Neighborhood sites.

A key element in mixed-use urban design is to ensure that building form is generally right-sized within its street environment. Two related concepts inform this element:

- The degree of sunlight available at street levels; and
- The level of comfort provided at street level by buildings that create a comfortable enclosure between vertical and horizontal street dimensions, commonly described as an Enclosure Ratio.

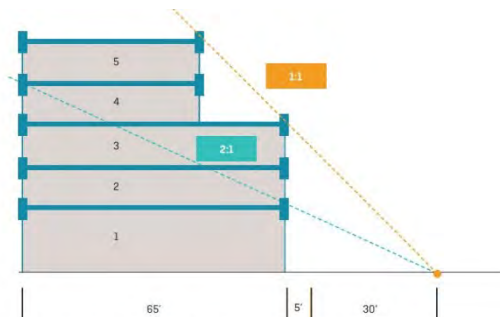


Figure 3. Enclosure Ratio Concept

For instance, an Enclosure Ratio of 1:1 in an MUZD-U zone along a local street with a 70' wide right-of-way would allow for a 35' building wall if the building has a zero setback. Similarly, as the Enclosure Ratio is extended onto the site a building with zero setback and a 150' top roof would need that maximum elevation to be set back 115' from the street. But for the same edge of building along a wider street with a 150' ROW, the building wall could be 75' high and the rooftop set back 75' from the street. A 2:1 ratio is proposed for the less intense MUZD-T and MUZD-U zones which would reduce zero-setback street walls to 17.5 feet on a local street.

# APPENDIX A – STRATEGIC PLAN

The development of a new zone requires a series of supporting actions to synchronize the intent and letter of the zoning code with other procedural and stakeholder-related considerations. This Appendix outlines elements of a Strategic Plan to pursue desired changes beyond the MUZD zone text suggested in Appendix B.

## Continued stakeholder engagement

The current MWCOC TLC process includes the following engagement elements:

- The February 1 and March 15 DORAC work sessions described in Appendices E and F
- An April 24 public meeting
- The May 15 public work session with the Planning Commission to present the proposed MUZD zone approach to garner feedback and establish the approaches needed to implement the MUZD approach.

Additional information on the County's public outreach process, including past activities and next steps, is available on the Prince William County website:

<http://www.pwcgov.org/government/dept/planning/zoning/Pages/MixedUse.aspx>

## Other Zoning Code amendments

Beyond the new MUZD Zone proposed in Section 32-352 and contained in Appendix B, the following amendments should be made to Chapter 32:

- Article I, Part 100: Definitions
  - Consider establishing the definitions in proposed Section 32-352-02 as general definitions within the Zoning Code:
    - Mixed-use
    - Form-Based Design Proffer
  - Define “residential” (409 occurrences in Chapter 32) and “non-residential” (110 occurrences), to be synchronized with “commercial” (310 occurrences)
  - Define “Enclosure Ratio: The ratio of vertical: horizontal dimensions between the building height (vertical dimension) and the adjacent street right-of-way width (horizontal dimension)
- Revisiting and revising each of the County's Overlay Districts for applicability and removing them in other zones (in addition to the three specific Overlay District exemptions proposed in Appendix B).

## Continued Small Area Plan implementation

The continued development of the Small Area Plans (SAP) working their way through the development and adoption process will go hand-in-hand with the MUZD zone adoption process. The most pertinent linkages include:

- Definition of neighborhood-specific FAR and height limits
- Development of street network recommendations reflecting the DRPT Multimodal System Design Guidelines
- Establishment of supporting implementation approaches appropriate for each SAP area that might include:
  - Multimodal Transportation Districts to help aggregate SAP transportation system improvement needs and proffers
  - Shared Parking Districts to establish boundaries, address multimodal parking demands, and operational parameters for both exclusive and shared parking

## Possible DCSM amendments

Prior discussions with project stakeholders have suggested that the DCSM creates barriers to mixed-use implementation particularly associated with two general concerns; the requirement for buffers separating mixed uses and the fact that roadway design standards need to be modernized to align with the DRPT Multimodal System Design Guidelines. The former comment is an example of a minor amendment that can be incorporated into this project’s recommendations, although review to date has not identified any particular buffer requirements that are obvious candidates for changes. A full itemization of amendments to align the current street design standards with the DRPT Multimodal System Design Guidelines are beyond the scope of the current MWCOG project, but the steps to execute a strategic plan for that vision are described below, along with other DCSM amendment concepts:

- Align street design standards (Section 650) with DRPT Multimodal System Design Guidelines, to include the following steps with a multidisciplinary task group to include planners, engineers, emergency responders, law enforcement, educators, and key stakeholders such as representatives of modal advocacy groups:
  - Develop a multimodal system network plan that should identify key modal networks for longer-distance modes (transit, bicycles, and autos) on a countywide basis
  - Develop a network of modal emphases for all modes (longer-distance modes and pedestrians) within each Small Area Plan
  - Correlate the existing design standards with the range of minimum and desired street width elements in the DRPT Guidelines and identify areas of conflict (this step should be done in coordination with VDOT as they work towards greater integration of DRPT Guidelines and street design standards)
  - Define appropriate changes to street design standards that can be accommodated with nominal changes to the County standards and which should continue to be approved through waiver processes.
- Update transportation impact analyses and TDM planning (Section 602.01 through 602.03) to reflect context-sensitive and mixed use guidelines (recognizing the value of consistency with VDOT’s Traffic Impact Analysis Regulations), including:
  - Establishing multimodal and context-sensitive trip generation rates that reflect mixed-use environments
- Allow alleyways (Section 602.16.2) in the MUZD zones without requiring an SUP

- Conduct a countywide study of parking and loading spaces required (Section 610), in addition to the consideration of SAP-specific Shared Parking Districts described in Appendix B.
- Update stormwater management coefficients of runoff (Section 700) to reflect mixed-use guidance and incorporation of current best management practices
- Update buffer requirements (Section 802.11) to state that any land use within an MUZD is by definition a compatible land use with any abutting land use that is also within the same MUZD.

## Possible regulatory amendments

Pending general consensus or revision of the MUZD approach described in this memorandum, regulatory amendments associated with the approach would include:

- Establishing Form-Based Design Proffer Guidelines, that would Include
  - Examples of “form-based” and more conventional proffers based on hypothetical or actual case studies
  - Guidance for applicants and staff on the consideration of appropriate levels of low criteria and high criteria for each of the site layout elements
- Considering changes to regulatory land development and building development review procedures, particularly related to the time and cost of application submission and review

## APPENDIX B – DRAFT MUZD

### PART 352. – MIXED USE ZONING DISTRICT (MUZD)

#### Sec. 32-352.01. - Purpose and intent.

The Mixed Use Zoning District (MUZD) is a family of mixed-use zones intended to encourage a mix of residential and commercial development in a single structure or multiple, integrated and related structures. The MUZD is implemented in Small Area Plans adopted as a part of the Comprehensive Plan. These zones allow a range of densities and heights. The aim of the MUZD zones is to:

1. Create a mix of commercial and residential uses
2. Orient development to the transportation network
3. Locate employment and retail activity in proximity to housing
4. Minimize auto travel
5. Conserve land resources
6. Conveniently link businesses and residences
7. Establish housing and employment centers in areas served by transit
8. Create a pedestrian-oriented and scaled built environment
9. Prioritize street connectivity

#### Sec. 32-352.02. - General standards.

1. The following definitions shall apply in the MUZD zones:
  - a. *Mixed-use*: A building or area that houses a mix of commercial use(s) and residential use(s).
  - b. *Form-based design proffer*: A type of proffer expressly to create site design that encourages pedestrian activity.
  - c. *Parking, public*: A publicly-owned surface parking lot, parking deck or garage providing off-street parking spaces not in connection with any specific residential or nonresidential use.
  - d. *Through lot*: A lot that has frontage on two parallel public rights-of-way.
  - e. *Enclosure ratio*: the ratio between the horizontal distance between a street centerline and the vertical distance between the top of a building wall.
  - f. *Connectivity index*: the ratio between street segments and street intersections within or abutting the site.
  - g. *Façade permeability*. The percentage of ground floor frontage along public streets that is covered by windows and doors.
2. Overlay district application. The Highway Corridor Overlay District, Data Center Opportunity Zone Overlay District, and Technology Overlay District do not apply in MUZD zones.
3. No waiver or modification may be granted from any regulation or restriction imposed by the MUZD zones except as specifically provided herein.

#### Sec. 32-352.03. – Required Generalized Development Plan.

A Generalized Development Plan shall be required for sites seeking conditional rezoning approval with a form-based design proffer. The Generalized Development Plan shall consist of drawings and text which show the proposed general layout, transportation network, community open space and parks, general location and extent of proposed housing types, commercial, neighborhood commercial, employment and other uses. The Generalized Development Plan shall depict the major road network, utility network, general storm drainage plan and community and public facilities. The Generalized Development Plan should identify the street network as specified in the DRPT Multimodal System Design Guidelines. The building frontages, access management and circulation should be oriented to the street network. The

Generalized Development Plan will describe the form-based design proffers volunteered by the applicant to address the following site layout elements:

1. Minimum site density is an element to disincentivize low density development patterns. These types of development are typically auto-oriented and not suitable for pedestrian activity.
2. Maximum parcel size is an element that aims to mitigate large building footprints that dissuade pedestrian activity and create large blocks.
3. Maximum building size works together with maximum parcel size to support a pedestrian-oriented, walkable environment.
4. Maximum setback is an element aimed at creating enough sidewalk space to incentivize sidewalk activity.
5. Enclosure ratios define the relationship between building height and street width to incentivize street framing that encourages pedestrian activity.
6. Building façade permeability is also an element that can encourage pedestrian activity. Façade permeability is the percentage of ground floor frontage that is covered by windows and doors.
7. Connectivity index is the ratio of intersections to street segments abutting the site; this incentivizes short, walkable blocks and provides through-block connections.
8. Proximity to uses reflects the Land Use score in the Commonwealth of Virginia Smart Scale scoring system. This element considers uses either on site or within ½ mile to encourage shorter trips..

An applicant may choose to submit a Generalized Development Plan even if the proposed development does not meet either of the above thresholds.

Sec. 32-352.04. – Intent of districts.

#### MUZD-Neighborhood (MUZD-N)

This mixed use zone is intended for smaller mixed use nodes surrounded by lower density residential areas, as well as on neighborhood corridors, and at the edges of neighborhood centers, town centers and regional centers. The commercial uses permitted are those commonly used by neighborhood residents. The intensity of commercial uses are limited to minimize impacts on adjacent residential uses. Buildings in this zone are generally expected to be up to three stories. Buildings should be street-oriented with windows and door openings fronting the public right-of-way. Development is intended to be pedestrian-oriented and generally compatible with the scale of surrounding development.

#### MUZD-Town (MUZD-T)

This mixed use zone is intended for sites in a variety of centers and corridors, and in smaller mixed use areas that are well served by frequent transit.. Buildings in this zone are generally expected to be up to four stories, unless height and floor area incentive densities are used to provide additional public benefits. Development is intended to be pedestrian-oriented and complement the scale of surrounding areas.

#### MUZD-Urban (MUZD-U)

This mixed use zone is intended for high-capacity transit station areas and town centers. Development is intended to be pedestrian-oriented, and urban in both form and density. Where building setbacks exist they should be used for the provision of pedestrian amenities like plazas or outdoor dining. Driveway access should be located via side streets and alleys to the extent possible. When surface parking is provided, it should be located to the rear of buildings and screened.

Sec. 32-352.05. – Prohibited uses.

The following uses shall be prohibited in all MUZD zones:

1. Agriculture
2. Asphalt/concrete plant
3. Assembly (HAZMAT)

4. Blacksmith, welding, or machine shop
5. Boat building and repair yard
6. Building material sales yard
7. Coal, wood or lumber yards
8. Contractor or tradesman's shop (unlimited)
9. Country club
10. Dry cleaning/garment processing plant, wholesale facility
11. Dump heap
12. Electric substation
13. Extraction of mineral resources and related industrial/wholesale operations
14. Farm winery
15. Feed and grain storage and distribution center
16. Heliport
17. Junk yard
18. Landfill
19. Livestock market
20. Manufacturing and processing (HAZMAT)
21. Motor vehicle graveyard
22. Motor vehicle impoundment yard
23. Racetracks (equestrian)
24. Racetracks (motorized vehicles)
25. Railroad freight depot
26. Range, shooting (indoor or outdoor)
27. Recreational vehicle park/campground
28. Recyclable materials separation facility
29. Recycling plant
30. Research and development (HAZMAT)
31. Sawmill
32. Slaughterhouse
33. Storage facility (HAZMAT)
34. Testing/experimental laboratories (HAZMAT)
35. Warehouse (HAZMAT)
36. Wholesaling/storage and processing (HAZMAT)

Sec. 32-352.06 – Residential development standards.

1. All setbacks as required herein shall be measured from lot lines or proposed public rights-of-way, whichever is more restrictive.
2. Duplex dwellings shall comply with the minimum standards of the duplex house, as described in section 32-306.12.E herein.
3. Single-family attached dwellings shall comply with the minimum standards of townhouses, as described in section 32-306.12.F herein, except that the group setback shall be at least ten feet but shall not exceed 20 feet. An illustrative example is found in section 32-351.07.1 below.
4. Multi-family dwellings shall comply with the minimum standards of multi-family buildings, as described in section 32-306.12.G herein, except that:
  - a. The front setback shall be at least ten feet but shall not exceed 35 feet;
  - b. Side setbacks shall be at least 20 feet; and
  - c. Through lots shall be treated as if they have two frontages.
5. Single family detached dwellings shall comply with the minimum standards of the reduced setback house, as described in section 32-306.12.B herein.

6. A minimum of 48 square feet per dwelling unit of private or shared outdoor space is required for residents to be provided in conjunction with mixed use or residential development
7. Buffer areas normally required by Table 8-1 of the Design and Construction Standards Manual shall not be required.
8. No fence within a front setback or any setback abutting a public right-of-way shall exceed four feet in height.
9. Parking:
  - a. Parking for single-family detached and duplex dwellings shall be permitted within the front setback area, provided the parking surface does not exceed 33 percent of the total front setback area.
  - b. Parking for single-family attached dwellings shall be permitted within the front setback area, provided the parking surface does not exceed 50 percent of the total front setback area.
  - c. Parking for multi-family dwellings shall not be permitted within the front setback or within the first ten feet of the side setback area.
  - d. Parking setback areas for multi-family dwellings, as required in subsection c. above, shall be landscaped in accordance with section 802.43(B) of the Design and Construction Standards Manual.
10. Signage:
  - a. Signage for home business uses shall be as described in section 32-250.24 herein.
  - b. Signage for attached single-family and multi-family dwelling developments shall be limited to one monument sign at each entrance to the project parking area, provided the entrances are at least 60 feet apart if on the same public right-of-way. Each monument sign shall be limited to no more than four feet in height

Sec. 32-352.07. - Commercial and mixed-use development standards.

1. Buffer areas normally required by Table 8-1 of the Design and Construction Standards Manual shall not be required.
2. All setbacks as required herein shall be measured from lot lines or proposed rights-of-way, whichever is more restrictive.
  - a. Building setbacks:
    - i. Through lots shall be treated as if they have two frontages for setback purposes, but not for signage purposes.
    - ii. Except for through lots, as provided in subsection i. above, the minimum building setbacks shall be defined below.

|                       | MUZD-N   | MUZD-T  | MUZD-U  |
|-----------------------|--|---|---|
| Minimum Front Setback | See "Building frontage" in DRPT cross-sections in DRPT Multimodal System Design Guidelines for appropriate street type |   |   |
| Minimum Side Setback  | 5 feet   | None; except when abutting residential, then 8 feet | None; except when abutting residential, then 8 feet |
| Minimum Rear Setback  | 12 feet  | 12 feet   | 25 feet   |

- b. Parking setbacks:
  - i. Parking shall not be permitted within any front setback area or within the provided side setback area on a corner lot.
  - ii. All parking must be set back at minimum of ten feet from the side and rear lot lines



3. To promote the compatibility of nonresidential and residential uses, the following shall apply:
  - a. Roofs shall be designed with at least one change or break in plane within every 60 foot segment. Vertical roof changes, porch roofs and dormers are examples of acceptable plane changes.
  - b. Concrete masonry units, precast concrete panels, vertical ribbed metal exteriors or highly reflective materials shall not be used as primary exterior finishes.
4. Floor area ratio. The maximum floor area ratio (FAR) for each zone is specified in the table below.

|  | MUZD-N | MUZD-T | MUZD-U |
|--|--------|--------|--------|
| Maximum Residential FAR                            | 0.00   | 0.10   | 0.25   |
| Maximum Commercial FAR                             | 0.00   | 0.10   | 0.25   |
| Maximum Overall FAR                                | 0.00   | 0.10   | 0.25   |
| Maximum Overall FAR with Form-Basd Design Proffers | 1.0    | 2.0    | 4.0    |

5. Building height. The maximum building height for each zone is specified in the table below.

|                         | MUZD-N  | MUZD-T  | MUZD-U   |
|-------------------------|---------|---------|----------|
| Maximum building height | 35 feet | 60 feet | 300 feet |

6. Open space, landscaping, screening and fencing:
  - a. At least 25 percent of the total lot area shall be maintained as open space, as defined in section 32-100.
  - b. The front building setback shall be landscaped in accordance with section 802.42(B) of the Design and Construction Standards Manual.
  - c. Parking setback areas shall be landscaped in accordance with section 802.43(B) of the Design and Construction Standards Manual.
  - d. All dumpsters and exterior utility boxes shall be located and/or screened so as not to be visible from any public right-of-way.
  - e. No fence within a front setback or in any setback abutting a public right-of-way shall exceed four feet in height.
7. In lieu of the provisions of section 32-250.20 et seq herein, signage for commercial and mixed-use lots shall be limited to one facade sign on each building face fronting a public right-of-way, and either one monument sign or one perpendicular projecting sign per lot, as follows:
  - a. Facade signs shall be located below the top of the first story, and shall not exceed one-half square foot for every linear foot of building frontage, with a maximum of 50 square feet per sign.
  - b. Monument signs shall be located within the front building setback and shall not exceed four feet in height or 20 square feet in sign area per face.
  - c. Perpendicular projecting signs shall be located such that the bottom of the sign is at least nine feet, but not more than 12 feet, from the finished grade. Total sign area shall not exceed 20 square feet per face. Perpendicular signs shall not project over existing or proposed public right-of-way.
  - d. Waivers or modifications to these sign regulations shall not be permitted through the Special Use Permit process.

Sec. 32-352.08. - Off-street parking and loading.

Off-street parking and loading shall be provided as required by Table 6-8 of the Design and Construction Standards Manual, with the following additional provisions:

1. Parking provided shall not exceed 120 percent of the minimum parking requirement, unless a parking structure is provided.
2. When public parking is provided within 500 feet of the site, nonresidential developments may request a modification of up to 50 percent of the parking standard. The request for modification must include a parking tabulation study for all nonresidential development within 500 feet of the public parking facility.

# APPENDIX C – SECTION 351 VILLAGE DISTRICT

## PART 351. - VILLAGE (V) DISTRICT

### Sec. 32-351.01. - Purpose and intent.

The Village (V) District is intended to implement the VMU land use classification of the Potomac Communities Revitalization Plan. This district is designed to provide for, and encourage development of, residential and neighborhood commercial uses, intermingled in a neighborhood of small lots, laid out in a traditional street grid. Development within the village district should be oriented toward the pedestrian rather than the automobile, minimizing potential points of conflict between pedestrians and vehicles. Other considerations should include the scale and arrangement of buildings, with specific attention to street-level facades, and a mix of uses that contribute to a vibrant community.

(Ord. No. 06-69, 7-25-06)

### Sec. 32-351.02. - General standards.

1. The following definitions shall apply in the V District:
  - a. *Mixed-use building*: A building that houses both nonresidential use(s) and apartment and/or condominium dwelling unit(s), as permitted by the underlying zoning district.
  - b. *Parking, public*: A publicly-owned surface parking lot, parking deck or garage providing off-street parking spaces not in connection with any specific residential or nonresidential use.
  - c. *Through lot*: A lot that has frontage on two parallel public rights-of-way.
2. No waiver or modification may be granted from any regulation or restriction imposed by the V District except as specifically provided herein.

