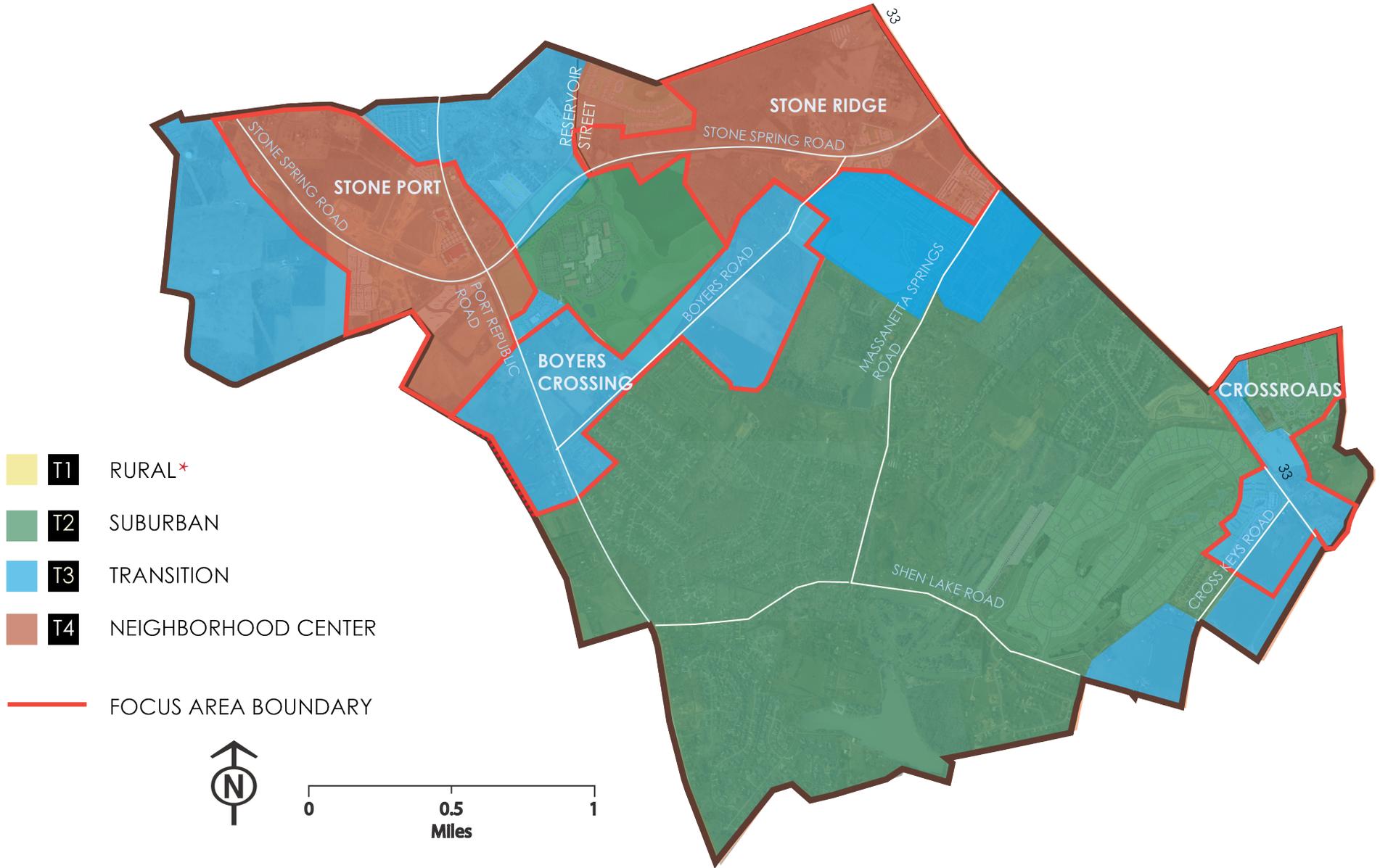


**2. FORM-BASED TRANSECT
TO GUIDE FUTURE
GROWTH (AND PROTECT
RURAL AND ESTABLISHED
SUBURBAN AREAS)**

STONE SPRING UDA TRANSECT MAP



* The T1 Rural Transect is not used in the Stone Spring UDA, but is identified in the legend to maintain the standard format and to have the transect applicable to other parts of the County where there are rural areas.

Stone Spring Transect - A Means of Preservation and Transformation

The Stone Spring Transect (Transect) adapts the 10 guiding principles of “What Makes a Neighborhood” into criteria for form, height, setbacks, streetscape elements and neighborhood character, specific to zones within the Stone Spring UDA.