(Ord. No. 06-69, 7-25-06)

### Sec. 32-351.03. - Uses permitted by right.

The following uses shall be permitted by right in the V District:

1. Adult-day care facility.
2. Attached single-family dwellings on lots up to one acre.
3. Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).
4. Bicycle service.
5. Business school.
6. Cafeteria/lunchroom/snack bar/automat.
7. Child-care facility.
8. Commercial artist or photographer's studio.
9. Computer and network services.
10. Cultural arts center.
11. Dry cleaning/garment processing facility, retail less than 3,000 square feet.
12. Dry cleaning pick-up facility.
13. Duplex dwelling.
14. Financial institution.
15. Greenhouse or nursery.

16. Household equipment and appliance service.
17. Institute for special education and training.
18. Interior design and decorating shop.
19. Laundromat.
20. Lawn mower service.
21. Locksmith.
22. Medical or dental offices and clinic.
23. Mixed-use buildings.
24. Multi-family dwellings on lots up to one acre.
25. Office.
26. Optical and eye care facility.
27. Package, telecommunications and courier service.
28. Parking, public.
29. Pet grooming service.
30. Place of religious worship or assembly.
31. Private school (boarding prohibited).
32. Quick service food store.
33. Recycling collection points, subject to standards in section 32-250.84.
34. Religious institution.
35. Restaurant.
36. Retail store.
37. School of special instruction.
38. Shoe repair.
39. Single-family detached dwelling.
40. Tailor, seamstress shop.
41. Theater (indoor).
42. Tool and equipment rental (minor).
43. Travel agency.
44. Veterinary hospital.

(Ord. No. 06-69, 7-25-06; Ord. No. 16-21, Attch., 5-17-16; [Ord. No. 17-84](#), Attch., 10-17-17)

Sec. 32-351.04. - Secondary uses.

The following uses shall be permitted by right in the V District only in conjunction with, and secondary to, a permitted principal use, existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14 herein:

1. Live entertainment in accordance with the provisions of section 32-400.15.
2. Medical or dental laboratory, ancillary to medical or dental clinic.
3. Photographic processing laboratory, ancillary to retail store.

(Ord. No. 06-69, 7-25-06; [Ord. No. 17-70](#), Attch., 9-5-17)

Sec. 32-351.05. - Special uses.

The following uses shall be permitted in the V District with a Special Use Permit:

1. Attached single-family dwellings on lots in excess of one acre.
2. Bed and breakfast, subject to the standards of section 32-300.15.
3. Car wash, manned or self-service.
4. Catering, commercial.
5. Farmers' market.
6. Motor vehicle fuel station, retail.
7. Multi-family dwellings on lots in excess of one acre.
8. Nonresidential and mixed-use buildings that do not meet one or more of the development standards described in section 32-351.08 below.
9. Restaurant, drive-in/drive-up, or drive-through, in accordance with the standards for drive-in facilities specified in Sec. 32.400.07.

(Ord. No. 06-69, 7-25-06; [Ord. No. 17-70](#), Attch., 9-5-17; [Ord. No. 17-84](#), Attch., 10-17-17)

Sec. 32-351.06. - Residential development standards.

1. All setbacks as required herein shall be measured from lot lines or proposed public rights-of-way, whichever is more restrictive.
2. Single family detached dwellings shall comply with the minimum standards of the village house, as described in section 32-306.12.C herein.
3. Duplex dwellings shall comply with the minimum standards of the duplex house, as described in section 32-306.12.E herein.
4. Single-family attached dwellings shall comply with the minimum standards of townhouses, as described in section 32-306.12.F herein, except that the group setback shall be at least ten feet but shall not exceed 20 feet. An illustrative example is found in section 32-351.07.1 below.
5. Multi-family dwellings shall comply with the minimum standards of multi-family buildings, as described in section 32-306.12.G herein, except that:
  - a. The front setback shall be at least ten feet but shall not exceed 35 feet;
  - b. Side setbacks shall be at least 20 feet; and
  - c. Through lots shall be treated as if they have two frontages.

An illustrative example is found in section 32-351.07.2 below.

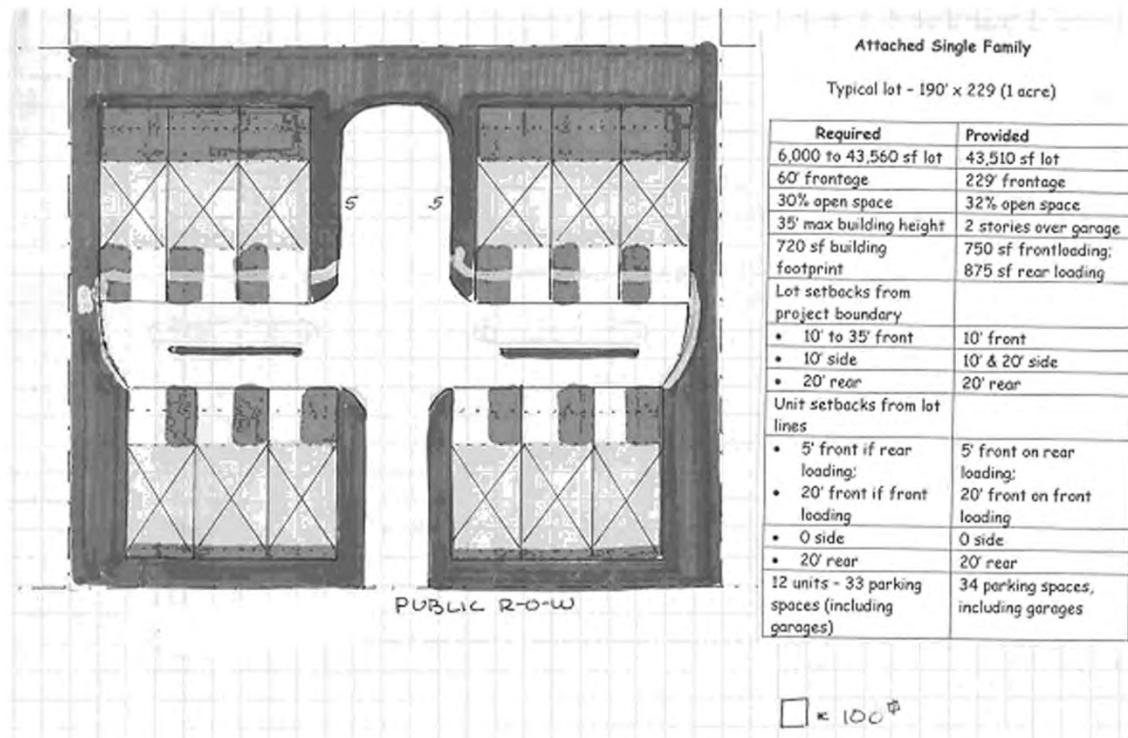
6. Buffer areas normally required by table 8-1 of the Design and Construction Standards Manual shall not be required.
7. No fence within a front setback or any setback abutting a public right-of-way shall exceed four feet in height.
8. Parking:
  - a. Parking for single-family detached and duplex dwellings shall be permitted within the front setback area, provided the parking surface does not exceed 33 percent of the total front setback area.

- b. Parking for single-family attached dwellings shall be permitted within the front setback area, provided the parking surface does not exceed 50 percent of the total front setback area. An illustrative example is found in section 32-351.07.1 below.
  - c. Parking for multi-family dwellings shall not be permitted within the front setback or within the first ten feet of the side setback area. An illustrative example is found in section 32-351.07.2 below.
  - d. Parking setback areas for multi-family dwellings, as required in subsection c. above, shall be landscaped in accordance with section 802.43(B) of the Design and Construction Standards Manual.
9. Signage:
- a. Signage for home business uses shall be as described in section 32-250.24 herein.
  - b. Signage for attached single-family and multi-family dwelling developments shall be limited to one monument sign at each entrance to the project parking area, provided the entrances are at least 60 feet apart if on the same public right-of-way. Each monument sign shall be limited to no more than four feet in height and 20 square feet per sign face and shall be located within the parking area setback.

(Ord. No. 06-69, 7-25-06)

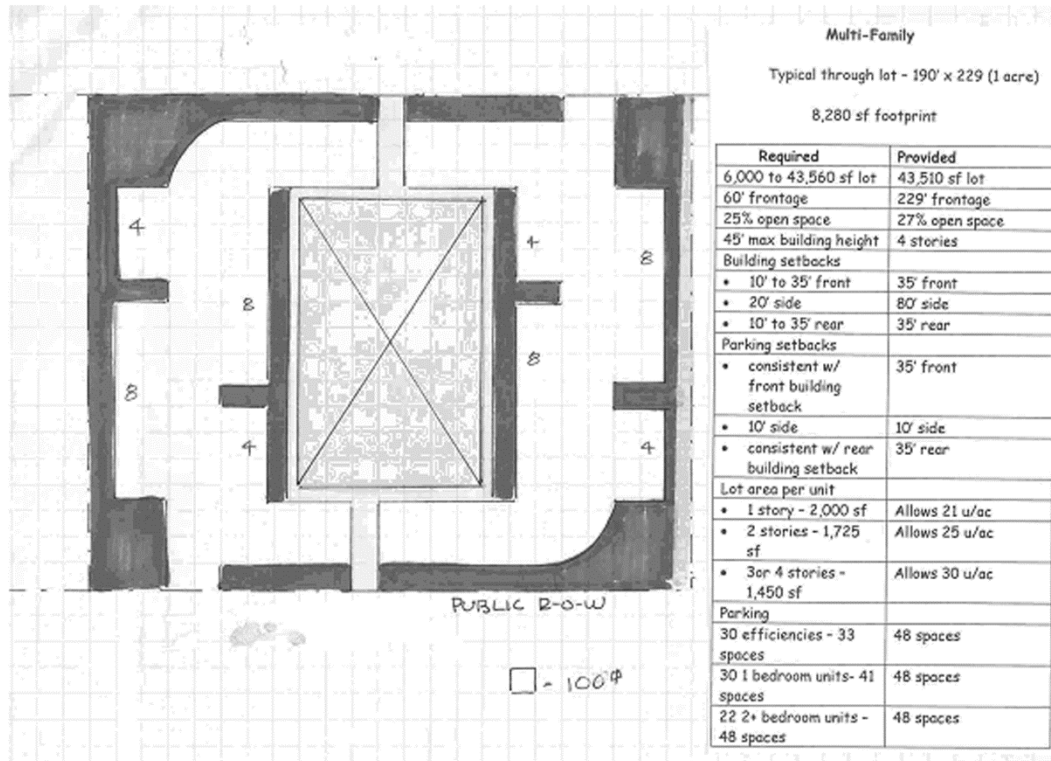
Sec. 32-351.07. - Illustrative examples of residential development standards.

1. Attached single-family:



*Figure 1. Attached single-family*

2. Multi-family:



*Figure 2. Multi-family*

(Ord. No. 06-69, 7-25-06)

Sec. 32-351.08. - Nonresidential and mixed-use development standards.

Nonresidential and mixed-use buildings shall comply with the following standards, except upon approval of a Special Use Permit that assesses the proposal's impact on the village context and imposes conditions to make the development consistent with the village context:

1. Lot size shall be no less than 10,000 square feet, but shall not exceed one acre.
2. Lot frontage shall be no less than 60 feet, but shall not exceed 190 feet.
3. Lot coverage shall not exceed 75 percent of the total lot area.
4. The ground floor of any mixed-use building shall be limited to nonresidential uses.
5. The building height shall not exceed 45 feet.
6. Individual nonresidential uses shall be limited to a maximum building area of 8,000 square feet.
7. Buffer areas normally required by Table 8-1 of the Design and Construction Standards Manual shall not be required.
8. All setbacks as required herein shall be measured from lot lines or proposed rights-of-way, whichever is more restrictive.
  - a. Building setbacks:
    1. The front setback shall be no less than ten feet and no greater than 20 feet. Through lots shall be treated as if they have two frontages for setback purposes, but not for signage purposes.

2. The side setback shall be no less than 20 feet; however, corner lots shall provide a minimum of ten feet and a maximum of 20 feet along the side facing the public right-of-way.
  3. Except for through lots, as provided in subsection a. above, the rear building setback shall be no less than 20 feet.
  - b. Parking setbacks:
    1. Parking shall not be permitted within any front setback area or within the provided side setback area on a corner lot.
    2. All parking must be set back at minimum of ten feet from the side and rear lot lines.
  - c. Illustrative examples are provided in section 32.501.09 below.
9. To promote the compatibility of nonresidential and residential uses, the following shall apply:
- a. Flat roofs are prohibited; roof pitch shall be a minimum of 1:3, with a maximum of 1:1. Roofs shall be designed with at least one change or break in plane within every 60 foot segment. Vertical roof changes, porch roofs and dormers are examples of acceptable plane changes.
  - b. Windows shall cover between ten percent and 50 percent of any exterior wall fronting on a public right-of-way.
  - c. Concrete masonry units, precast concrete panels, vertical ribbed metal exteriors or highly reflective materials shall not be used as primary exterior finishes.
10. Open space, landscaping, screening and fencing:
- a. At least 25 percent of the total lot area shall be maintained as open space.
  - b. The front building setback shall be landscaped in accordance with section 802.42(B) of the Design and Construction Standards Manual.
  - c. Parking setback areas, as required in (8) above, shall be landscaped in accordance with section 802.43(B) of the Design and Construction Standards Manual.
  - d. All dumpsters and exterior utility boxes shall be located and/or screened so as not to be visible from any public right-of-way.
  - e. No fence within a front setback or in any setback abutting a public right-of-way shall exceed four feet in height.
  - f. When a nonresidential or mixed-use lot abuts a residentially developed lot and the residential structure is within five feet of the joint lot line, the nonresidential or mixed-use lot shall provide an opaque screen along that joint lot line. Such opaque screen shall be at least four feet in height at installation, but shall be maintained at a height between four feet and six feet. Chain link fencing with slats or fabric shall not be used to provide the required opaque screen.
11. In lieu of the provisions of section 32-250.20 et seq herein, signage for nonresidential and mixed-use lots shall be limited to one facade sign on each building face fronting a public right-of-way, and either one monument sign or one perpendicular projecting sign per lot, as follows:
- a. Facade signs shall be located below the top of the first story, and shall not exceed one-half square foot for every linear foot of building frontage, with a maximum of 50 square feet per sign.
  - b. Monument signs shall be located within the front building setback and shall not exceed four feet in height or 20 square feet in sign area per face.
  - c. Perpendicular projecting signs shall be located such that the bottom of the sign is at least nine feet, but not more than 12 feet, from the finished grade. Total sign area shall not exceed 20 square feet per face. Perpendicular signs shall not project over existing or proposed public right-of-way.



- d. Waivers or modifications to these sign regulations shall not be permitted through the Special Use Permit process.

(Ord. No. 06-69, 7-25-06)

Sec. 32-351.09. - Illustrative examples of non-residential and mixed-use development standards.

1. Retail commercial:

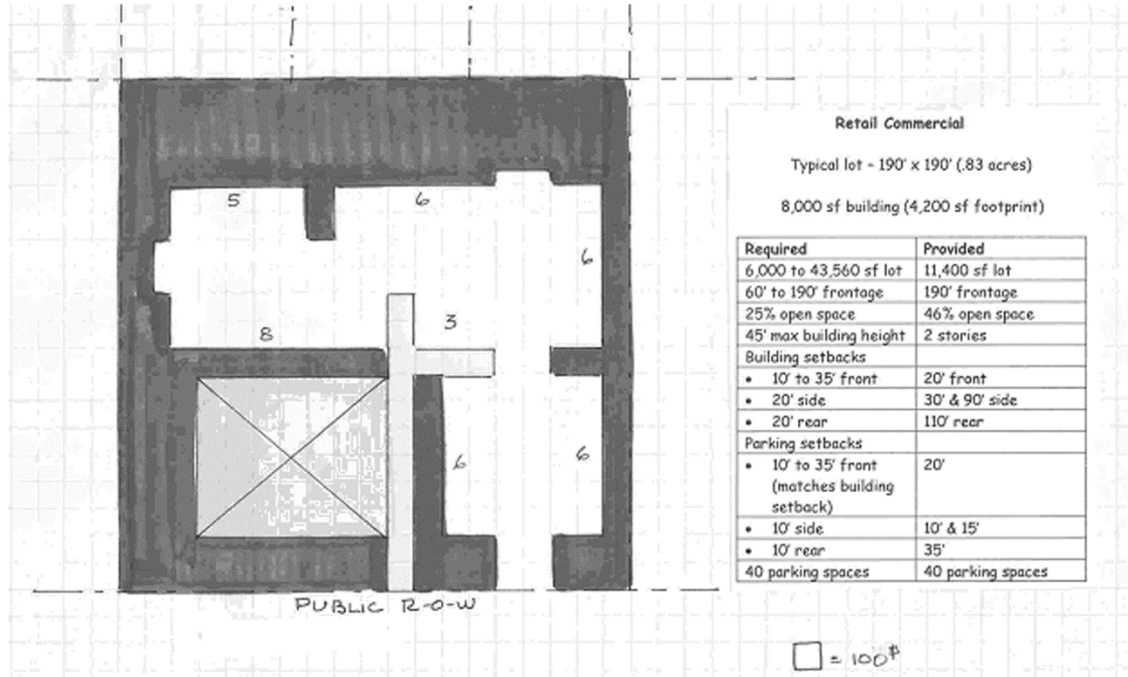
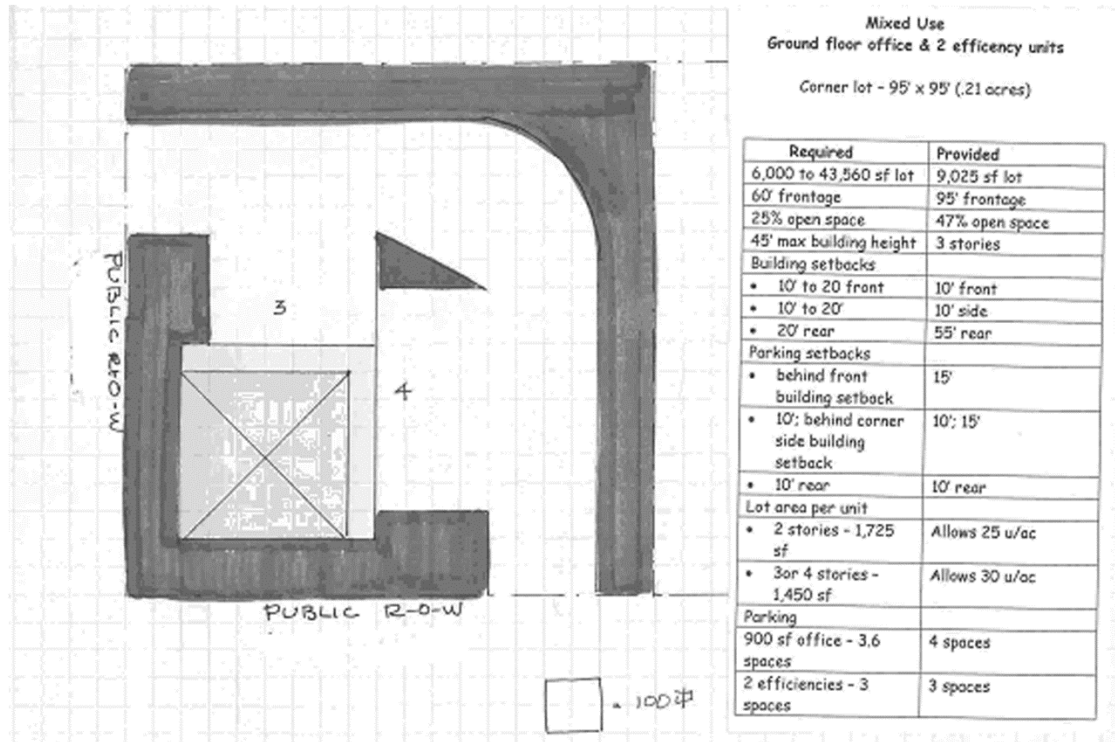


Figure 3. Retail commercial

2. Mixed-use:



*Figure 4. Mixed use*

(Ord. No. 06-69, 7-25-06)

Sec. 32-351.10. - Off-street parking and loading.

Off-street parking and loading shall be provided as required by Table 6-8 of the Design and Construction Standards Manual, with the following additional provisions:

1. Parking provided shall not exceed 120 percent of the minimum parking requirement, unless a parking structure is provided.
2. When public parking is provided within 500 feet of the site, nonresidential developments may request a modification of up to 50 percent of the parking standard. The request for modification must include a parking tabulation study for all nonresidential development within 500 feet of the public parking facility.

(Ord. No. 06-69, 7-25-06)

# APPENDIX D – USE TABLE COMPARISON

Prohibited and Special-Use Permit uses for the MUZD zones included in Appendix B were identified by reviewing use permissions from Prince William County’s Village district (Table 1), Portland, Oregon’s Mixed Use zone (Table 2), Arlington County’s Columbia Pike Commercial Centers Form-based code (Table 3), and Montgomery County, Maryland’s Commercial/Residential (CR) zones (Table 4). Each use was identified as either residential or commercial. Residential uses are color-coded orange and commercial uses are color-coded green.

It proved challenging to identify uses in the Prince William County code that aligned with the uses permitted in other jurisdictions’ zones. Therefore, it was determined to be more effective to identify what is prohibited in the MUZD zones than to develop an exhaustive list of what is permitted.

*Table 1 | Uses Permitted in Prince William County Village District*

| Use   |
|---|
| Adult day care                                |
| Attached SF dwellings on lots up to one acre  |
| Barber shop                                   |
| Bicycle service                               |
| Business school                               |
| Cafeteria                                     |
| Child-care facility                           |
| Commercial artist studio                      |
| Computer and network services                 |
| Cultural arts center                          |
| Dry cleaning less than 3,000 sf               |
| Dry cleaning pick up facility                 |
| Duplex dwelling                               |
| Financial institution                         |
| Greenhouse                                    |
| Household equipment service                   |
| Institute for special education and training  |
| Interior design                               |
| Laundromat                                    |
| Lawn mower service                            |
| Locksmith                                     |
| Medical or dental offices                     |
| Mixed-use buildings                           |
| Multi-family dwellings on lots up to one acre |
| Office  |
| Optical and eye care facility                 |

|  |
|--|
| Package, telecommunications, and courier service |
| Parking, public.                                 |
| Pet grooming service                             |
| Place of religious worship                       |
| Private school                                   |
| Quick service food store                         |
| Recycling collection points                      |
| Religious institution                            |
| Restaurant                                       |
| Retail store                                     |
| School of special instruction                    |
| Shoe repair                                      |
| Single-family detached dwelling                  |
| Tailor   |
| Theater  |
| Tool and equipment rental                        |
| Travel agency                                    |
| Veterinary hospital                              |

*Table 2 | Uses Permitted in Portland, Oregon Commercial Mixed-Use Zones*

|                               |
|-------------------------------|
| <b>Use</b>                    |
| <b>Residential categories</b> |
| Household Living              |
| Group living                  |
| <b>Commercial categories</b>  |
| Retail sales and service      |
| Office                        |
| Quick Vehicle Servicing       |
| Vehicle Repair                |
| Commercial Parking            |
| Self-Service Storage          |
| Commercial Outdoor Recreation |
| Major Event Entertainment     |
| <b>Industrial categories</b>  |
| Manufacturing and production  |
| Warehouse/Freight Movement    |
| Wholesale Sales               |
| Industrial Service            |
| Railroad Yards                |
| Waste-related                 |

|  |
|--|
| <b>Institutional categories</b>        |
| Basic Utilities                        |
| Community Service                      |
| Parks and Open Areas                   |
| Schools                                |
| Colleges                               |
| Medical Centers                        |
| Religious Institutions                 |
| Daycare                                |
| <b>Other categories</b>                |
| Agriculture                            |
| Aviation & Surface Passenger Terminals |
| Detention Facilities                   |
| Mining                                 |
| Transmission facilities                |
| Rail Lines and Utilities Corridors     |

*Table 3 | Uses Permitted in Columbia Pike Form-based Code for Commercial Centers*

|  |
|--|
| <b>Use</b>   |
| <b>Residential</b>                                     |
| Household Living                                       |
| Group Living   |
| <b>Public, Civic, and Institutional Use Categories</b> |
| Colleges   |
| Community Service                                      |
| Day Care   |
| Governmental Facilities                                |
| Hospital   |
| Parks and Open Space                                   |
| Passenger Terminals and Services                       |
| Religious Institutions                                 |
| Schools  |
| Social Service Institutions                            |
| Utilities, major                                       |
| Utilities, minor                                       |
| <b>Retail, service and commercial use categories</b>   |
| Food establishments                                    |
| Entertainment  |
| Office   |
| Overnight Accommodations                               |

|                                  |
|----------------------------------|
| Parking, Commercial              |
| Recreation, Indoor               |
| Recreation, outdoor              |
| Retail Sales                     |
| Retail, Personal Service         |
| Self-service storage             |
| Vehicle sales and service        |
| <b>Industrial use categories</b> |
| Light industrial service         |
| Manufacturing and production     |
| Heavy industrial                 |
| Warehouse and freight movement   |
| Waste-related service            |
| Wholesale trade                  |
| <b>Other use categories</b>      |
| Agriculture                      |
| Resource extraction              |
| Telecommunications facilities    |
| Unclassified                     |

*Table 4 | Uses in Montgomery County Commercial/Residential Zones (x = permitted, blank = not permitted)*

| <b>Use</b>                                       | <b>CRN</b> | <b>CRT</b> | <b>CR</b> |
|--|------------|------------|-----------|
| Accessory structures                             | x          | x          | x         |
| Accessory use                                    | x          | x          | x         |
| Amateur radio facility (up to 65 feet in height) | x          | x          | x         |
| Ambulance rescue squad (private)                 |            |            | x         |
| Artisan manufacturing and production             | x          | x          | x         |
| Charitable, philanthropic institution            | x          | x          | x         |
| Conference center                                |            | x          | x         |
| Cultural institution                             |            | x          | x         |
| Day care center (13 to 30 persons)               | x          | x          | x         |
| Day care center (over 30 persons)                |            |            | x         |
| Educational institutions (private)               |            | x          | x         |
| Family day care (up to 8 persons)                | x          | x          | x         |
| Group day care (9 to 12 persons)                 | x          | x          | x         |
| Health clubs and facilities                      |            | x          | x         |
| Hospital   |            |            | x         |
| Hotel, motel                                     |            | x          | x         |
| Light vehicle sales and rental (indoor)          |            |            | x         |
| Light vehicle sales and rental (outdoor)         |            |            | x         |

|   |   |   |   |
|---|---|---|---|
| Live/work unit  | x | x | x |
| Medical and dental clinic (more than 4 medical practitioners)                 |   | x | x |
| Medical and dental clinic (up to 4 medical practitioners)                     | x | x | x |
| Medical, dental laboratory  |   | x | x |
| Medical/scientific manufacturing and production                               |   |   | x |
| Multi-unit living   | x | x | x |
| Nursery (retail)  |   | x | x |
| Office  | x | x | x |
| Pipeline (below ground)   | x | x | x |
| Playground, outdoor area (private)  | x | x | x |
| Private club, service organization  |   | x | x |
| Public use (except utilities)   | x | x | x |
| Railroad tracks   | x | x | x |
| Recreation and entertainment facility, indoor (capacity up to 1,000 persons)  |   |   | x |
| Recreation and entertainment facility, major (capacity over 1,000 persons)    |   |   | x |
| Recreation and entertainment facility, outdoor (capacity up to 1,000 persons) |   |   | x |
| Religious assembly  | x | x | x |
| Research and development  |   | x | x |
| Residential care facility (9 to 16 people)                                    |   | x | x |
| Residential care facility (over 16 people)                                    |   |   | x |
| Residential care facility (up to 8 people)                                    | x | x | x |
| Restaurant  |   | x | x |
| Retail/service establishment (15,001-50,000 sf)                               |   | x | x |
| Retail/service establishment (5,001-15,000 sf)                                |   | x | x |
| Retail/service establishment (up to 5,000 sf)                                 | x | x | x |
| Single-unit living  | x | x | x |
| Structured parking  |   | x | x |
| Townhouse living  | x | x | x |
| Two-unit living   | x | x | x |
| Utility distribution line (below ground)                                      | x | x | x |



# DORAC MEETING NOTES

Friday February 1, 2019  
9:00 a.m. – 10:30 a.m.

- Ryan Foster, Greg Goodwin, and Dan Hardy led off the meeting with introductory remarks about the MWCOG TLC project objectives and timeframes, and the objectives for this meeting per the attached Powerpoint slides.
- The meeting focused on eliciting concerns and ideas about barriers to mixed-use development from the attendees, which (per the attached sign-in sheets) included a diverse group from property owners, developers, and legal/financial representatives from the development community and County agencies involved in land development from both planning and implementation.
- The following items were reviewed during group discussion. In summary, the current concerns regarding barriers to mixed-use development from stakeholders were generally oriented around three themes, and each theme was generally recognized by participants from all professional perspectives.
  - Finding the balance between specificity and flexibility in the various processes from planning and zoning to occupancy
  - Defining and interpreting land use types
  - Addressing site layout details, particularly regarding site layout and materials details
- The following detailed comments were noted:
  - Mixed use development vertical is difficult due to higher construction costs – how might codes help reduce or motivate the cost differential?
  - Mixed use needs to be considered at building, site and neighborhood levels
  - Case of assisted living with grocery store required creative exploration of reduced buffers with staff at Liberia/PW parkway. Would be good to build in flexibility – balance of flexibility and assurance that entitlement at zoning can be flexible for details at later stages regarding both architecture and mixed use definitions
  - Need vision in zoning to recognize time/money constraints with process. – shorten time with fewer plans. Key issues include evolution in water/sewer, transportation, Parking (2 over 2 units cited as an example of evolving uses for definitions and market over the lifespan of site development)
  - Assembly an issue in certain areas like Yorkshire/Triangle – ideas on incentivizing assembly and addressing holdouts are needed.
  - The Parsons South - 90 acre industrial site might be a good test case to use
  - Herndon experience with form based code might be the way to go, although a concern remains that proffers are expected to be very detailed, such as the color of mortar.
  - Another success story may be in Fredericksburg at University of Mary Washington. Site across Route 1 (20 acres) on which University lacked funding for housing. Mixed-use zoning developed for site but designed to be applicable for other places throughout the city. Process expedited ZTA, rezoning, comp plan, and three proffers.

- Overall, senior living uses should be changed and defined; this project can address the use in the new Mixed Use Zoning District (MUZD) in Small Area Plans (SAP) and set up strategies for next steps that might apply countywide.
- Need to consider changes in parking associated with automated vehicles
- The Community Employment Center (CEC) is “the dead zone” – broadly applied but hard to use particularly for mixed-use. We need a “plug and play” approach to zoning to allow elements to evolve (be removed and replugged in countywide, rather than through specific one-off ZTAs) land use flexibility so that we can appreciate the wide range of employment other than office. A new plug and play approach could improve shelf life of the new MUZD zone and allow it to evolve over time.
- We should have greater flexibility in use definitions. ZTAs are a current answer to this concern as uses evolve but process takes time.
- Form based concepts could apply beyond the code; proffers could focus on outcomes that work and use those parameters to define a “box” for implementers to work within (like a design build approach)
- Some overlay districts are outdated and in conflict with mixed-use including the technology overlay district and highway corridor overlay district. Greatest level of opposition to changes may come from adjacent property owners / neighborhoods seeking to limit changes in their communities.
- The County is considering options to better balance rural and urban objectives. Transfer of development rights has been on the table but not a popular option.
- Industry review time or fee reductions in mixed-use zones is a possible incentive, as could be approaches that emulate tax-increment financing
- The SAP approaches should help address older long range planning processes don’t allow for mixing of uses where percentages of use types or other criteria are too specific. One way to increase flexibility is seek proximity in mix of uses, perhaps as in LEED-ND.
- A known challenge is committing to the long range plan even as markets change. The process for Seaside, FL building a local school is a good example of committing to the public good. Arlington’s form based code overlay for Columbia Pike also looks like a win-win example to investigate.



## Prince William Mixed Use Zoning District Project DORAC Meeting, February 1, 2019

1

# AGENDA

Development of Mixed-Use Zoning Regulations to Support Multimodal Travel and Connectivity in Small Area Plans  
MWCOG TLU Program FY 2019

## DORAC MEETING AGENDA

Friday February 1, 2019  
9:00 a.m. – 10:30 a.m.

Prince William County  
Development Services Building  
5 County Complex Court  
Room 107 A/B  
Prince William, VA 22192

|               |  |
|---------------|--|
| 9:00 – 9:10   | <b>Welcome and Introductions (10 minutes)</b>  |
| 9:10 – 9:20   | <b>Best Practices Memo Summary (10 minutes)</b><br>Renaissance reviews Best Practices memo (delivered under separate cover) highlights   |
| 9:20 – 10:10  | <b>Stakeholder Identification, Involvement, and Next Steps (50 minutes)</b><br>Participants discuss their responses to Discussion Questions (attached for review before meeting, initial outcomes in Table 2 of Best Practices memo) and TOWS findings |
| 10:10 – 10:30 | <b>Next Steps and Schedule (20 minutes)</b><br>Participants discuss refinements to Best Practices memo and logistics for next steps per last two pages of memo   |

Development of Mixed-Use Zoning Regulations to Support Multimodal Travel and Connectivity in Small Area Plans  
MWCOG TLU Program FY 2019

**DISCUSSION QUESTIONS (Please prepare notes to share before the 2/1/19 meeting):**

| Question   | Response |
|--|----------|
| How do you define mixed-use development?   |          |
| What are opportunities or challenges in developing "mixed-use" in Prince William County?   |          |
| Describe a mixed use development that you are familiar with. What worked, what didn't, and what would you recommend could be done differently in a future development. |          |
| What do you perceive is your role in supporting mixed use development in Prince William County?  |          |
| What specific policies, programs, or projects in your organization implementing to support mixed use development?  |          |
| What policies, programs, or projects are not being implemented at this time that should be? Why are they not being implemented?  |          |
| Are you aware of any policies or tools that could be used to incentivize developers to pursue mixed use development that are not being used?                           |          |

2

RENAISSANCE PLANNING

2

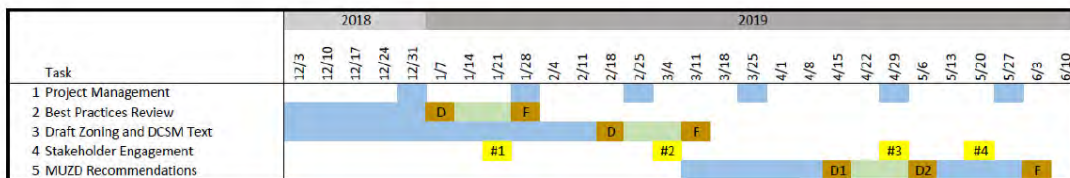
2

## STUDY OBJECTIVE

- Facilitate mixed-use development objectives of Small Area Plans
- Establish new Mixed-Use Zoning District (MUZD)
- Define characteristics for MUZD application
- Define key characteristics of MUZD
- Develop track-changes markup for Code and Design and Construction Standards Manual (DCSM)
- Outline implementation processes

3

## STUDY TIMELINE



- KEY**
- Renaissance production time
  - Draft / Final deliverables
  - Public agency (County, external agency) staff review time
  - #1 Kickoff Development Ordinance Review Advisory Committee Meeting
  - #2 Planning Workshop
  - #3 Public Meeting with Development Ordinance Review Advisory Committee
  - #4 Public worksession with Planning Commission

4

# TOWS ANALYSIS

- S-O: MUZD to bring residential into formerly commercial only zones through Small Area Plan approach
- W-O: Remove barriers that require or reinforce use separation, as appropriate
- S-T: Establish clear site-level implementation approach from Small Area Plan to phased implementation
- W-T: Retain commitment to initial "site master plans"; address emerging technologies

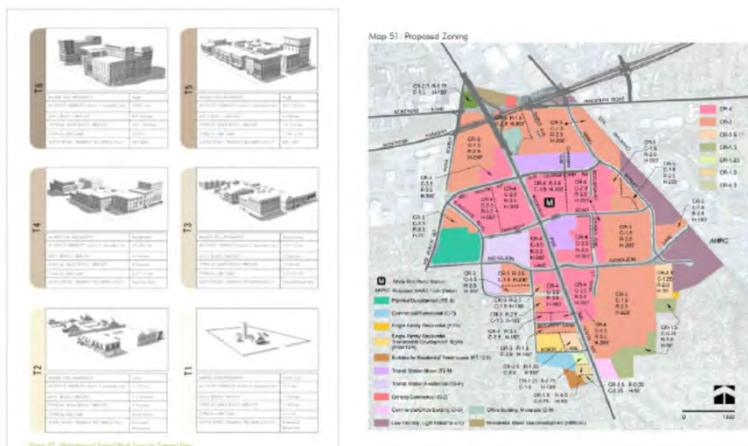
|   |  |  |
|---|--|--|
| <p><b>Opportunities (O)</b></p> <ul style="list-style-type: none"> <li>Emerging planning issues or elements that may affect PVC (e.g., climate change, CVAV technologies, short-term rental uses, assisted living facilities, age-restricted communities, etc.)</li> <li>Demographic changes and shifting residential preferences – diverse, walkable communities – different housing stock is needed to meet demand.</li> <li>Expand and diversify workforce to attract higher paying jobs</li> <li>Leverage existing assets for economic growth, as indicated in the <a href="#">County Strategic Plan</a></li> <li>Maintain focus on sustainability</li> </ul> | <p><b>S-O Strategies</b></p> <p>build on current zoning/regulation strengths and market opportunities, such as:</p> <ul style="list-style-type: none"> <li>Allow residential into areas previously commercial-only</li> <li>Continue County's emerging Small Area Plan approach to defining community placemaking microdevelopment/parameters that facilitate nesting of smaller lot/ mixed use properties (don't refer plan or zone for individual properties)</li> </ul> | <p><b>W-O Strategies</b></p> <p>address current zoning/regulation weaknesses to leverage market opportunities, such as:</p> <ul style="list-style-type: none"> <li>Apply single MUZD zone (of family of similar zones) statewide</li> <li>Reduce use-specific buffer regulations</li> <li>Modify roadway design elements to support desired mixed use, walkable character</li> <li>Modify setback and buffer requirements to increase density and diversity of uses</li> <li>In FRIE district, reduce threshold requirement for nonresidential uses</li> <li>Incorporate multimodal system and street network into Small Area Plans</li> <li>Allow for flexibility of vertical and horizontal mix of uses</li> <li>Improve predictability of outcomes</li> </ul> |
| <p><b>Threats (T)</b></p> <ul style="list-style-type: none"> <li>Slow market for mixed-use development</li> <li>Balance of incentives – incentivize mixed use while not losing control of design, though applicant may lose control of predictability (stable edged threat)</li> <li>Emerging planning issues or elements that may affect PVC (e.g., climate change, CVAV technologies, short-term rental uses, assisted living facilities, age-restricted communities, etc.)</li> <li>Market dynamics has led to the construction of only residential elements of mixed use developments, train abandonment</li> </ul>   | <p><b>S-T Strategies</b></p> <p>build on the current zoning/regulation strengths to address external/market threats, such as:</p> <ul style="list-style-type: none"> <li>Establish clear differences between planning, zoning, regulation, and purchase, with "site master plan" approach to phased implementation</li> </ul>  | <p><b>W-T Strategies</b></p> <p>address current zoning/regulation weaknesses to address external/market threats, such as:</p> <ul style="list-style-type: none"> <li>Utilize "site master plan approach" to manage risk of conversion of mixed-use site plans into single-use site plans midway through plan implementation</li> <li>Address curbside management, parking, and emerging technologies (EV, CVAV, Uber/Lyft, etc.)</li> </ul>  |

RENAISSANCE PLANNING

# BEST PRACTICES / CASE STUDIES

## KEY MESSAGES BEYOND TOWS:

- Define/reinforce commercial – residential mixed use
- Incent mixed-use density
- Integrate private/public realms
- Establish district-level operating mechanisms to support implementation of Small Area Plan developments



RENAISSANCE PLANNING

## DISCUSSION

- How do you define mixed-use development?
- What are opportunities or challenges in developing “mixed-use” in Prince William County?
- Describe a mixed use development that you are familiar with. What worked, what didn't, and what would you recommend could be done differently in a future development.
- What do you perceive is your role in supporting mixed use development in Prince William County?
- What specific policies, programs, or projects is your organization implementing to support mixed use development?
- What policies, programs, or projects are not being implemented at this time that should be? Why are they not being implemented?
- Are you aware of any policies or tools that could be used to incentivize developers to pursue mixed use development that are not being used?