The Transect is a tool that guides the placement and form of buildings and landscape, allocates uses and densities, and appropriately details civic spaces, including street character and its elements, such as street trees, lighting and finishes for each street thoroughfare. The Transect is also a geographic cross section used to reveal a sequence of environments within the Stone Spring UDA. This cross-section is used to identify level and intensity of neighborhood character within a continuum that ranges from rural to urban. The Transect is customized to the vision of the Stone Spring UDA, as articulated by the UDA Advisory Committee and stakeholders, by preserving the physical character of the rural and established suburban areas located south of Boyers Road and west of US-33, and promoting a more compact and mixed-use character along Stone Spring Road, particularly at the intersections of Port Republic Road and US-33.

The segmentation of the Transect continuum for the Stone Spring UDA is accomplished by creating four different Transect Zones that

transition from the sparse rural areas (Rural T1 - not located in the UDA), to the predominately single-family neighborhoods located south of Boyers Road and west of US-33 (Suburban T2), to the transition zones known as Boyers Crossing and Crossroads (Transition T3) where development steps down in height and intensity towards the single-family neighborhoods of Massanetta Springs, and finally, to the future growth areas known as Stone Ridge and Stone Port (Neighborhood Center T4), located along Stone Spring Road, that will become more dense over time with compact mixed-use development.

Each zone is based on how development relates to the context of the surrounding community, especially the relationships between buildings and the street, pedestrians and vehicles, and public and private spaces. For example, incorporating a variety of residential and commercial spaces into a single neighborhood, such as multi-story buildings and public squares will be allocated to Neighborhood Center T4. In Transition T3 Zone, residential density would gradually decrease starting with apartments to townhouses to fully detached houses. Both Transition and Neighborhood Center zones would have park spaces that would have residential development located within a quarter mile walking distance. Efforts to implement the principles of the transect must be accompanied by changes to the County’s zoning ordinance.



Transition T3 Example



Transition T4 Example

TABLE: TRANSECT ZONE DESCRIPTIONS

This table provides descriptions of the character of each transect zone within the Stone Spring UDA which includes general character, building placement, height, setbacks and type of civic space.

Transect Zone Descriptions. This table provides descriptions of the character of each T-zone within the Stone Spring UDA in addition to design guidance provided for T3 and T4.

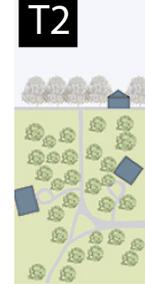
 <p>T1</p>	<p>T-1 RURAL (R) T-1 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land and grassland. Typical buildings are farmhouses or detached single family structures.</p>	<p>General Character: Primarily agricultural with woodland & wetland and scattered buildings</p> <p>Building Placement: Variable setbacks</p> <p>Frontage Types: N/A</p> <p>Typical Building Height: 1 to 2 story</p> <p>Type of Civic Space: Parks, greenways</p>
 <p>T2</p>	<p>T-2 SUBURBAN (S) T-2 Suburban Zone consists of low density residential areas, defined by the neighborhood of Massanetta Springs. Planting is naturalistic and setbacks are relatively deep. Blocks are large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns, and landscaped yards surrounding detached Single-family houses. No curb or sidewalks in most areas</p> <p>Building Placement: Large and variable front and side yard setbacks</p> <p>Frontage Types: Porches, fences, naturalistic tree planting</p> <p>Typical Building Height: 1 to 2-story</p> <p>Type of Civic Space: Parks</p>
 <p>T3</p>	<p>T-3 TRANSITION (T) T-3 Transition Zone consists of a primarily residential fabric but with some commercial emphasis along Port Republic Road. The zone may have a focused range of building types: single-family and townhomes. Setbacks and landscaping are consistent. Streets have curbs and sidewalks with medium-sized blocks.</p>	<p>General Character: Mix of single family houses, townhouses with commercial activity located along Port Republic Road. Balance between landscape and & buildings; presence of pedestrians</p> <p>Building Placement: Shallow to medium front & side yard setbacks</p> <p>Frontage Types: Stoops, porches, fences, dooryards</p> <p>Typical Building Height: 1 to 2-story single family, 1-3 story townhomes, and 1 story commercial use along Port Republic Road</p> <p>Type of Civic Space: Parks, plazas and a multi-use pathway along Boyers Road</p>
 <p>T4</p>	<p>T-4 NEIGHBORHOOD CENTER (NC) T-4 Neighborhood Center Zone consists of higher density mixed use buildings that accommodate residential (townhouses, apartments), commercial, office and retail. The NC has compact network of neighborhood streets, with consistent sidewalks, street tree planting, and buildings placed close to the sidewalks and street. Development is organized around neighborhood parks within a 1/4 mile walk.</p>	<p>General Character: Commercial mixed with townhouses, larger apartment houses, offices, civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity; parking is placed behind the building or it may be encapsulated in structured parking</p> <p>Building Placement: Setbacks up to 10' or none, depending on the street type buildings oriented to street, defining a street wall</p> <p>Frontage Types: Stoops, storefronts, galleries, porches, doorways</p> <p>Typical Building Height: 3- to 6-story with some variation</p> <p>Type of Civic Space: Parks, plazas and squares, median landscaping and connectivity to the Stone Spring Pedestrian and Bicycle Multi-Use Trail</p>