Prince William County DORAC/CDC-DORT  
 Friday, February 1, 2019 – 9:00 A.M.  
 Development Services Building 107 A/B

| NAME           | INITIAL | REPRESENTING   | EMAIL                       | PHONE        |
|----------------|---------|----------------|-----------------------------|--------------|
| Steve Wall     |         | PWC DDS-LDD    | shalle.pwecgov.org          | x7071        |
| Tom Shrewsbury |         | PWC-DAS-LDD    | TShrewsbury@PWCgov.org      | x6912        |
| E Scullin      |         | PWC DOT        | escullin@PWCgov.org         | x4057        |
| J. Neubert     | JMN     | PWC DSS-LDD    | JNeubert@PWCgov.org         | x7132        |
| A. Weisler     | AW      | PWC DOT        | Aweisler@PWCgov.org         | x6824        |
| Connie Dalton  | CMD     | PWC-Planning   | cdalton@PWCgov.org          | x6934        |
| Meika Daus     | MFD     | PWC-Planning   | mclaus@PWCgov.org           | x7901        |
| Ron Eschenich  | RE      | PWC LDD        | reschenich@PWCgov.org       | x4916        |
| LYNDON LOH     | LL      | PWC FMO        | LLOH@PWCgov.org             | X6360        |
| Bill Burke     | MB      | PW Realtors    | b.burke4475@gnccol.com      | 703-216-8309 |
| MARSH HARDERS  |         | Walsh Giluci   | mharders@thelandlawyers.com | 703.680.4664 |
| Wayne Klotz    | WK      | NATOP / I95BPM | WKlotz@I95BPM.com           | 703-690-7234 |
|                |         |                |                             |              |
|                |         |                |                             |              |

# DORAC MEETING

Friday February 1, 2019  
9:00 a.m. – 10:30 a.m.

| Name             | Representing                        | E-mail                       |
|------------------|-------------------------------------|------------------------------|
| DAN HARDY        | RENAISSANCE PLANNING                | dhardy@citiesthatwork.com    |
| Greg Goodwin     | MWCOG                               | ggoodwin@mwcoq.org           |
| GARY GARDNER     | DEWBERRY                            | GGARDNER@DEWBERRY.COM        |
| Bryan Lilly      | Dewberry                            | blilly@dewberry.com          |
| Sharon Dusea     | RDA                                 | sdusea@rdacivil.com          |
| MIKE KITCHEN     | CHRISTOPHER                         | MIKEKITCHEN@CCL-ENG.COM      |
| Mike Garcia      | CDC CHAIRMAN                        | garciam@mikegarcia.com       |
| Ryan Foster      | PWC Planning                        | rfoster@pwcgov.org           |
| Rick Lanham      | PWC - DDS                           | rlanham@PWCgov.ORG           |
| M. McVanderpool  | Vanderpool, Freshell<br>& Nishimura | mVanderpool@vfnlaw.com       |
| Danny Funderburk | HCCA                                | danny-funderburk@wahazel.com |
| Brian Prater     | WCL&W                               | bprater@thelandbuyers.com    |
| KAREN COHEN      | VFSN                                | kcohen@vfnlaw.com            |
| JOE McCLELLAN    | GORDON<br>ASCE - DORAC              | jmcclellan@gordon.us.com     |
| Paul Johnson     | NVBA / CPJA                         | pjohnson@cpja.com            |
| DAVID McGETTIGAN | PLANNING                            | dmcgettigan@pwcgov.org       |
| Tom Shrewsbury   | DDS - Lead                          | TShrewsbury@Pwcgov.org       |
| Joe Neubert      | DDS - Lead                          | JNeubert@pwcgov.org          |
| E Scullin        | PWC - DOT                           | escullin@pwcgov.org          |
| Adam Weigel      | PWC DOT                             | AWeigel@PwcGov.org           |



# DORAC MEETING

Friday February 1, 2019  
9:00 a.m. – 10:30 a.m.

| Name          | Representing         | E-mail                     |
|---------------|----------------------|----------------------------|
| Steve Heim    | PWC DDS - LDD        | shall@pwcgov.org           |
| Connie Dalton | PWC - PLANNING       | cdalton@pwcgov.org         |
| Meika Daur    | PWC - PLANNING       | mdaur@pwcgov.org           |
| Ron Escherich | PWC - LDD            | 102drescherich@wopra.com   |
| LYNDON LOH    | PWC FMO              | LLOH@PWCgov.org            |
| Bill Burke    | PW ASSOC of Realtors | bburke4475@gmail.com       |
| Marian Hardus | Walsh Glucci         | mhardus@thelandlawyers.com |
| WAYNE KLOTZ   | IGSRPM / NATOP       | WKlotz@IGSRPM.COM          |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |
|               |                      |                            |

# TASK 4 MEMORANDUM: DORAC WORKSHOP

This memorandum summarizes the feedback received from attendees at the March 15 DORAC workshop. These comments will be used to refine the approach to developing the proposed Mixed Use Zoning District (MUZD). The summary of meeting notes is followed by photos of the dot-voting boards and the March 15 presentation slides and sign-in sheets.

## Workshop Details

Friday, March 15, 2019  
9:00 AM to 11:00 AM

Prince William County  
Development Services Building  
5 County Complex Court, Room 107 A/B  
Prince William, VA 22192

## Attendees

### **Stakeholders**

Kim Hosin, William Ramsey, Elena Schossty, Adam Weigel, Elizabeth Scullin, Ryan Foster, Jim Gahrez, Tom Strewsbury, Mike Garcia, Wayne Barrett, Marian Harders, Sharon Dusza, Joe Neubert, Brian Prater, Connie Dalton, David McGettigan, Steven Hall, Joe McClellan, Steve Mitchell, Ron Escherich, John Swanson

### **Facilitators**

Dan Hardy, Kate Ange, Katherine Shor

## Agenda

1. Welcome and Introductions
2. Draft MUZD Approach Summary
3. Breakout groups on Process, Urban Form, and Land Use
4. Report Out and Next Steps

## Feedback from Breakout groups on Process, Urban Form, and Land Use

### *Feedback on Process*

The groups provided the following feedback generally for MUZD concepts related to process:

- There should be a clear linkage about funding infrastructure between the Small Area Plans, the infrastructure level of service in those plans, and the incentive density proffers. The Small Area Plan implementation process would be the place to then define the balance between public and private sector responsibility for infrastructure implementation
- The idea of residential FAR is somewhat new and it would be helpful (and at time of impact assessment necessary) to provide guidance on conversion to dwelling units. The idea for a phased plan implementation is that specifics such as residential unit type and associated issues like number dwelling units, parking spaces, and school student generation would not be needed at time of concept plan as residential unit type would change over time prior to site plan, to allow the concept of “plug and play” as market and infrastructure conditions needs evolve. The ability to defer those details through proffers requires some additional analysis.
- The risk that a mixed-use rezoning would be converted to single use several years later (e.g., the residential portion is built first, and the owner later requests to convert the commercial portion to residential) remains a primary concern. Rezoning cases with phased implementation do involve some risk associated with market changes, and the degree of public sector commitment to the original plan is subject to the decisions of elected and appointed decisionmakers. However, two means for minimizing the likelihood of such changes could include:
  - Establishing a significant “cost to convert use” as part of the MUZD zone and related processes, which might help all parties understand and more publicly document and monetize the risk,
  - Conducting regular (e.g., annual or biennial) monitoring of MUZD implementation for each Small Area Plan to understand the degree to which any subject site has contributed to overall mixed-use goals and whether any shifts to mixed-use incentives are warranted at a Small Area Plan level.

In addition, some comments related to the broader relationship between planning and zoning in the County:

- A concern that the Small Area Plans might tend to result in more zoning than the County’s infrastructure can support
- A perception that mixed-use zoning should be better supported by high-quality transit than the County can currently provide, particularly given the document comparison to places like Tysons, White Flint, and Richmond; although commenters noted that walkable mixed-use communities in places like downtown Manassas and Leesburg are effective mixed-use centers
- There remains an interest in defining what elements of the proposed approach will best incent high quality mixed use development that evokes traditional town centers as contrasted with mixed-use sites in the County; the current Kline Property

rezoning case with separated uses and self-storage was cited as a case the Renaissance team should evaluate for opportunities and threats.

- A suggestion was made to allow more uses in industrial zones; destinations like libraries or many goods and services (I.e., fitness centers, educational buildings) could occupy underutilized properties to more economically house those needs. Yet the point was made that while such an approach might serve those particular purposes, they would also tend to perpetuate the very auto-oriented relationship between residential and non-residential uses that the MUZD is seeking to address.

#### *Base/Incentive Density*

- Given the level of market expectations and extent to which the current proffer system is linked to density for many infrastructure elements, a 0.25 FAR for base density may be too high.
- The assessment of commercial/residential use mix should reflect construction of, or land dedication for, public facilities (I.e., libraries, police stations) that would contribute to the commercial FAR of the site (even if ultimately constructed by the public sector).

#### *Incentive Density Proffers*

- Could the current proffer system be retained without creating a new terminology?

#### *Concept Plan*

- Could either the Master Zoning Plan or the Generalized Development Plan submittals be modified as needed rather than creating a new submittal process? Additional information is needed on what a Concept Plan would entail; the idea of a bubble diagram that identifies land development bays and infrastructure commitments such as through streets and public facility dedication is attractive
- The additional time and effort associated with Board of County Supervisors adoption of a new process should be considered as it could be a disincentive unless the Concept Plan replaces other required steps, or could involve staff approval rather than BOCS approval

#### *Feedback on Urban Form*

The groups provided the following feedback generally for MUZD concepts related to urban form:

- There was very little support for maximum building sizes. Rather there seems to be an interest in pushing for minimum building sizes to ensure minimum density thresholds.
- For the open space requirements, more definition is needed here. Does the open space include public and private spaces? Does it include all landscaped areas and/or recreational spaces? Does it include sidewalk cafes or other programmed areas

for public gathering? Reference to the zoning code definition would help address, and the Village District application should be reviewed and perhaps refined.

- It is unclear as to whether the maximum building areas apply to a single use or the entire structure – please clarify. (Clarified that it applies to the entire building footprint regardless of the split of uses).
- Suggestion to use FAR and something similar to enclosure ratio to get the denser, up to the street edge urban form.
- Remove mention of “no waiver” option and instead allow for waivers but describe in detail what would warrant the waiver. Need to keep the threshold for waivers high. Coordination with staff on waiver thresholds and Village District interpretation will help clarify.
- There is a strong desire to provide certainty for the development community, but ultimately, there is a need to retain flexibility to ensure we can be responsive to market conditions.
- There is a need to ensure that as the MUZD zoning district gets applied throughout the county, that the need for some buffering considerations for adjacent uses occurs. Specifically, if building heights are excessively tall, what is the proper transition or buffer areas between the edges of the MUZD district and adjacent open space or residential areas. The Village District concept of DCSM Table 8-1 buffer application should be clarified regarding both sites internal to the MUZD and sites at the edge of the MUZD.
- The MUZD zone needs to be used sparingly to ensure we are encouraging redevelopment and infill into our existing developed areas – particularly in aging commercial corridors where there may be a desire/opportunity to create new nodes of mixed use, higher density places. We should also encourage the MUZD zone in locations where there is already significant growth pressure and existing infrastructure – meaning we don’t want to create leap frog high density nodes countywide.
- We should consider a minimum MUZD district size to ensure there is enough land area to achieve the larger MUZD goals.
- To make mixed use districts work, there needs to be enough “there, there” and promotion of MUZD areas as key destinations. Otherwise we could end up with a lot of empty non-residential in our mixed use districts.
- If we are starting with the assumption that all of the Small Area Plans (Fig. 2) are potential MUZD zones, we really need to reevaluate. Particularly the intersection 15/29 - this should not be on the map, there will be significant pushback from the community.
- We need to apply this to existing places first. For example, places like Atlas Walk are in need of residential infill.
- We should not allow this to apply anywhere. Need to ensure this goes through the right process in terms of small area planning.
- From the developer’s perspective, the MUZD zone won’t have a big impact on attracting developers. The developers will always go where the land is cheaper
- As written, it is possible that we are being too flexible and will not achieve the goals we want for MUZD’s in terms of urban form, density and mixture of uses.
- To promote the street enclosure and pedestrian scales, we should include maximum setbacks versus minimum setbacks.

- Small lots are almost unbuildable because of setback requirements. Applying the MUZD to smaller lots and pushing for minimum setbacks could entice redevelopment and infill – which would be a good thing.

### *Maximum building size*

- We need to support the idea of the Urban, Town and Neighborhood scale of buildings (like the SmartCode Transect) as it is what our Comprehensive Plan calls for. However I don't think we do that with a maximum building size criteria.
- For MUZD to work, we are trying to promote high density – therefore we should not have any maximum building sizes.
- In lieu of a maximum building size, let's have minimum FARs with the ability for exceptions
- Maximum building size is not needed if you have a minimum FAR combined with something like the enclosure ratios to promote the right urban form

### *Setbacks*

- The urban rear setback is too big. Will be too difficult to achieve.
- We need to consider how best to use the setbacks vs. Multimodal Design Guidelines standards. It would seem as if the DCSSM Urban Streets setback standards accomplish what we want.
- How does this relate to HCOG setbacks? (need more information on what HCOG setbacks might be)
- We really need to get the fire marshals engaged in the setback discussions. There is a way to balance the fire/safety setback concerns with improved building codes that would require sprinkler systems in all buildings.
- We need a better definition of the setback. Is it building edge to street curb? What is allowed within the setbacks in terms of landscaping, parking, street cafés, etc. Need to describe per zoning code.
- Minimum setback requirements will not work on small, infill sites.

### *Enclosure ratio*

- As explained, the enclosure ratio won't work for high density mixed use. It will push the need for wider street ROW when this isn't necessary.
- Not sure the ratio is helping to create the right pedestrian environments.
- This is too complicated of a concept to implement.
- This could really limit and/or drive roadway sizes that may not align with travel demand. Furthermore, when does the enclosure ratio apply in terms of existing roadways that may be planned for future widenings?
- The ratio would not appear to allow space for the accommodation of utilities, setbacks, landscaping, sidewalks, etc.

### *Other ideas*

- Let's create "build to lines" instead to encourage buildings to front the street
- We will never get the right urban form with just a MUZD designation. There is a need for more guidance on form so that we don't end up with just vertical mixed use shopping centers with apartments in the back.
- We should be promoting the "podium concept" (<http://ktgy.com/work/type/residential/podium/>) which allows for podium buildings that are generally wood construction sitting atop concrete parking or mixed-use. Coordination with staff on the extent to which the code has been a barrier to the podium concept.

### **Feedback on Land Use**

The groups provided the following feedback generally for MUZD concepts related to land use:

- There is a concern that this is MUZD district is just creating an overlay district in application.
- If a MUZD is applied over an existing industrial zone (e.g. MT), what is the impact?
- Private sector development interest expressed an emphasis on cost as a factor that needs to be considered, specifically construction costs
- Currently, development in the County does not have a problem with maxing out FAR
- The county has had little success incentivizing density (e.g. Kaiser development)
- Often, FAR is renegotiated at the rezoning stage. Even in this process, the requested FAR is very low
- In terms of cost, max FAR is helpful to allow a development to build out
- The MUZD allows flexible residential/non-residential. Currently, it is hard to get this in rezoning.
- The MUZD allows good flexibility
- The group agreed that "overall FAR" (both commercial and residential) should be higher than either the separate commercial or residential max FAR to incentivize mixed use with higher density.
- Previously, the county has had little success with mixed use development
- Industrial is an important part of the county's employment base, so light industrial uses should be included in MUZD. MUZD should exclude intense industrial uses (like those permitted in M2).
- MUZD should not be limited to small area plans
- Max FAR for each small area plan must be defined by ZTA, following the guidance in the small area plan.
- Currently, it is unclear why the county uses small area plans. This project should specify why the county uses small area plans and why the MUZD is being used as a tool for implementation.
- It would be less complex to consolidate the V district with MUZD. Currently, V district is used in 2 places in the County.
- Parking should be modified. It is important to keep MUZD only in small area plans, because small area plans consider the transportation network. Coordination with staff to understand parking constraints.
- There needs to be more clarity between MUZD, SAP, and V district
- The zones should be flexible to allow developers to propose marketable projects

- County should incentivize and focus on redevelopment of existing buildings (e.g. vacant strip malls)
- The county should reexamine where small area plans are defined in comprehensive plan (specifically Route 29 - the community doesn't support the objectives of this small area plan)
- The county should consider historical and cultural assets when implementing small area plans.

#### *Commercial/Residential/Overall FAR*

- FAR should not be a part of the MUZD
- Consider a minimum FAR to encourage lower density multifamily residential
- Support the use of an overall FAR. This incentivizes providing a mix of uses to allow development of more residential
- There is a concern with residential unit size. It is recommended to set a minimum or maximum unit size.

#### *Prohibited Uses*

- How will MUZD be applied? If existing MT, would a use be nonconforming?
- Revisit country club in list of prohibited uses and examine definition to not exclude recreation facilities for residential developments
- Self-storage should not give residential bonus
- Watch self-storage – currently requires SUP
- Drive thru should not be permitted – though it may be excluded or design influenced by the form requirements

#### *Linkages to Village District*

- Using this district as the basis for MUZD may be a mistake, due to the specific Village District concerns described elsewhere
- The village district does not work as intended. Specifically, the parking requirements do not allow for townhome development
- The rooftop requirements should be modified to remove the prohibition of flat roofs.
- This district doesn't do enough to promote mixed use development.



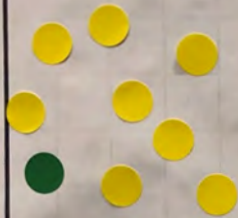
MUZD  
concept

Does this  
concept  
resonate with  
you?

# Concerns? Ideas?

## SHARE THEM BELOW!

MAXIMUM  
BUILDING  
SIZE



Eliminate  
TWS - just  
use FAR + enclos  
ratio

Not needed?

Minimum  
FAR instead  
with the ability  
for exception

Critical to  
have that  
density  
can't just  
do this anywhere

We need to  
support this  
Matches  
Comp Plan  
U-T-11

SETBACKS



Urban rear  
Setback will  
be difficult  
(too big)

Setbacks vs.  
MMDS's  
use DCSM  
urban streets

How does this  
relate to  
HCOB  
setbacks

Fire marshal  
needs to be  
engaged  
sprinkler  
systems

more definition  
of setbacks  
in what  
goes into it

Does not work  
on small, infill  
sites

Urban  
Setback  
Rear  
FDD B16

ENCLOSURE  
RATIO



How do we  
adjust the Row?  
if transp. condition  
change

Process  
issues??

Ratio won't  
work for  
high density  
mixed use

Need to  
ensure  
pedestrian  
scale to  
Row

Get RID OF  
IT

Need to  
accomodate  
utilities, etc.  
in Row

OTHERS?

Build to line  
instead

TRUE mixed use  
requires good  
Urban form  
guidelines  
vs. horizontal  
mixed use

Podium  
concept

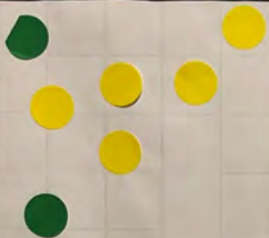
MUZD concept

Does this concept resonate with you?

# Concerns? Ideas?

SHARE THEM BELOW!