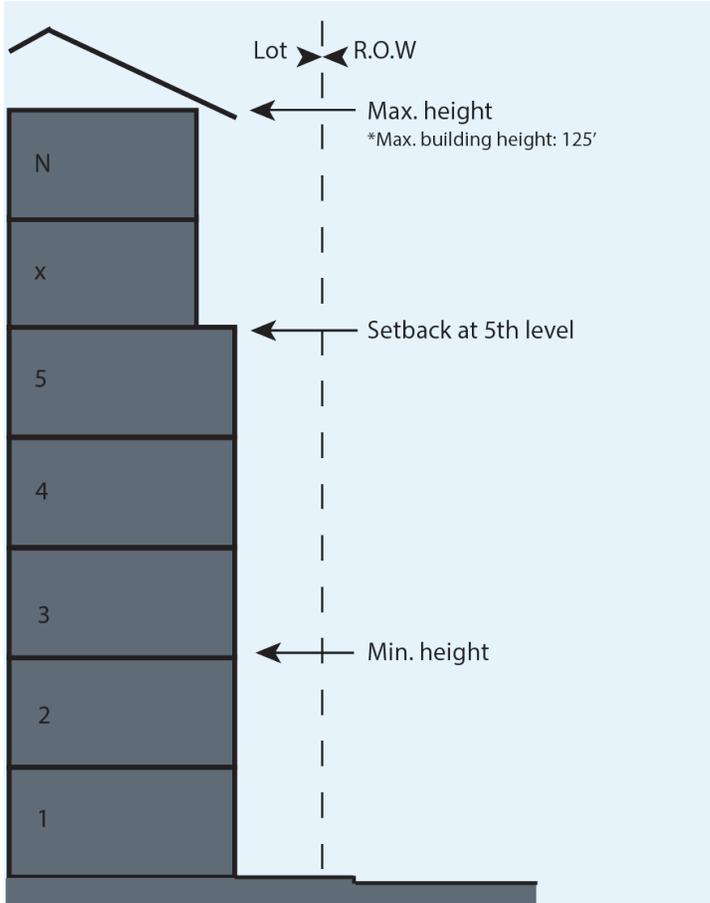
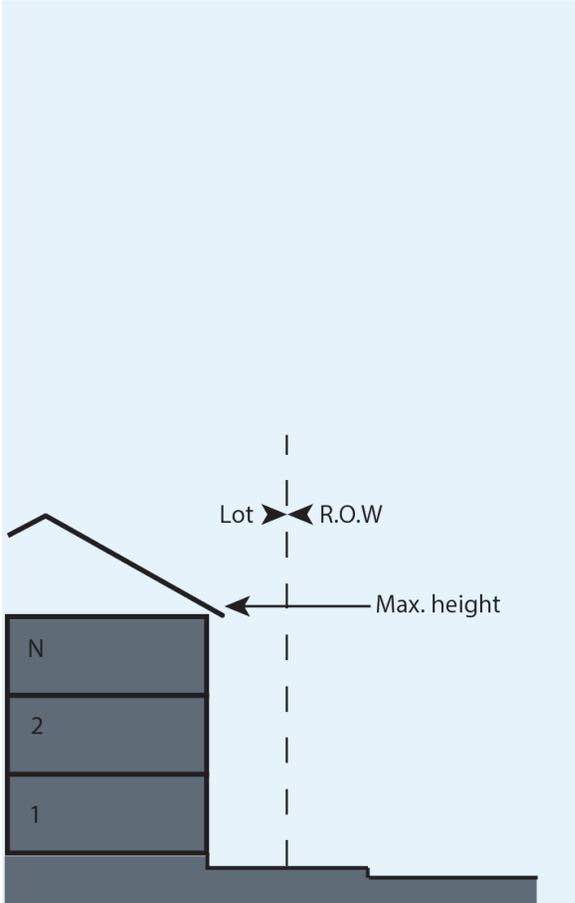
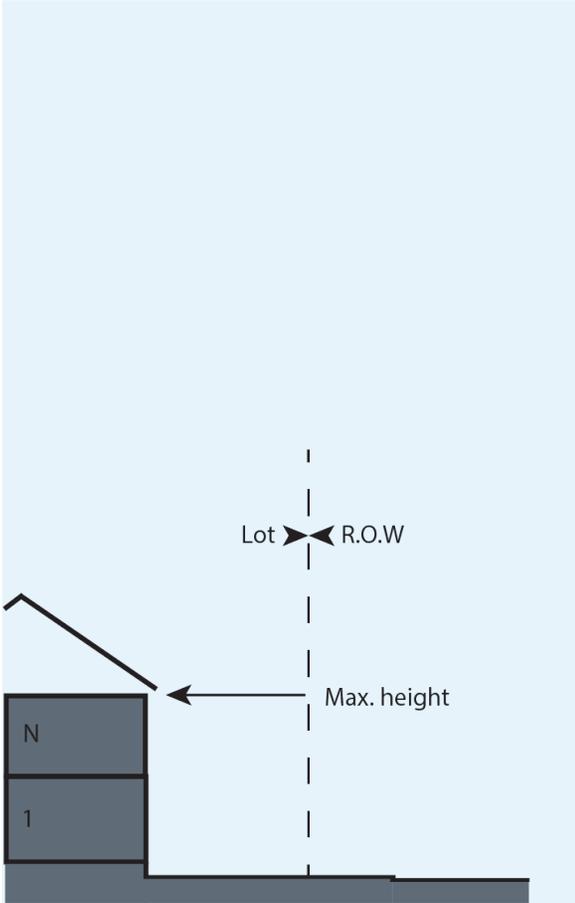
DIAGRAM: BUILDING CONFIGURATION HEIGHTS

This diagram shows the configurations for different building heights for each Transect Zone. Recess lines and expression lines shall occur on higher buildings as shown. N = maximum height

T2 SUBURBAN (S)

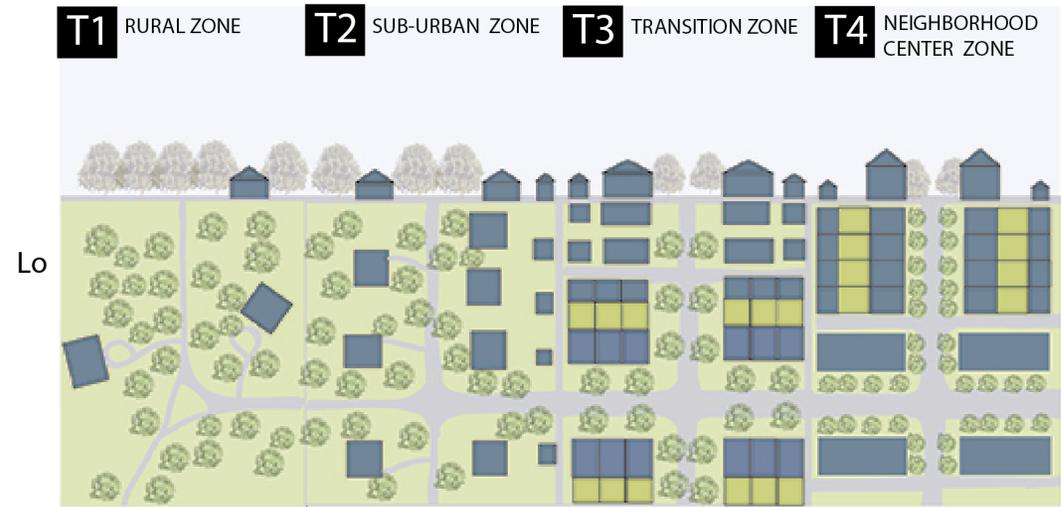
T3 TRANSITION (T)

T4 NEIGHBORHOOD CENTER (NC)



This table shows specific functions and uses within Transect Zones.

TABLE: Specific Function & Use. This table delegates specific functions and uses within Transect Zones.



	T1 RURAL ZONE	T2 SUB-URBAN ZONE	T3 TRANSITION ZONE	T4 NEIGHBORHOOD CENTER ZONE
1. BLOCK SIZE				
Block Perimeter	no maximum	as required	3,600 ft. max	2,400 ft. max
2. CIVIC SPACES				
Park	permitted	permitted	permitted	permitted
Green	permitted	permitted	permitted	permitted
Square	not permitted	not permitted	permitted	permitted
Plaza	not permitted	not permitted	permitted	permitted
Playground	permitted	permitted	permitted	permitted
3. LOT OCCUPATION				
Lot Width	by Adjustment	as required	1,200 ft. max	600 ft. max
Lot Coverage	by Adjustment	as required	70 % max	80 % max
4. SETBACKS - PRINCIPAL BUILDING				
(g.1) Front Setback (Principal)	48 ft. min	as required	10 ft. min , 20 ft. max	0 ft. min , 10 ft. max
(g.2) Front Setback (Secondary)	48 ft. min	as required	10 ft. min , 20 ft. max	0 ft. min , 10 ft. max
(g.3) Side Setback	96 ft. min	as required	50 ft. min	0 ft. min , 24 ft. max
(g.4) Rear Setback	96 ft. min	as required	5 ft. min	3 ft. min
Frontage Buildout	n/a	as required	60% min	80% min
5. BUILDING PLACEMENT				
Edgeyard	permitted	permitted	permitted	permitted by review
Sideyard	not permitted	not permitted	permitted	permitted by review
Rearyard	not permitted	not permitted	permitted	permitted by review
Courtyard	not permitted	not permitted	permitted	permitted
6. PRIVATE FRONTAGES				
Common yard	permitted	permitted	not permitted	not permitted
Porch & Fence	permitted	permitted	permitted	permitted
Terrace or Dooryard	not permitted	not permitted	permitted	permitted
Forecourt	not permitted	not permitted	permitted	permitted
Stoop	not permitted	not permitted	permitted	permitted
Shopfront & Awning	not permitted	not permitted	not permitted	permitted
Gallery	not permitted	not permitted	not permitted	permitted
Arcade	not permitted	not permitted	not permitted	permitted