COMMERCIAL RESIDENTIAL & OVERALL FAR



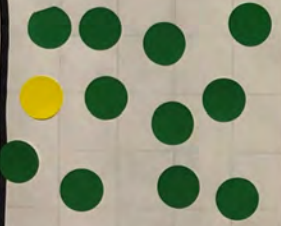
get rid of FAR

encourage low density res

provide a mix to get more res

concern w/ residential - set minor max unit size

PROHIBITED USES



can't club definition

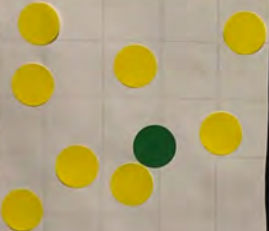
now will MUZO be applied? if so, will it work as a nonconforming

Self Storage should not give residential bonus

Watch self storage, currently regulated SOP

drive thru not permitted - may not work w/ form

LINKAGES TO VILLAGE ZONE (Sec 32-351)



doesn't do enough

this is a big mistake

modify rooftop reg.'s

doesn't work esp. parking

Other Ideas?

MUZD  
concept

Does this  
concept  
resonate with  
you?

Concerns? Ideas?  
SHARE THEM BELOW!

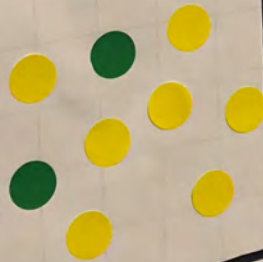
BASE/  
INCENTIVE  
DENSITY

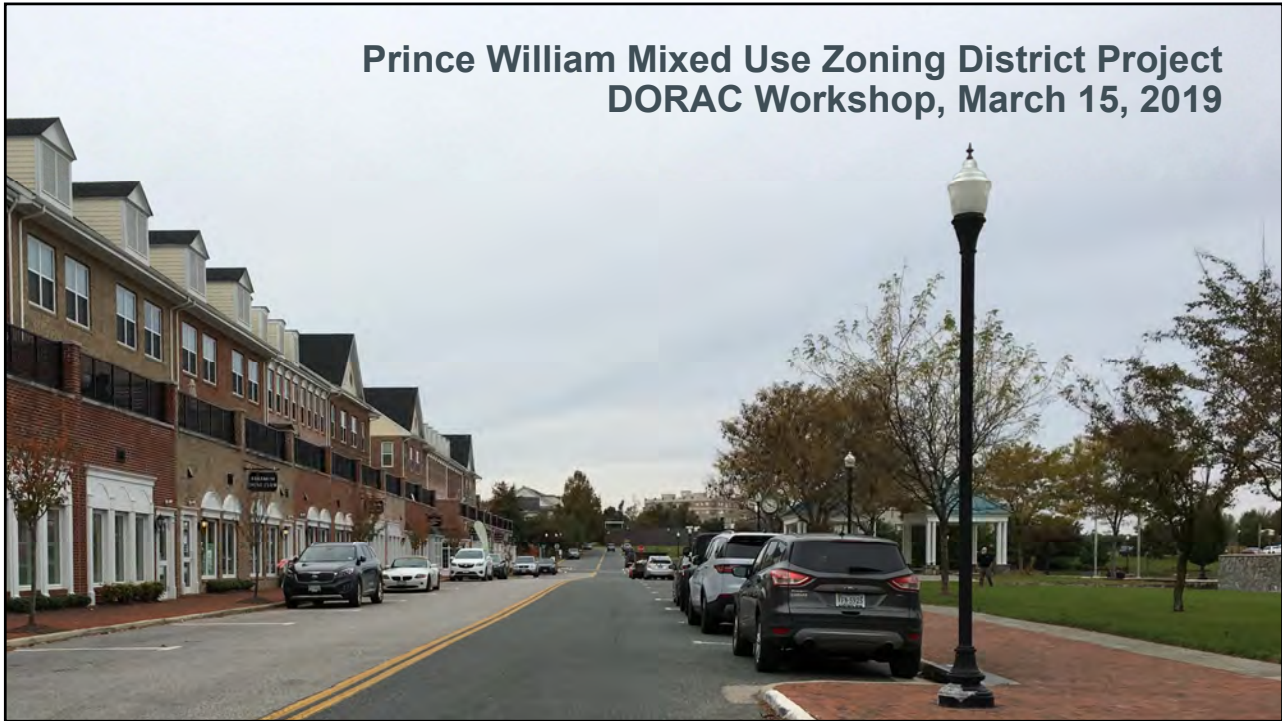


INCENTIVE  
DENSITY  
PROFFERS



CONCEPT  
PLAN





**Prince William Mixed Use Zoning District Project  
DORAC Workshop, March 15, 2019**

1

**AGENDA**

- 9:00 – 9:10      **Welcome and Introductions (10 minutes)**
- 9:10 – 9:20      **Draft MUZD Approach Summary (10 minutes)**  
 Renaissance reviews Draft MUZD recommendations memo  
 (delivered under separate cover) highlights
- 9:20 – 10:30    **Breakout groups on Process, Urban Form, and Land Use  
(70 minutes)**  
 Round-robin breakout groups to contribute issues, concerns,  
 and preferences across key topic areas.
- 10:30 – 11:00    **Report Out and Next Steps (30 minutes)**  
 Summary of breakout group findings and recommendations;  
 schedule for next steps

2

## TODAY'S OBJECTIVES

### KEY QUESTIONS:

- What resonates?
- What are your concerns?
- How might we address those concerns?

### BREAKOUT SESSION TOPICS:

- Urban Form
- Land Use
- Process

*Today's perspectives should help us bridge gaps between the forest and the trees.*



3

## MUZD KEY ELEMENTS

Table 1. Summary of MUZD Key Elements

| Key Element                                | Description  | Intended Effects   |
|--|--|--|
| Commercial and Residential FAR definitions | The MUZD zone contains FAR restrictions for commercial uses, residential uses, and total uses. The FAR maximums are established in the Small Area Plans to reflect the prevailing jobs/housing balance   | Mixed use is incentivized by neighborhood with flexibility defined by the needs of each neighborhood, rather than restricted by individual property.   |
| Incentive Density                          | All properties in an MUZD zone have a by-right mixed-use FAR of 0.25, designed to allow for minor investments in current properties. Much higher MUZD FARs (between 4.0 and 8.0 under consideration in North Woodbridge) are established in Small Area Plans, and the applicant must provide Incentive Density Proffers to exercise the difference between the by-right 0.25 FAR and the maximum allowed by the Small Area Plan.   | Each applicant is incentivized to pursue development that achieves appropriate (i.e., higher) levels of density but right-sized to both site opportunities and constraints.  |
| Concept Plans                              | The Concept Plan is a proposed new submission process, similar to the Master Zoning Plan in nature but specific to the MUZD zone application for larger or more intensely developed properties, as well as those for which an applicant envisions a lengthy implementation timeframe. Concept Plans have broader "form based" proffers designed to be refined in a "plug and play" approach with more specific commitments for land uses and materials included at time of Site Plan | Customize the level of flexibility and specificity to the general extent of entitlement obtained at the time of zoning and the expected implementation timeframe. Smaller infill properties move quickly towards implementation, larger and more intensely developed properties phase commitments over time. |

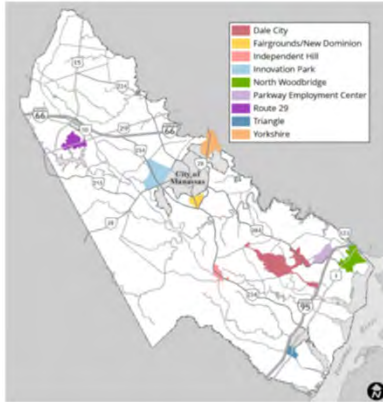
  

| Key Element                                  | Description  | Intended Effects   |
|--|--|--|
| Incentive Density Proffers                   | Incentive Density Proffers are proffers established specifically to address improvements to serve the public good that are associated with the amount of Incentive Density FAR sought between the by-right 0.25 FAR and the maximum FAR allowed by the Small Area Plan.                  | Establish an appropriate nexus between the value of zoning entitlement and the value and timing of commitments for the public good   |
| A minimalist approach to new zoning language | For the development of this technical memorandum, the proposed approach seeks to keep the new MUZD zone proposed for Section 32-352 as tightly defined as practical, with proposed track-changes oriented towards procedural aspects and text describing the rationale for the approach. | The changes to the overall MUZD zoning approach should retain site flexibility to the extent practical, with desired elements regarding specificity addressed in the individual Small Area Plans and project-level applications. |

4

## MUZD ELIGIBILITY

MUZD zones applied within each Small Area Plan



One possible concept showing relationship of MUZD within SAP



RENAISSANCE PLANNING

5

5

## MUZD URBAN FORM

MUZD zone family recognizes three levels of scale:

- MUZD-U: Urban
- MUZD-T: Town
- MUZD-N: Neighborhood

Within the MUZD, all non-prohibited uses should be considered compatible uses (i.e., follow the diagonal) for DCSM Table 8-2.

|                       | MUZD-N            | MUZD-T             | MUZD-U             |
|-----------------------|-------------------|--------------------|--------------------|
| Maximum building area | 5,000 square feet | 10,000 square feet | 30,000 square feet |

|                 | MUZD-N   | MUZD-T  | MUZD-U  |
|-----------------|--|---|---|
| Front           | See "Building frontage" in DRPT cross-sections in DRPT Multimodal System Design Guidelines for appropriate street type |   |   |
| Side            | 5 feet   | None; except when abutting residential, then 8 feet | None; except when abutting residential, then 8 feet |
| Rear            | 12 feet  | 12 feet   | 25 feet   |
| Enclosure ratio | 1:2  | 1:2   | 1:1   |

| Proposed Use/Development   | Adjacent Existing Use/Development |   |   |   |   |   |   |   |   |    |    |    |    |
|--|-----------------------------------|---|---|---|---|---|---|---|---|----|----|----|----|
|  | 1                                 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| <b>RESIDENTIAL</b>   |                                   |   |   |   |   |   |   |   |   |    |    |    |    |
| 1. Single-Family Detached  | A                                 | B | B | B | D | D | B | C | B | C  | C  | C  | C  |
| 2. Single-Family Walk-Up (used only for previously approved walk-up developments that are still valid) | A                                 | A | B | B | D | D | B | C | B | C  | C  | C  | C  |
| 3. Single-Family Attached  | B                                 | A | B | B | D | D | B | C | B | C  | C  | C  | C  |
| 4. Multi-family  | B                                 | B | B | B | D | D | A | C | B | C  | C  | C  | C  |
| <b>PUBLIC/SEMI-PUBLIC</b>  |                                   |   |   |   |   |   |   |   |   |    |    |    |    |
| 5. Institutional (e.g., schools, church, library)  | B                                 | B | B | B | A | D | A | A | A | B  | C  | C  | C  |
| 6. Public Recreational Use - Passive   | D                                 | D | D | D | D | D | B | B | B | B  | B  | C  | C  |
| 7. Public Recreational Use - Active  | D                                 | D | D | D | D | D | D | D | D | D  | D  | D  | D  |
| 8. Care Facilities (e.g., nursing home)  | B                                 | B | B | A | C | B | D | C | A | B  | C  | C  | C  |
| 9. Public Facilities (e.g., pump station, wastewater plant)  | C                                 | C | C | A | B | D | C | B | B | A  | A  | A  | A  |
| <b>OFFICE</b>  | B                                 | B | B | B | A | B | D | A | B | A  | B  | B  | B  |
| <b>COMMERCIAL RETAIL</b>   | C                                 | C | C | C | B | B | D | B | B | A  | A  | A  | B  |
| <b>INDUSTRIAL</b>  |                                   |   |   |   |   |   |   |   |   |    |    |    |    |
| 12. Light  | C                                 | C | C | C | B | D | C | A | B | A  | A  | A  | A  |
| 13. Heavy  | C                                 | C | C | C | D | D | C | A | B | B  | A  | A  | A  |

A, B, C - Buffer width in accordance with Table 8-2.

D - Determined on a case-by-case basis, depending on the activity.

RENAISSANCE PLANNING

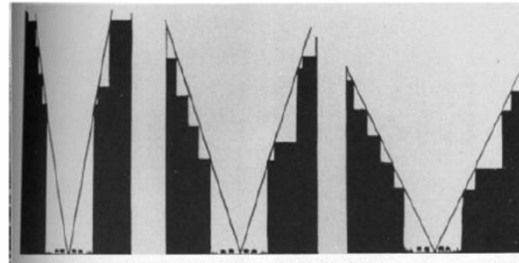
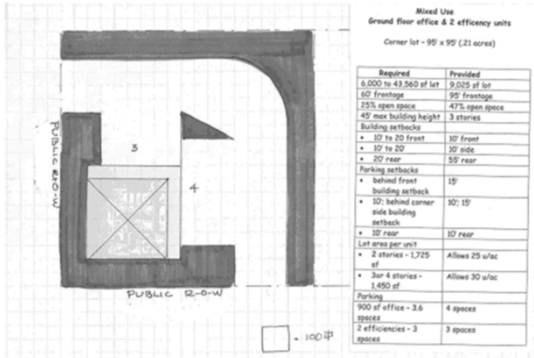
6

6

# MUZD URBAN FORM

MUZD zone builds from Village Zone (Section 351)....

...and introduces an enclosure ratio concept to strengthen public/private sector synergy



RENAISSANCE PLANNING

7

7

# MUZD LAND USE

All uses allowed unless prohibited in zone.  
 By-right FAR set by Section 352  
 Maximum Residential, Commercial, and Overall FAR set by Small Area Plans



|  | MUZD-N                        | MUZD-T                        | MUZD-U                        |
|--|-------------------------------|-------------------------------|-------------------------------|
| Maximum Residential FAR                        | 0                             | 0.25                          | 0.25                          |
| Maximum Residential FAR with Incentive Density | Determined by Small Area Plan | Determined by Small Area Plan | Determined by Small Area Plan |
| Maximum Commercial FAR                         | 0                             | 0.25                          | 0.25                          |
| Maximum Commercial FAR with Incentive Density  | Determined by Small Area Plan | Determined by Small Area Plan | Determined by Small Area Plan |
| Maximum Overall FAR                            | 0.25                          | 0.25                          | 0.25                          |
| Maximum Overall FAR with Incentive Density     | Determined by Small Area Plan | Determined by Small Area Plan | Determined by Small Area Plan |

RENAISSANCE PLANNING

8

8

## MUZD PROCESS

MUZD process seeks to right-size process with expected site investment in time and money

Incentive Density Proffer

Concept Plan

| Site acreage | Site Floor Area Ratio |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |
|--------------|-----------------------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|-------|-------|
|              | 0.25                  | 0.50 | 0.75 | 1.00 | 1.25 | 1.50 | 1.75 | 2.00 | 2.25 | 2.50  | 2.75  | 3.00  | 3.25  | 3.50  | 3.75  | 4.00  |
| 0.5          | 5                     | 11   | 16   | 22   | 27   | 33   | 38   | 44   | 49   | 54    | 60    | 65    | 71    | 76    | 82    | 87    |
| 1.0          | 11                    | 22   | 33   | 44   | 54   | 65   | 76   | 87   | 98   | 109   | 120   | 131   | 142   | 152   | 163   | 174   |
| 1.5          | 16                    | 33   | 49   | 65   | 82   | 98   | 114  | 131  | 147  | 163   | 180   | 196   | 212   | 229   | 245   | 261   |
| 2.0          | 22                    | 44   | 65   | 87   | 109  | 131  | 152  | 174  | 196  | 218   | 240   | 261   | 283   | 305   | 327   | 348   |
| 2.5          | 27                    | 54   | 82   | 109  | 136  | 163  | 191  | 218  | 245  | 272   | 299   | 327   | 354   | 381   | 408   | 436   |
| 3.0          | 33                    | 65   | 98   | 131  | 163  | 196  | 229  | 261  | 294  | 327   | 359   | 392   | 425   | 457   | 490   | 523   |
| 3.5          | 38                    | 76   | 114  | 152  | 191  | 229  | 267  | 305  | 343  | 381   | 419   | 457   | 495   | 534   | 572   | 610   |
| 4.0          | 44                    | 87   | 131  | 174  | 218  | 261  | 305  | 348  | 392  | 436   | 479   | 523   | 566   | 610   | 653   | 697   |
| 4.5          | 49                    | 98   | 147  | 196  | 245  | 294  | 343  | 392  | 441  | 490   | 539   | 588   | 637   | 686   | 735   | 784   |
| 5.0          | 54                    | 109  | 163  | 218  | 272  | 327  | 381  | 436  | 490  | 545   | 599   | 653   | 708   | 762   | 817   | 871   |
| 5.5          | 60                    | 120  | 180  | 240  | 299  | 359  | 419  | 479  | 539  | 599   | 659   | 719   | 779   | 839   | 898   | 958   |
| 6.0          | 65                    | 131  | 196  | 261  | 327  | 392  | 457  | 523  | 588  | 653   | 719   | 784   | 849   | 915   | 980   | 1,045 |
| 6.5          | 71                    | 142  | 212  | 283  | 354  | 425  | 495  | 566  | 637  | 708   | 779   | 849   | 920   | 991   | 1,062 | 1,133 |
| 7.0          | 76                    | 152  | 229  | 305  | 381  | 457  | 534  | 610  | 686  | 762   | 839   | 915   | 991   | 1,067 | 1,143 | 1,220 |
| 7.5          | 82                    | 163  | 245  | 327  | 408  | 490  | 572  | 653  | 735  | 817   | 898   | 980   | 1,062 | 1,143 | 1,225 | 1,307 |
| 8.0          | 87                    | 174  | 261  | 348  | 436  | 523  | 610  | 697  | 784  | 871   | 958   | 1,045 | 1,133 | 1,220 | 1,307 | 1,394 |
| 8.5          | 93                    | 185  | 278  | 370  | 463  | 555  | 648  | 741  | 833  | 926   | 1,018 | 1,111 | 1,203 | 1,296 | 1,388 | 1,481 |
| 9.0          | 98                    | 196  | 294  | 392  | 490  | 588  | 686  | 784  | 882  | 980   | 1,078 | 1,176 | 1,274 | 1,372 | 1,470 | 1,568 |
| 9.5          | 103                   | 207  | 310  | 414  | 517  | 621  | 724  | 828  | 931  | 1,035 | 1,138 | 1,241 | 1,345 | 1,448 | 1,552 | 1,655 |
| 10.0         | 109                   | 218  | 327  | 436  | 545  | 653  | 762  | 871  | 980  | 1,089 | 1,198 | 1,307 | 1,416 | 1,525 | 1,634 | 1,742 |
| * 10.0       |                       |      |      |      |      |      |      |      |      |       |       |       |       |       |       |       |

9

## MUZD STRATEGIC PLAN (APPENDIX A)

Continued stakeholder engagement

Related Zoning Code amendments

- Definitions
- Overlay zones

Continued Small Area Plan implementation

- Neighborhood specific FAR/height limits
- Street grid per DRPT Guidelines
- Supporting SAP Districts (e.g., Transportation, Shared Parking, Business Improvement)

DCSM amendments

- Street design, transportation impact/TDM, alleyways, SWM details, buffers)

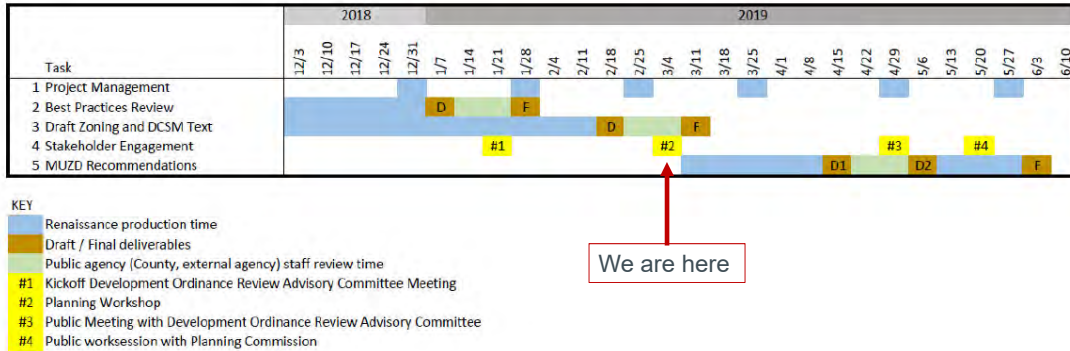
Other regulatory amendments

- Incentive Density Proffer Guidelines
- Land development/Building development review cost/time