I. BUILDING FUNCTION

k. BUILDING HEIGHT

Principal Building	1-3 Stories max
Accessory Building	1 Story max

f. LOT OCCUPATION

Lot Width	11,200 ft max
Lot Coverage	170%

i. BUILDING PLACEMENT

Edgeyard	1 Permitted
Sideyard	1 Permitted
Rearyard	1 Permitted
Courtyard	1 Permitted

g. SETBACKS - PRIMARY BUILDING

(g.1) Front Setback Principal	10 ft. min. 20 ft. max.
(g.2) Front Setback Secondary	10 ft. min. 20 ft. max.
(g.3) Side Setback	0 ft. min./5 ft. min.
(g.4) Rear Setback	5 ft. min.
Frontage Buildout	60% min at setback

h. SETBACKS - ACCESSORY BUILDING

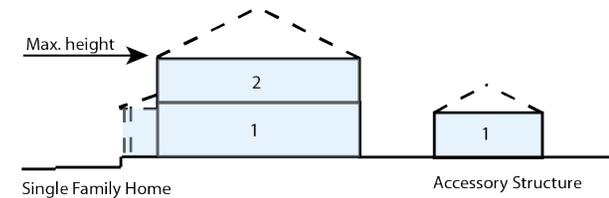
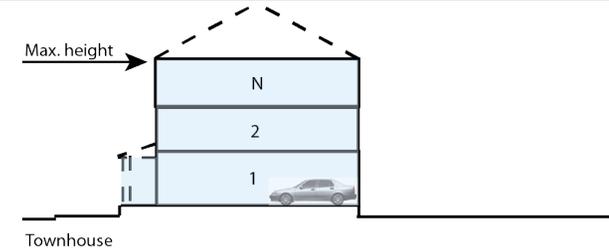
(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	0 ft. min./5 ft. min.
(h.3) Rear Setback	5 ft. min.

j. PRIVATE FRONTAGES

Common Yard	1 Not Permitted
Porch & Fence	1 Permitted
Terrace or Dooryard	1 Permitted
Forecourt	1 Permitted
Stoop	1 Permitted
Shopfront & Awning	1 Not Permitted
Gallery	1 Not Permitted
Arcade	1 Not Permitted

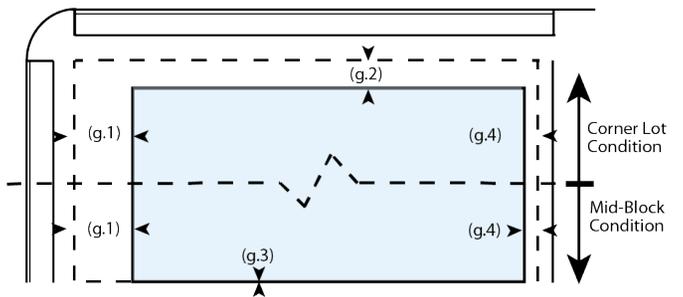
BUILDING CONFIGURATION

1. Building height shall be measured in number of stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function which must be a minimum of 12 ft. with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck
4. Height shall be consistent with principal building.



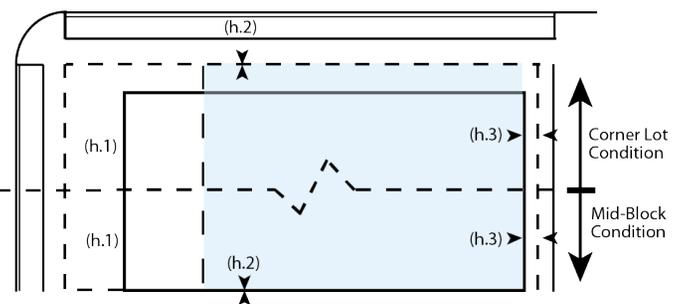
SETBACKS - PRIMARY BLDG

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.
3. Side setback (g.3) is 0' min. for townhouses. End units of townhouses abutting another lot have a side setback of 5' min. Detached building types such as houses have a 5' min. side setback.



SETBACKS - ACCESSORY BLDG.

1. The elevations of primary buildings are distanced from the lot lines as shown.
2. Side setback (h.2) is 0' min. for accessory dwelling units of attached building types such as townhouses, if abutting other attached building types such as townhouses or their accessory dwelling units. Side setback is 5 ft. min for outbuildings of detached building types or for outbuildings of townhouses abutting detached building types.





I. BUILDING FUNCTION

k. BUILDING HEIGHT

Principal Building	6 Stories Max, 2 min
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f. LOT OCCUPATION

Lot Width	1200 ft min, 600 ft max
Lot Coverage	180%

i. BUILDING DISPOSITION

Edgeyard	1 Permitted by review
Sideyard	1 Permitted by review
Rearyard	1 Permitted by review
Courtyard	1 Permitted

g. SETBACKS - PRINCIPAL BUILDING

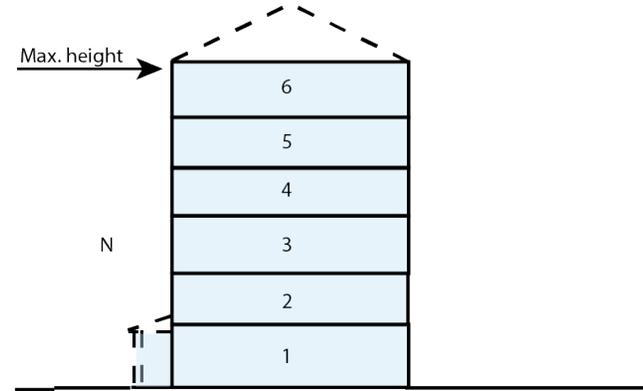
(g.1) Front Setback Principal	10 ft. min. 10 ft. max.
(g.2) Side Setback	10 ft. min.
(g.3) Rear Setback	5 ft. min
(g.4) Rear Setback mid block	10 ft. min
Frontage Buildout	80% min at setback

j. PRIVATE FRONTAGES

Common Yard	1 Not Permitted
Porch & Fence	1 Permitted
Terrace or Dooryard	1 Permitted
Forecourt	1 Permitted
Stoop	1 Permitted
Shopfront & Awning	1 Permitted
Gallery	1 Permitted
Arcade	1 Permitted

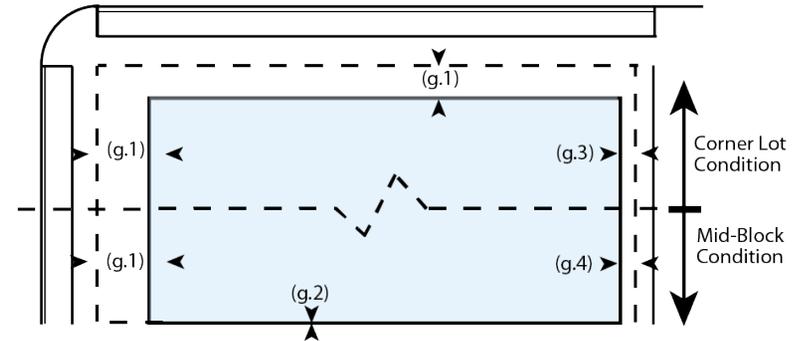
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 12 ft. with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck.
4. Height shall be consistent with principal building.



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.



PRIVATE FRONTAGES DESCRIPTIONS DIAGRAM

The Private Frontages Diagram describes various common frontages that are appropriate for Transect Zones, with a brief description, section and plan view, as indicated in Table SPECIFIC FUNCTION AND USE.

Common Yard: A planted frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent lots, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

Porch & Fence: A planted frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains street spatial definition. Porches shall be no less than 8 feet deep.

Terrace or Lightwell: A frontage wherein the facade is set back from the frontage line by an elevated terrace or a sunken lightwell. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: dooryard.

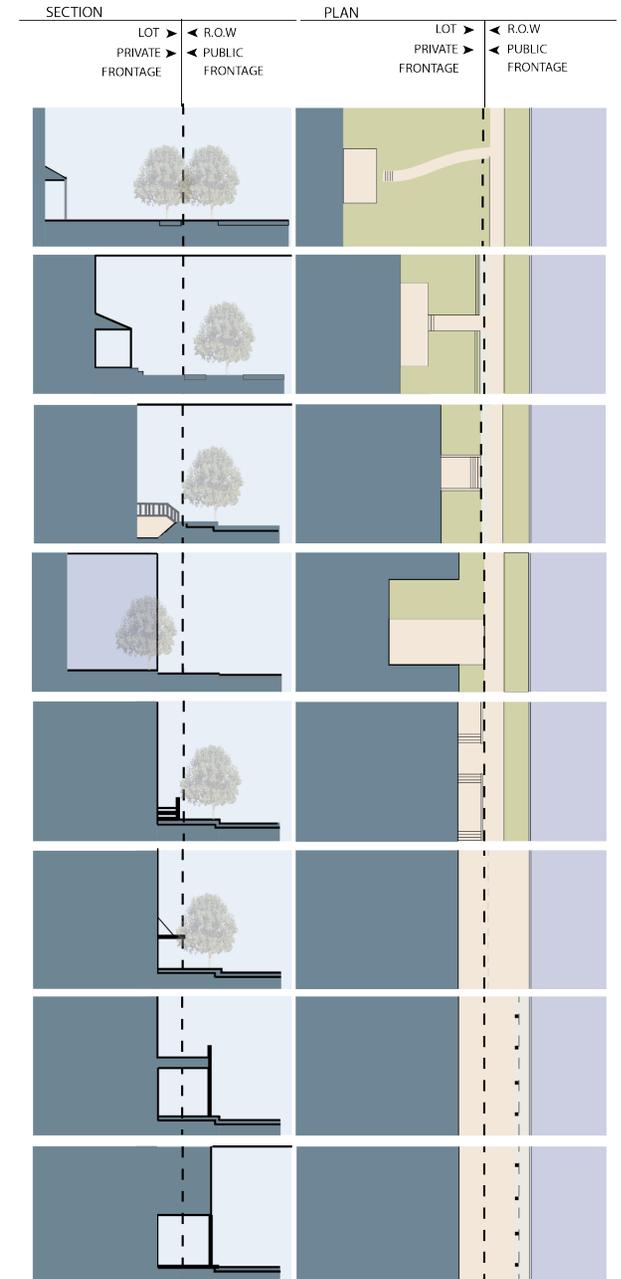
Forecourt: A frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs and outdoor cafes. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.