10



## STUDY TIMELINE



11

## BREAKOUT SESSIONS

- Dot-voting on what resonates the most
  - Green: headed in the right direction
  - Yellow: appears promising, but need more information
- Identify your concerns / ideas on sticky notes
- Round robin format – 20 minutes per station
  - First round: Initial reactions to draft proposal
  - Second round: Can build upon first round reactions
  - Third round: Begin constructing next steps
- Report out and next steps

| MUZD concept                          | Does this concept resonate with you? | Concerns? Ideas?<br>SHARE THEM BELOW! |
|---------------------------------------|--------------------------------------|---------------------------------------|
| COMMERCIAL RESIDENTIAL & OVERALL FAR  |                                      |                                       |
| PROHIBITED USES                       |                                      |                                       |
| LINKAGES TO VILLAGE ZONE (Sec 32-351) |                                      |                                       |
| Other Ideas?                          |                                      |                                       |

12

# DORAC WORKSHOP

Friday March 15, 2019  
9:00 a.m. – 11:00 a.m.

| Name            | Representing            | E-mail                    |
|-----------------|-------------------------|---------------------------|
| Kim Hosen       | Recons Alliance         | kdhosen@gmail.com         |
| William Ramsey  | christopher consultants | williamramsey@ccl-ery.com |
| Elena Schlossky | Pro Willy Alliance      | elena.louise@hotmail.com  |
| Katherine Shor  | Renaissance             | kshor@citiesthatwork.com  |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |
|                 |                         |                           |

# DORAC WORKSHOP

Friday March 15, 2019  
 9:00 a.m. – 11:00 a.m.

| Name                  | Representing         | E-mail                        |
|-----------------------|----------------------|-------------------------------|
| ADAM WEIGEL           | PWC<br>DOT           | AWEIGEL@PWCgov.org            |
| Elizabeth Scullin     | PWC DOT              | escullin@pwcgov.org           |
| Ryan Foster           | PWC Planning         | rfoster@PWCgov.org            |
| Jim Gahres            | PWC DE               | jgahres@pwcgov.org            |
| <b>TOM STREWSBURY</b> | <b>PWC DOS</b>       | <b>TShnewsbury@Pwcgov.org</b> |
| Mike Garcia           | CDC Chairman         | garciam@mikegarcia.com        |
| WAYNE BARRETT         | OCOSUNO DISTRICT     | WAYNE.BARRETT711@GMAIL.COM    |
| MARIAN HARDSER        | WARSA COLUCCI        | mhardser@thelandlawyers.com   |
| Sharon Dusza          | Rinker Design Assoc. | sdusza@rdacivil.com           |
| Joe Neubert           | PWC DOS LDD          | JNeubert@pwcgov.org           |
| Ann Plater            | WCL & W              | aplater@thelandlawyers.com    |
| Connie Dalton         | PWC - Planning       | Cdalton@PWCgov.org            |
|                       |                      |                               |
|                       |                      |                               |
|                       |                      |                               |
|                       |                      |                               |
|                       |                      |                               |
|                       |                      |                               |
|                       |                      |                               |
|                       |                      |                               |
|                       |                      |                               |

# DORAC WORKSHOP

Friday March 15, 2019  
9:00 a.m. – 11:00 a.m.

| Name              | Representing                             | E-mail                         |
|-------------------|--|--------------------------------|
| DAN HARDY         | RENAISSANCE PLANNING                     | dhardy@<br>citiesthatwork.com  |
| DAVID MCGRETTIGAN | PWC Planning                             | dmcgettigan@pwcgov.org         |
| Steve Hall        | PWC DDS-Land                             | shalle@pwcgov.org              |
| JOE MCCLELLAN     | <sup>COLESON</sup><br>ASCE-DOEAC         | jmcclellan@<br>gordon.us.com   |
| STEVE MITCHELL    | <sup>COLES</sup><br>ROSS-FRANCE DISTRICT | smitchell@<br>rossfranceva.com |
| Ron Escherich     | PWC Land Dev.                            | rescherich@pwcgov.org          |
| JOHN SWANSON      | COG / TPB                                | jswanson@mwcog.org             |
| KATE ANGE         | RENAISSANCE                              | kange@citiesthatwork.com       |
|                   |  |                                |
|                   |  |                                |
|                   |  |                                |
|                   |  |                                |
|                   |  |                                |
|                   |  |                                |
|                   |  |                                |
|                   |  |                                |
|                   |  |                                |
|                   |  |                                |
|                   |  |                                |
|                   |  |                                |
|                   |  |                                |
|                   |  |                                |

# Welcome to the Mixed Use Zoning District Public Meeting!

This public meeting is designed to elicit feedback on a new Prince William County zoning initiative, developed in coordination with the Metropolitan Washington Council of Governments, to facilitate development of compact, walkable, mixed-use development projects in targeted areas of the County.

## This public meeting includes the following information:

- Information on the County's planning and zoning processes
- What the Mixed Use Zoning District (MUZD) is
- Where the Mixed Use Zoning District (MUZD) might be applied
- How the Form-Based Design Proffer approach will work
- Opportunities for discussion and feedback

## Why are we here?

Current zoning regulations within the County, including mixed-use districts, focus on lists of uses and development standards with an emphasis on separating buildings with yards and buffers, and accommodating the needs of automobiles. **To implement the vision of Small Area Plans within the County, as vibrant mixed-use multi modal centers, a paradigm shift to the Zoning framework is necessary.** There is currently a disconnect between existing regulations and the long-range vision of the Small Area Plans, leaving the County with a lack of implementation tools. The MUZD approach is intended to close that gap and facilitate mixed-use development.

## We want to hear from you!

Please provide your feedback in any of the following ways:



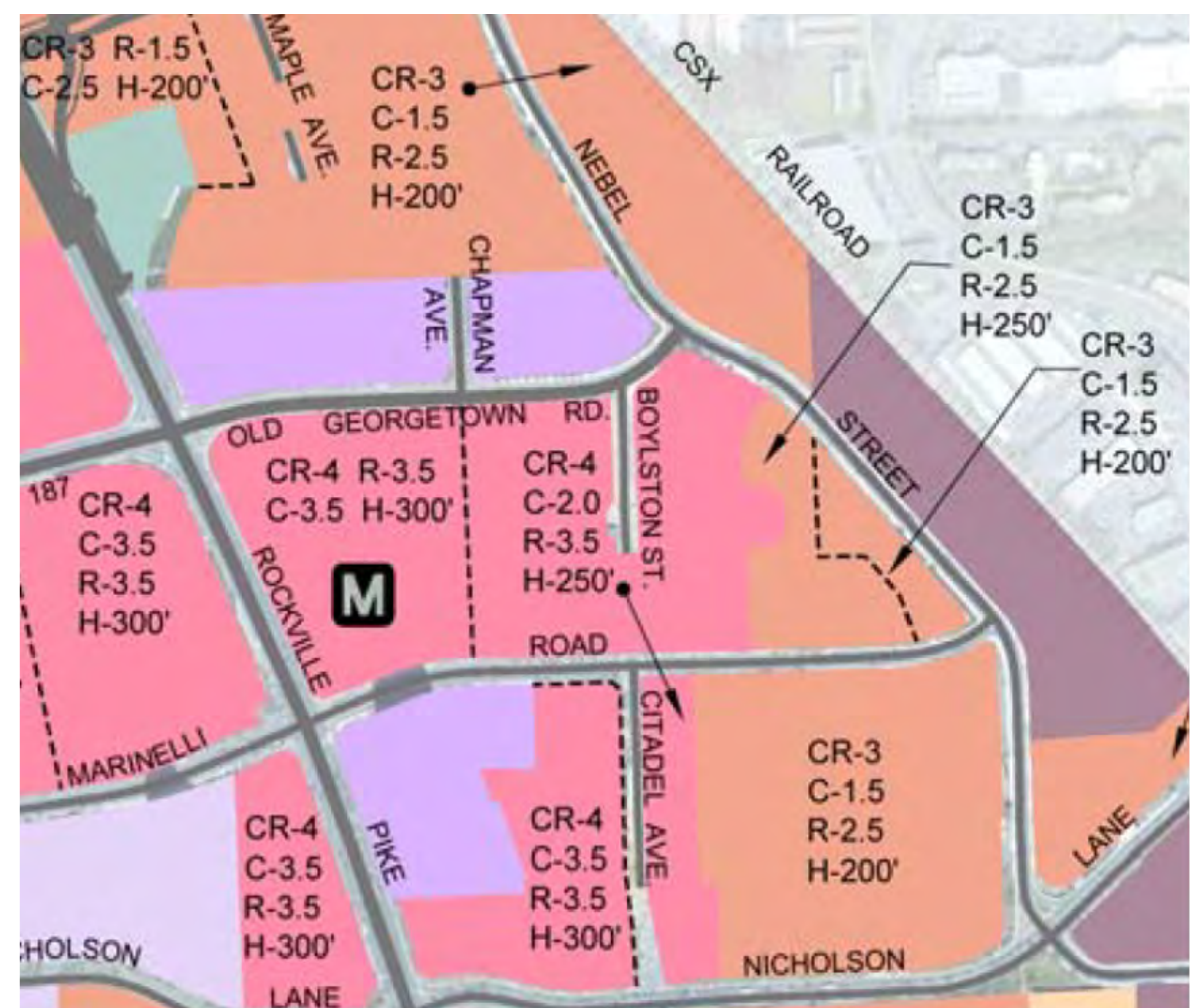
# What is the Mixed Used Zoning District?

The **Mixed Use Zoning District (or “MUZD”)** is a term describing a family of zones for different scales of mixed-use development.

Each **Small Area Plan** defines the total Floor Area Ratio (FAR) and building height, as well as the mix of commercial and residential appropriate for different areas within the Plan to achieve a balance of uses. For instance, CR-2, C-1.0, R-1.5 allows a FAR of 1.0 if only commercial uses, 1.5 if only residential uses, and 2.0 if a mix of commercial and residential uses.

The resulting **Small Area Plan recommendations** are codified by **Zoning Text Amendment**.

The White Flint Metrorail station zoning demonstrates the MUZD elements of FAR and height.



## Reducing Barriers to Mixed-Use

Within a MUZD District, all allowed land uses are defined as compatible, so that use-separating buffers such as specified in the Design and Construction Standards Manual (DCSM) Table 8-1 do not apply (in other words, all sites are “on the diagonal” in the table).

**TABLE 8-1  
MINIMUM BUFFER AREA REQUIRED**

| Proposed Use/Development   | Adjoining Existing Use/Development |   |   |   |   |   |   |   |   |    |    |    |    |
|--|------------------------------------|---|---|---|---|---|---|---|---|----|----|----|----|
|  | 1                                  | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| <b>RESIDENTIAL</b>   |                                    |   |   |   |   |   |   |   |   |    |    |    |    |
| 1. Single-Family Detached  |                                    | A | B | B | B | D | D | B | C | B  | C  | C  | C  |
| 2. Single-Family Weak-Link (used only for previously approved weak-link developments that are still valid) | A                                  |   | A | B | B | D | D | B | C | B  | C  | C  | C  |
| 3. Single-Family Attached  | B                                  | A |   | B | B | D | D | B | C | B  | C  | C  | C  |
| 4. Multifamily   | B                                  | B | B |   | B | D | D | A | C | B  | C  | C  | C  |
| <b>PUBLIC/SEMIPUBLIC</b>   |                                    |   |   |   |   |   |   |   |   |    |    |    |    |
| 5. Institutional (e.g., schools, church, library)  | B                                  | B | B | B |   | A | D | A | A | A  | B  | C  | C  |
| 6. Public Recreational Use - Passive   | D                                  | D | D | D | D |   | D | B | B | B  | B  | B  | C  |
| 7. Public Recreational Use - Active  | D                                  | D | D | D | D |   | D | D | D | D  | D  | D  | D  |
| 8. Care Facilities (e.g., nursing home)  | B                                  | B | B | A | C | B | D |   | C | A  | B  | C  | C  |
| 9. Public Facilities (e.g., pump station, treatment plant)   | C                                  | C | C | C | A | B | D | C |   | B  | B  | A  | A  |
| <b>10. OFFICE</b>  | B                                  | B | B | B | A | B | D | A | B |    | A  | B  | B  |
| <b>11. COMMERCIAL/RETAIL</b>   | C                                  | C | C | C | B | B | D | B | B | A  |    | A  | B  |
| <b>INDUSTRIAL</b>  |                                    |   |   |   |   |   |   |   |   |    |    |    |    |
| 12. Light  | C                                  | C | C | C | C | B | D | C | A | B  | A  |    | A  |
| 13. Heavy  | C                                  | C | C | C | C | D | D | C | A | B  | B  | A  |    |

A, B, C – Buffer width in accordance with Table 8-2.

D – Determined on a case-by-case basis, depending on the activity.

## By-Right Development and Optional Method Form-Based Design Proffers

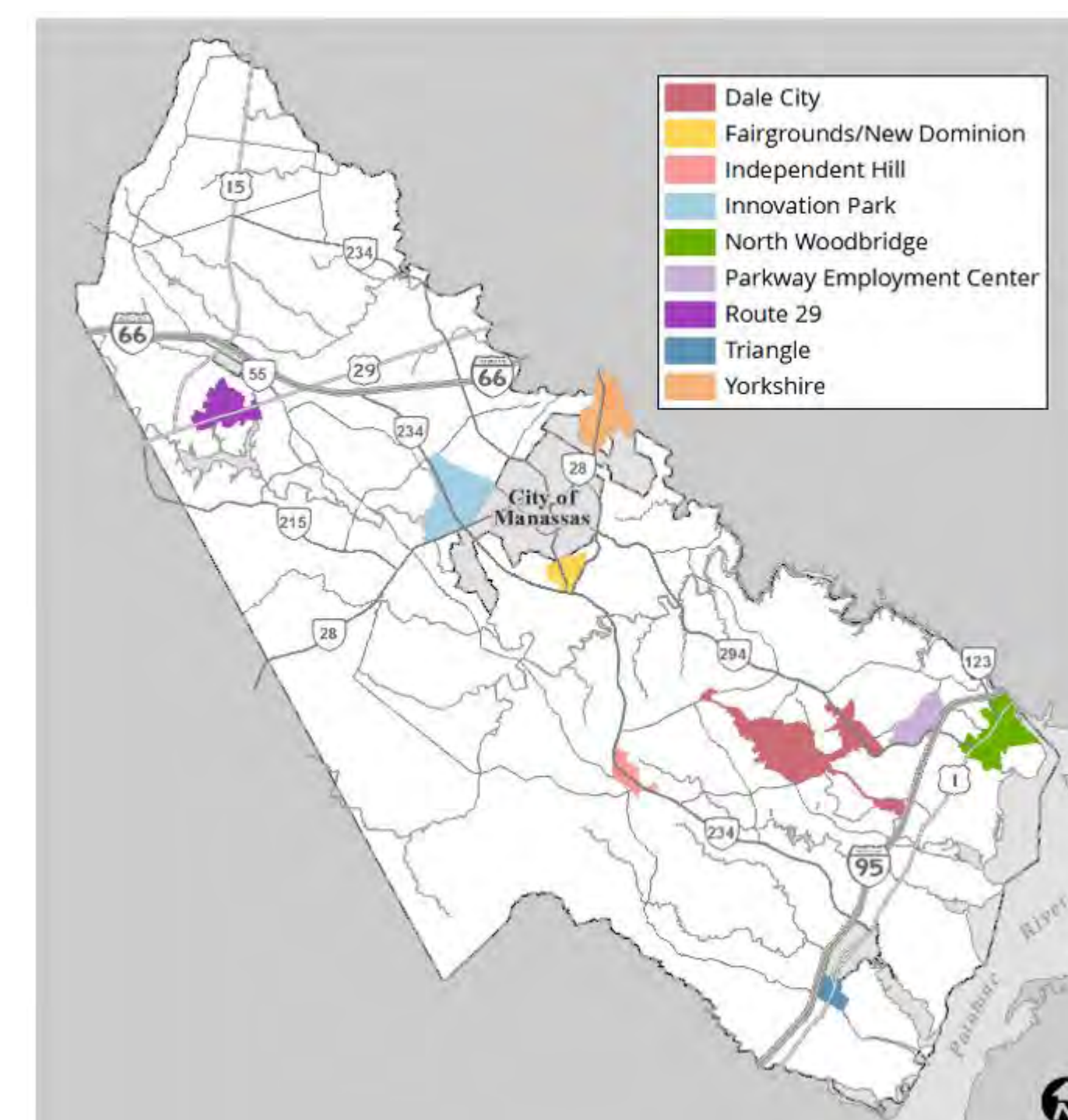
The MUZD is designed to streamline by-right investment in minor site plan changes for short term development that does not significantly increase density and to incentivize compact, walkable urban form for properties significantly increasing density. For each type of zone (Neighborhood, Town, and Urban), the maximum FAR allowed by right and the Maximum FAR with Form-Based Design Proffers and Maximum Building Height are shown below, subject to limitations developed through the Small Area Plan process.

| MUZD District Scales                        | Neighborhood | Town | Urban |
|---|--------------|------|-------|
| Maximum FAR by-right                        | 0.00         | 0.10 | 0.25  |
| Maximum FAR with Form-Based Design Proffers | 1.0          | 2.0  | 4.0   |
| Maximum Building Height                     | 35'          | 60'  | 300'  |

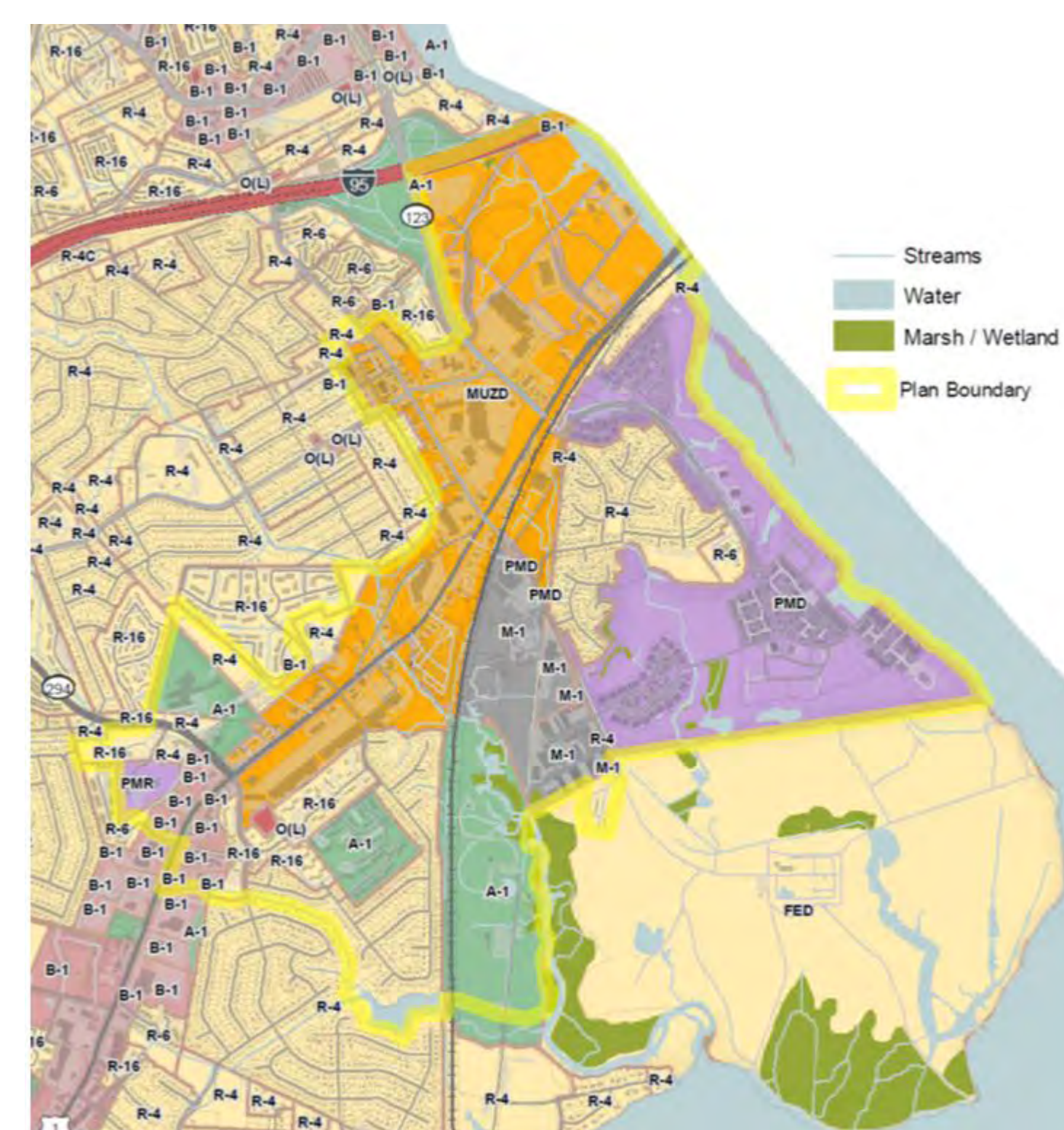
# Where Would Mixed Used Zoning Districts Be Applicable?