Stoop: A frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.

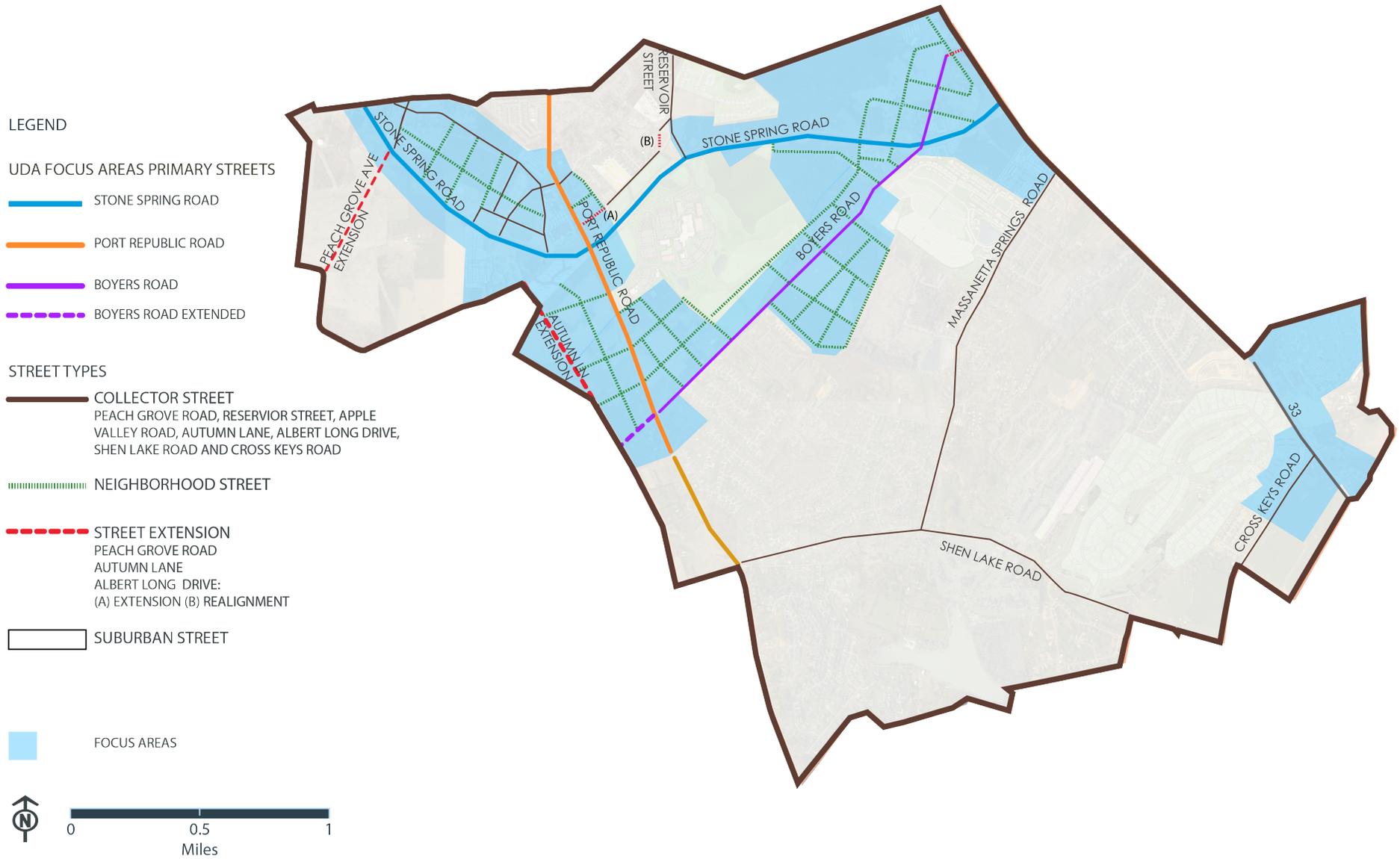
Storefront: A frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use and frontage. It has substantial glazing on the sidewalk level and an awning that should overlap the sidewalk to within 2 feet of the curb.

Gallery: A frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the curb.

Arcade: A colonnade supporting habitable space that overlaps the sidewalk, while the facade at sidewalk level remains at or behind the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and should overlap the sidewalk to within 2 feet of the curb.



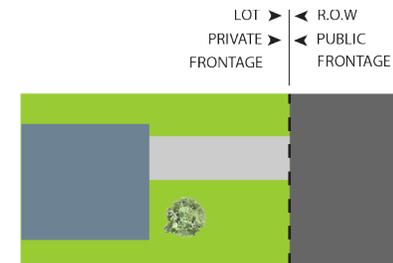
STONE SPRING UDA STREET HEIRACHY PLAN



STREET HIERARCHY PLAN

The Street Hierarchy Plan provides a template to improve connectivity between and within the neighborhoods for safe movement of pedestrians, cyclists and vehicles with specific street descriptions. Each street type indicated on the Street Hierarchy Plan are described below, with a conceptual plan view.

Suburban Street: Allows for circulation within the single-family neighborhoods of Stone Spring UDA. This frontage includes deep setbacks that vary between 40 and 60 feet, and private landscaping consists of multiple species arrayed in naturalistic clusters. The rights-of-way are typically 22 feet wide that allows for two lanes of traffic. There are no curb, gutter or sidewalk areas defined. The driveway connects the street with the house. The single-family neighborhoods of the Stone Spring UDA are largely defined and no further changes are envisioned.



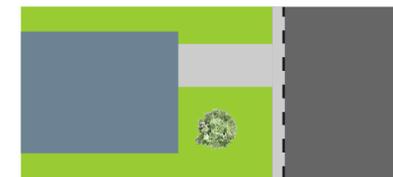
Circulator Street: Allows for the circulation between the focus areas. Circulator Streets include Peach Groove Avenue and its proposed extension, Autumn Lane Extension and Reservoir Street. This frontage has raised curbs and a paved sidewalk. The landscaping consists of street trees of alternating species aligned in a regularly spaced configuration. Since Circulator Streets connect suburban areas with the more dense areas of Stone Port and Stone Ridge neighborhoods, building setbacks are up to 20 feet.



Neighborhood Street: Are new streets to allow for the circulation within the Stone Port and Stone Ridge neighborhoods. This frontage has raised curbs and wide sidewalks separated from the vehicular lanes by a continuous variety of tree species planted in wells, aligned and spaced in a regularly spaced configuration. Building setbacks can vary between 0 to 10 feet. Some neighborhood streets could have parking on both sides.



Primary Street: Allows for circulation between the suburban areas and the more dense focus areas of Stone Port and Stone Ridge. The frontage along Boyers Road is proposed to have multi-use pathway on one side, separated from the vehicular lanes which will require various easements from both sides of the street due the varying right-of-way. The existing building setbacks are up to 50-feet, with 20-feet proposed for new development to ensure more pedestrian friendly frontage. The landscaping consists of a various plant species and are aligned in a regular spacing.



[Continued on next page]

STREET HIERARCHY PLAN (CONTINUED)

Stone Spring Road: Is a major part of the circulation network, providing the main addressing for both Stone Port and Stone Ridge neighborhoods. Stone Spring Road is defined by 4 lanes of travel and a median that varies in width depending on turning moments at intersections. The street should be improved to accommodate pedestrians and cyclists as new development occurs along its frontage with minimized curb cuts, wide sidewalks, street trees and striped bicycle lanes. The building setback should be 5 to 20 feet, depending on site topography constraints and accommodating a 14-foot wide sidewalk. Development should reinforce the important intersections at Port Republic Road, Reservoir Street and U.S Route 33.



Port Republic Road: North-south connector that starts as a primarily commercial road with 4 lanes of traffic and a median that accommodates turning movements at intersections. On the west side of the road is multi-use path with a 5-foot landscape strip and curb adjacent to vehicular traffic. The character of the road changes just south of Boyers Road to accommodate single-family residential neighborhoods with a reduction in right-of-way width and the number of drive lanes. Future development should maintain the multi-use path with building setbacks up to 10-feet from the edge of the path to also accommodate a consistent placement and species of street trees.



U.S. Route 33 (west side only): Future development along the westside of the 100-foot right-of-way should support a 12-foot multi-use path with a 5-foot landscape strip and curb, adjacent to a frontage access road. Building setback from the edge of the multi-use path should be up to 20 feet to accommodate varying tree species site topography and landscaping.