The MUZD approach requires a Small Area Plan amendment to the County's Comprehensive Plan to establish context-sensitive parameters for MUZD boundaries, maximum Floor Area Ratio (FAR), and maximum building heights. The County's planning work program includes the establishment of Small Area Plans for several communities in which the MUZD would be applicable. **The three types of Districts might be designated as follows:**

- **MUZD – Neighborhood: Independent Hill**
- **MUZD-Town: Dale City, Fairgrounds/New Dominion, Route 29, Triangle, Yorkshire**
- **MUZD-Urban: Innovation Park, North Woodbridge, Parkway Employment Center**



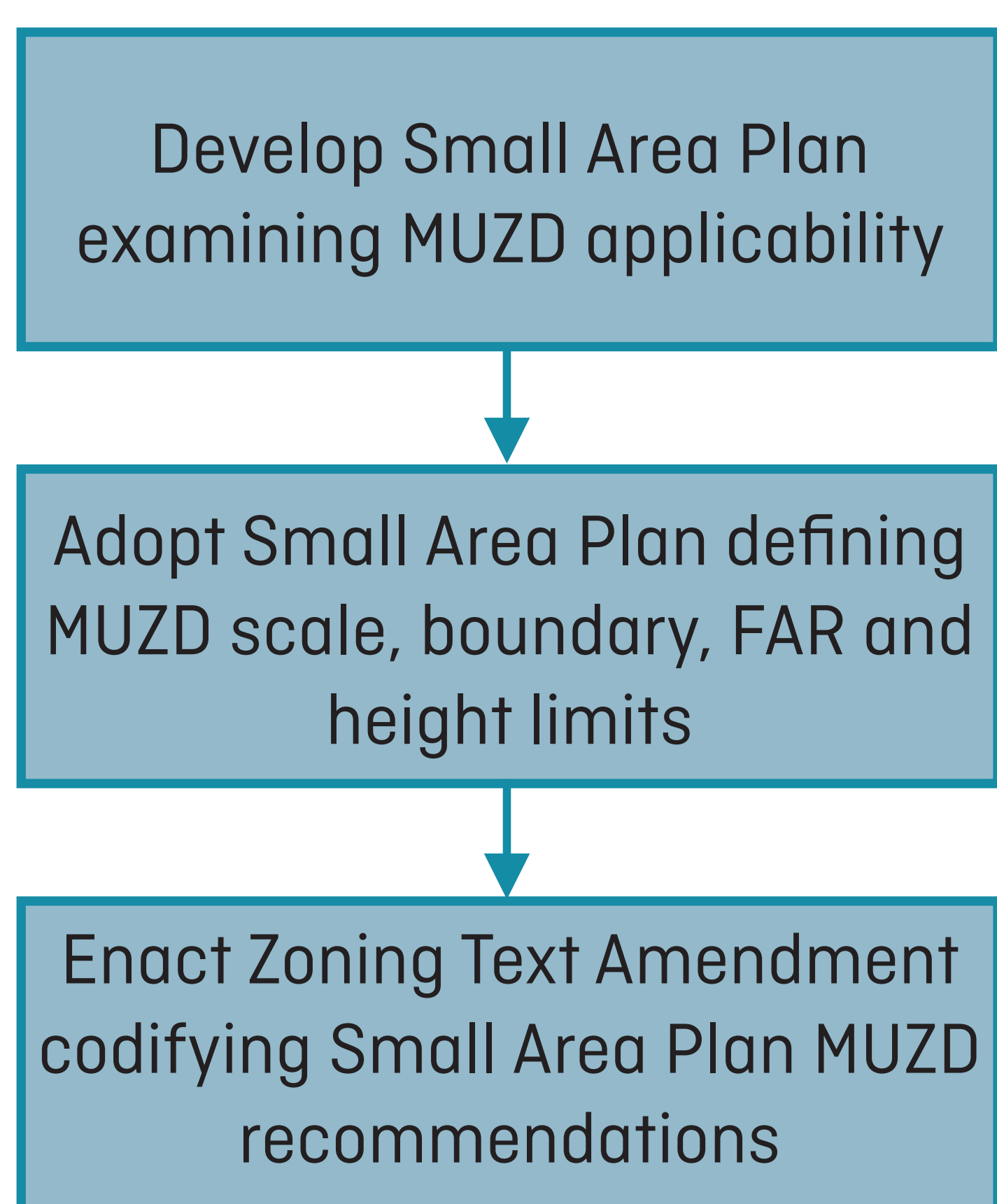
**The North Woodbridge Small Area Plan is one of the candidate locations for the MUZD.** The MUZD is intended to be applied on commercially zoned properties to incentivize property investment where regional accessibility is highest given the existing Virginia Railway Express station, I-95 / Route 1, and the potential for expanded transit services in the future.



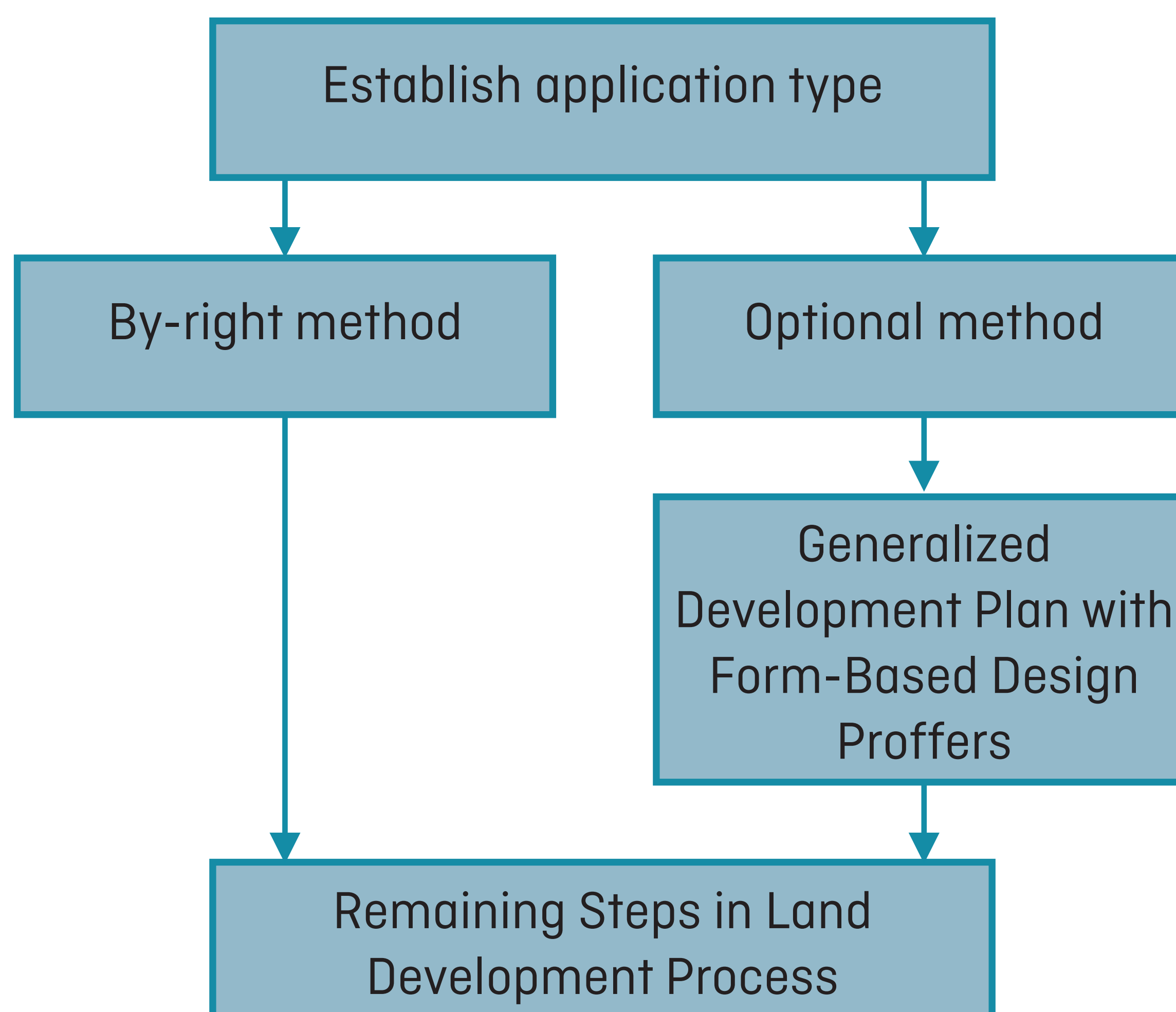
## Land Development Processing Steps:

1. Comprehensive Plan Amendment
2. Rezoning and Special Use Permits
3. Sketch Plans and Preliminary Residential Subdivision Plans
4. Final Site and Final Subdivision Development Plans
5. Performance Bonds / Escrow
6. Site Development / Site Preparation Permits
7. Site Inspections
8. Zoning Approvals / Permits
9. Building Plan Review / Building Permits / Building Inspections
10. Certificate of Occupancy

## Step 1. Designating MUZD in the Comprehensive Plan



## Step 2. MUZD Rezoning Process



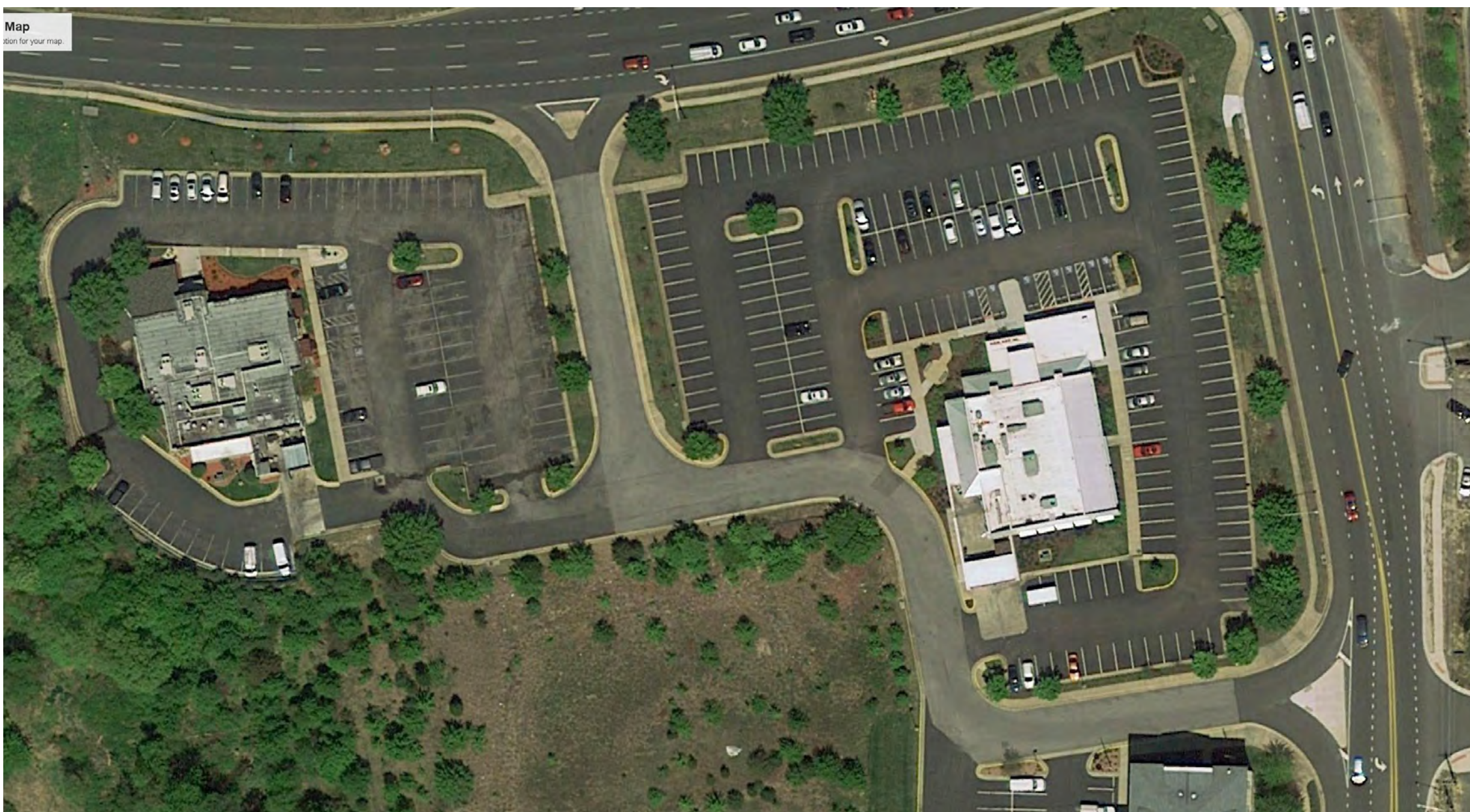
# How do Form-Based Design Proffers Work?

The Form-Based Design Proffer is designed to ensure a private sector commitment for certain elements of development form at the time of zoning.

Eight different measures of site form are incentivized:

1. Minimum site density
2. Maximum parcel size
3. Maximum building footprint
4. Maximum setback
5. Enclosure ratio (minimum and maximum)
6. Building facade permeability (windows / doors)
7. Connectivity index
8. Proximity to uses

**1. Minimum Site Density** considers the percent of maximum allowable FAR to incent compact development.



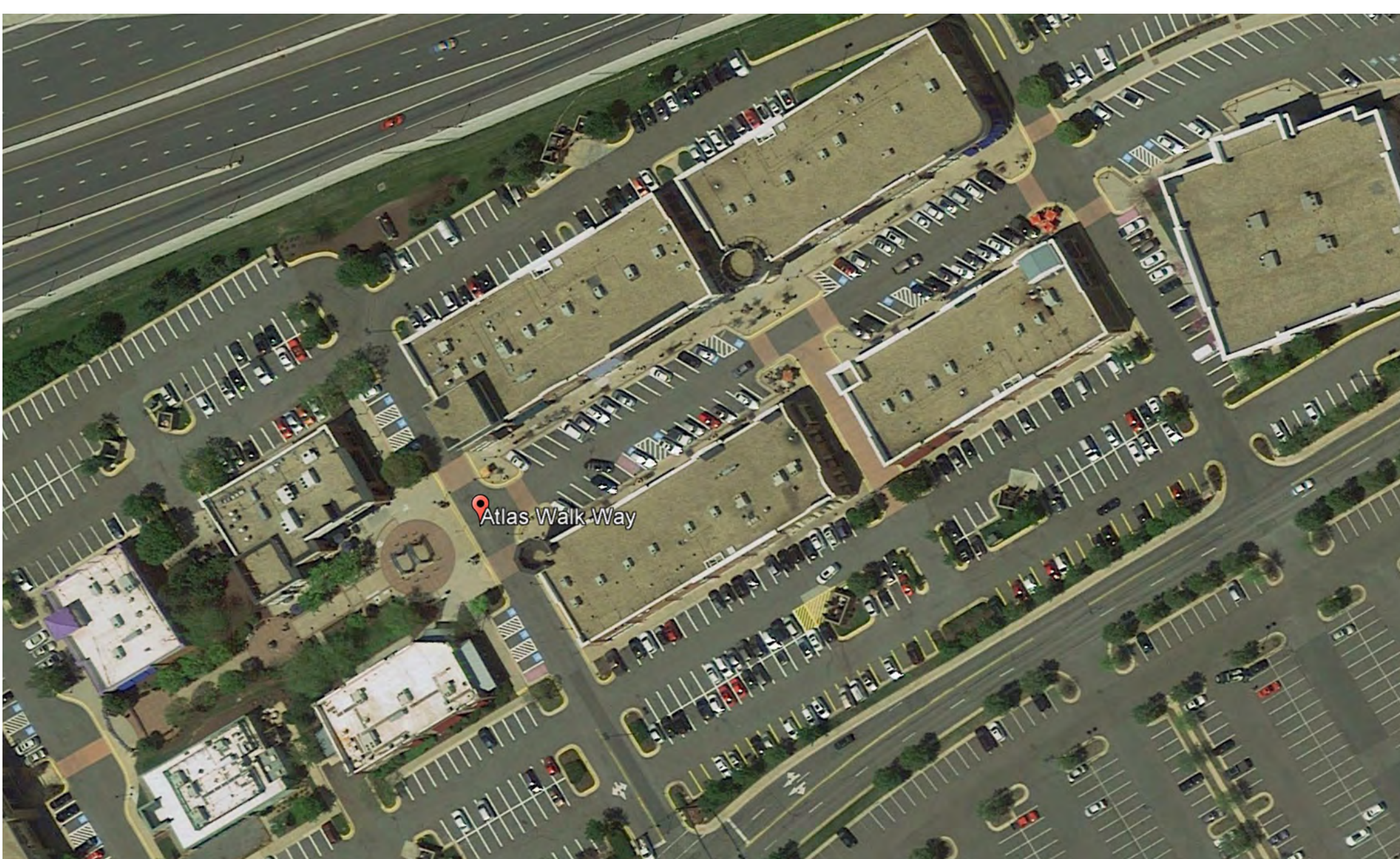
Prince William Parkway and Telegraph Road, Woodbridge, VA  
Credit: Google Earth

**2. Maximum Parcel Size** considers the footprint of the largest building on site to support a fine-grained walkable site.



Occoquan Village, Occoquan, VA

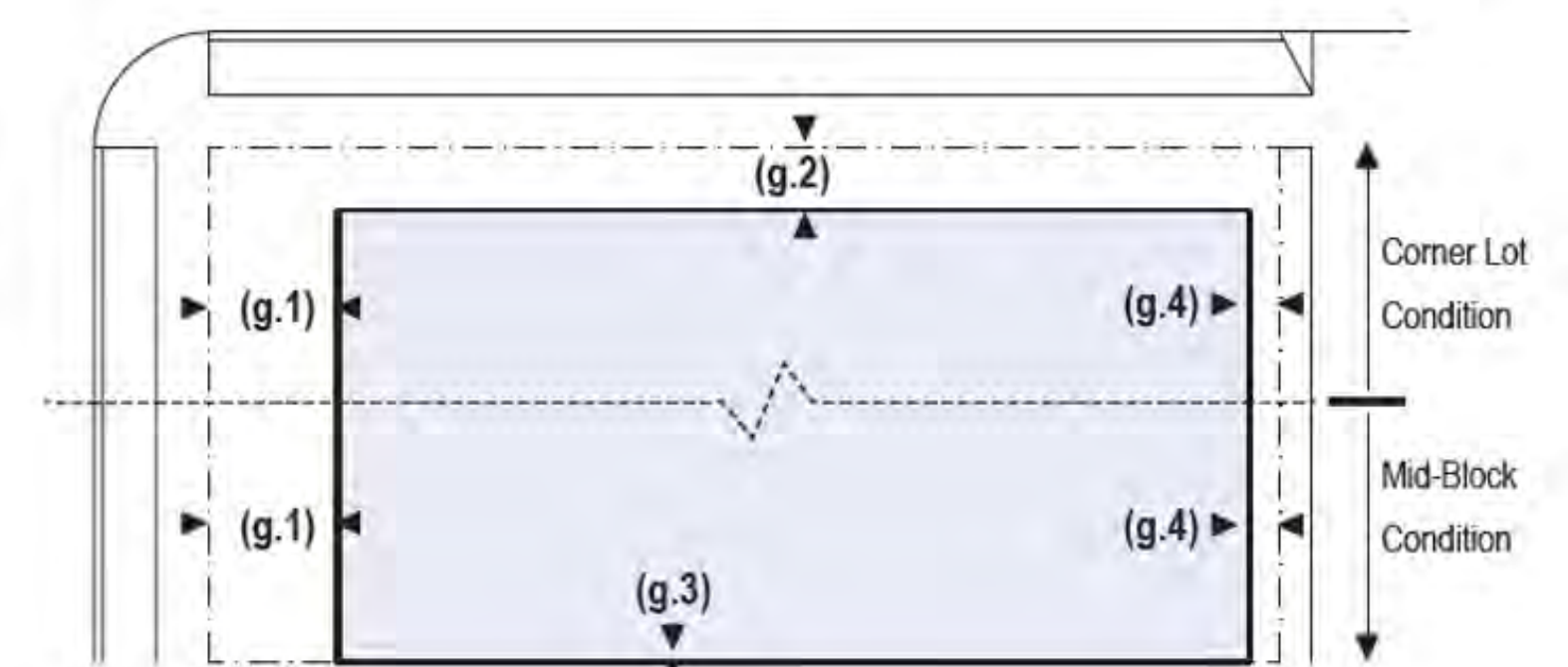
**3. Maximum Building Size** considers the footprint of the largest building on site to support a fine-grained walkable site.



Atlas Walk, Gainesville, VA  
Credit: Google Earth

**4. Maximum Setback** considers the relationship of the building to the street to incent sidewalk activity.

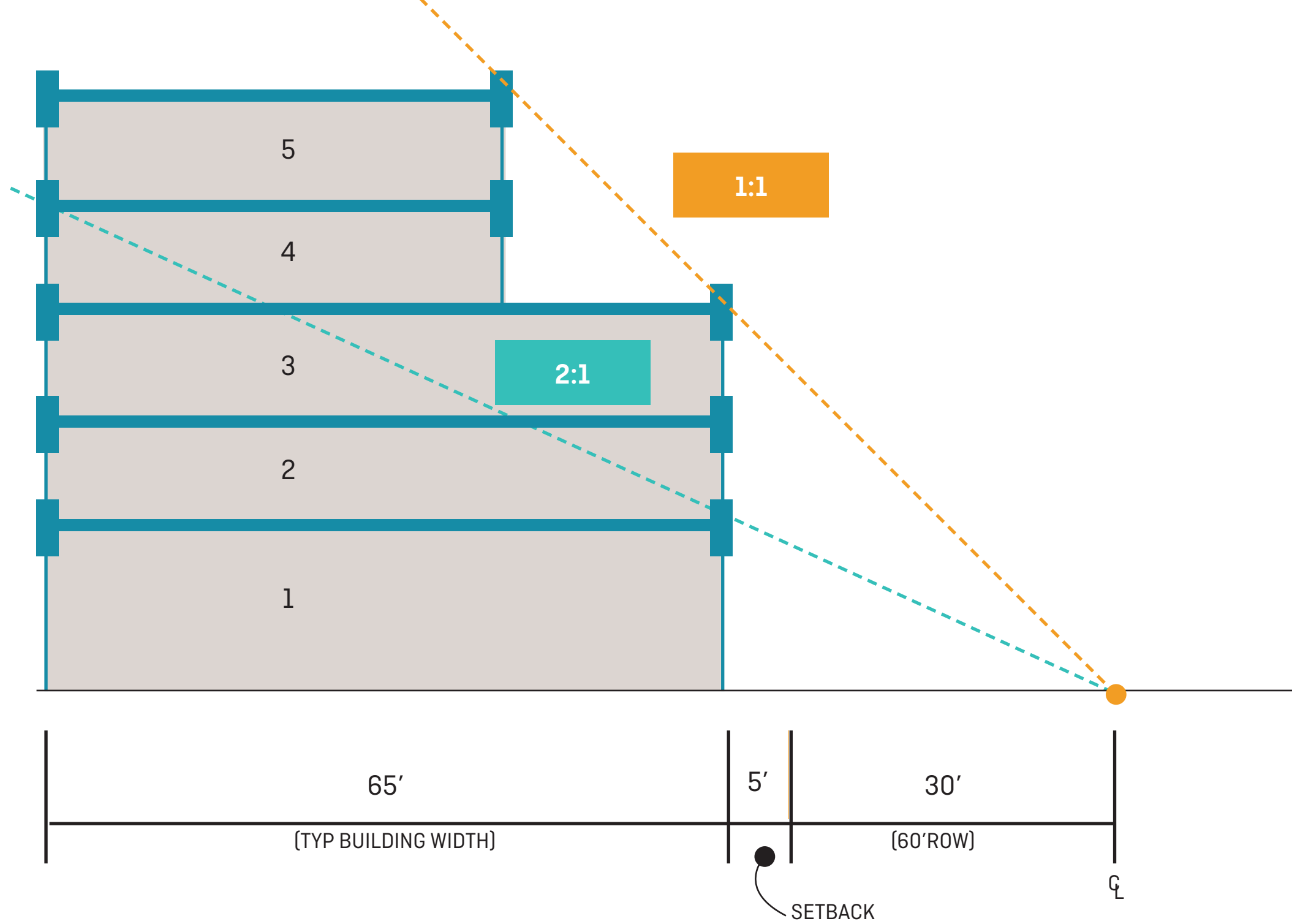
**SETBACKS - PRINCIPAL BLDG**  
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.  
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



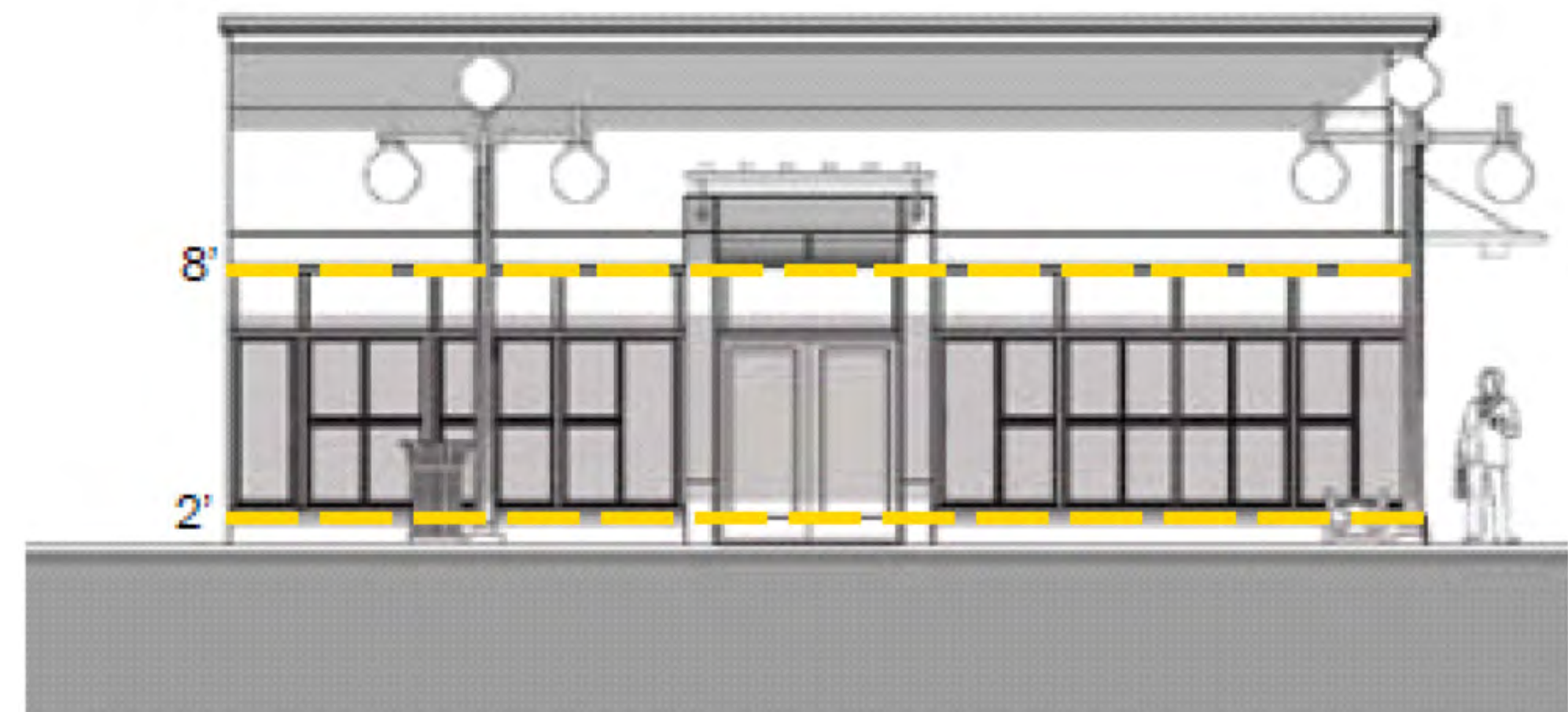


# How do Form-Based Design Proffers Work?

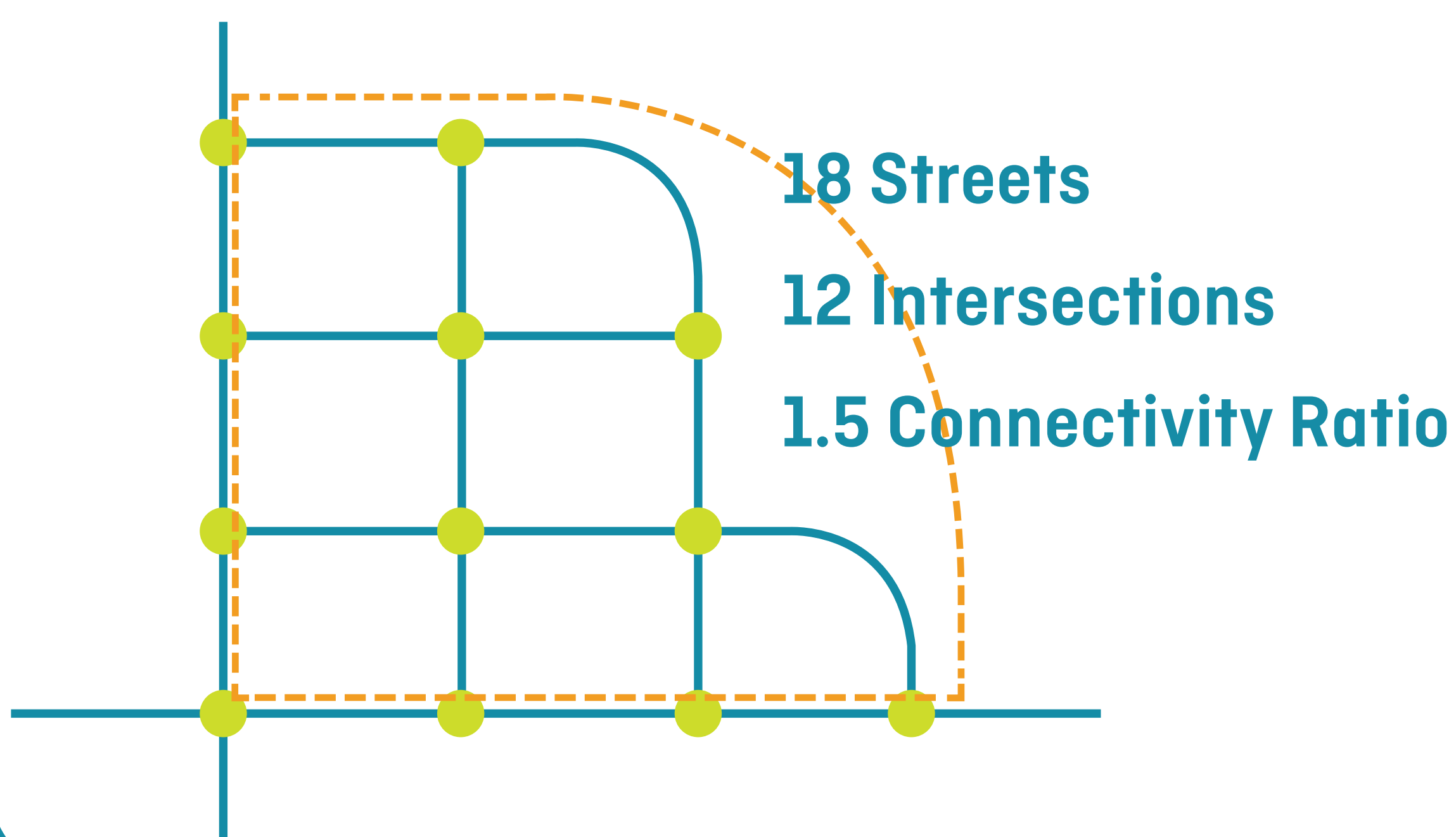
**5. Enclosure ratios** consider the relationship between building height and street width to incent suitable street framing.



**6. Building facade permeability** considers the percentage of ground floor frontage covered by windows and doors to incent sidewalk activity.



**7. Connectivity Index** considers the ratio of intersections to street segments to incent short, walkable blocks on dedicated rights of way for streets, alleys, or sidewalks providing through-block connections.



**8. Proximity to uses** considers uses either provided on site or within ½ mile to incent short trips; similar to the Land Use score applied in the state's Smart Scale scoring system.

Table 11.2 Local Non-Work Access Value

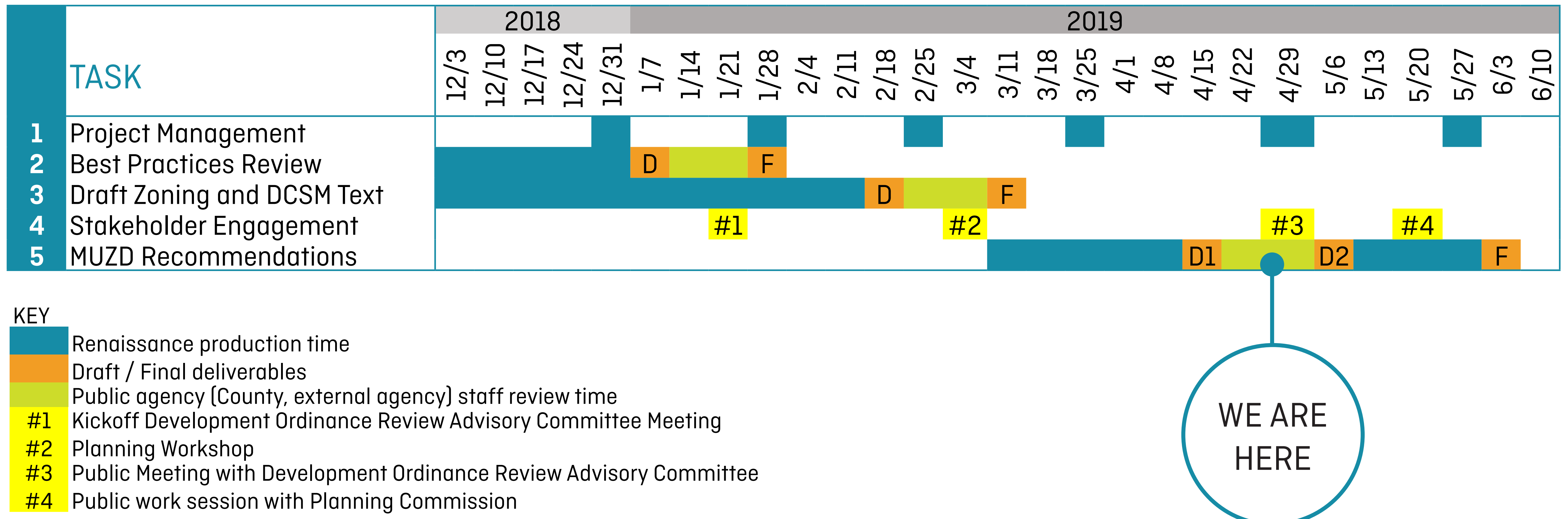
| Destination Type | Definition (specific destinations included)  | Points per destination      |
|------------------|--|-----------------------------|
| Bank             | Bank, ATM  | 0.74 (up to 15 occurrences) |
| Education        | School   | 5.6 (up to 2 occurrences)   |
| Entertainment    | Cinema, Performing Arts, Museum, Nightlife, Sports Complex, Convention/Exhibition Center, Sports Center, Animal Park   | 5.6 (up to 2 occurrences)   |
| Food & Drink     | Restaurants, Coffee Shop, Winery, Bar or Pub   | 0.25 (up to 45 occurrences) |
| Grocery          | Grocery  | 3.7 (up to 3 occurrences)   |
| Healthcare       | Hospital, Medical Service, Pharmacy  | 3.7 (up to 3 occurrences)   |
| Public Services  | Library, Post Office, Community Center, City Hall, Court House, Police Station   | 3.7 (up to 3 occurrences)   |
| Recreation       | Golf Course, Ice Skating Rink, Campground, Park/Recreation Area  | 3.7 (up to 3 occurrences)   |
| Shopping         | Shopping, Convenience Store, Clothing Store, Department Store, Specialty Store, Home Improvement & Hardware Store, Office Supply & Service Store, Bookstore, Home Specialty Store, Sporting Goods Store, Consumer Electronic Store | 0.34 (up to 33 occurrences) |
| Total points     |  | 100                         |

For each of these form-based element, each site must proffer means to address each element so that the site achieves a composite balance allowing some Low elements offset by other High elements.

| Form-Based Element            | Low           | High          |
|-------------------------------|---------------|---------------|
| 1. Minimum density            | > 25% Max FAR | > 75% Max FAR |
| 2. Maximum parcel size        | < 1 acre      | < 0.5 acre    |
| 3. Maximum building footprint | < 10000 GSF   | < 5000 GSF    |
| 4. Front setbacks             | <25' setback  | < 5' setback  |
| 5a. Minimum Enclosure Ratio   | > 1:1         |               |
| 5b. Maximum Enclosure Ratio   | < 2:1         |               |
| 6. Facade permeability        | > 30%         | > 60%         |
| 7. Connectivity index         | > 1.2         | > 2.0         |
| 8. Proximity to uses          | > 2           | > 7           |

# How has the Mixed Use Zoning District Been Developed?

This MUZD development project is a collaboration of the Prince William County Planning Department and the Metropolitan Washington Council of Governments through the Transportation-Land Use Connections (TLC) program. The project timeline shows the development process, including a February 1 meeting with the Prince William County Development Ordinance Review Advisory Committee (DORAC) and a follow-up March 15 DORAC workshop.



## As a response to comments received from DORAC outreach, the MUZD approach has been adjusted as follows:

- The new proposed Section 352 for MUZD has been crafted to incorporate many of the elements of Section 351 Village Zone, but with DORAC participant concerns (i.e., flat roofs, fenestration requirements) removed from Section 352.
- The proposal for a new Concept Plan submission has been adjusted to utilize the Generalized Development Plan approach, slightly modified for MUZD proffers
- The concept of Incentive Density Proffers has been refined to better reflect the intent to incentivize development form rather than density, with replacement of hard maximums and minimums to a sliding scale of commitments termed Form-Based Proffers.

## Next Steps

This project will deliver a draft text of the MUZD zone in Section 352 and a strategic plan for supporting regulatory changes that include:

- Review of the County's Overlay Districts
- Continuation of the County's Small Area Plan program to:
  - Define neighborhood-specific FAR limits for commercial, residential, and mixed-use
  - Define neighborhood-specific height limits
  - Develop street network recommendations utilizing the DRPT Multimodal System Design Guidelines
- DCSM changes including
  - Definitions for mixed use and new terms in the Form-Based Design Proffers
  - Aligning street design standards with the DRPT Multimodal System Design Guidelines
  - Updating transportation impact analyses, TDM planning, and stormwater management processes to better incorporate mixed-use paradigms
  - Allowing alleyways in MUZD without a Special Use Permit
  - Other regulatory changes to reflect land development review timeframes and application fees to incentivize mixed-use development