

WELCOME

**The Woodbridge
Planning & Zoning
Commission
welcomes you to a
presentation of a
DRAFT of
proposed Zoning
Regulations**



The Best of Both Worlds

The proposed zoning regulations:

- Combine traditional zoning and the SmartCode into a hybrid zoning code that is specific to Woodbridge
- Make no changes to Residential Zones A & B
- Promote strategic development within the C, D, BB, GB, B1, Dev I and Dev 2
- Encourage environmentally responsible development.
- Expand development opportunities
- Improve Open Space preservation opportunities
- Increase the Town's commercial tax base

The SmartCode

- A series of walkable neighborhoods.
- Public spaces with a sense of enclosure to create “outdoor rooms”
- Pedestrian and bicycle-oriented transportation design
- A mix of land uses (residential, office, and retail)

The SmartCode

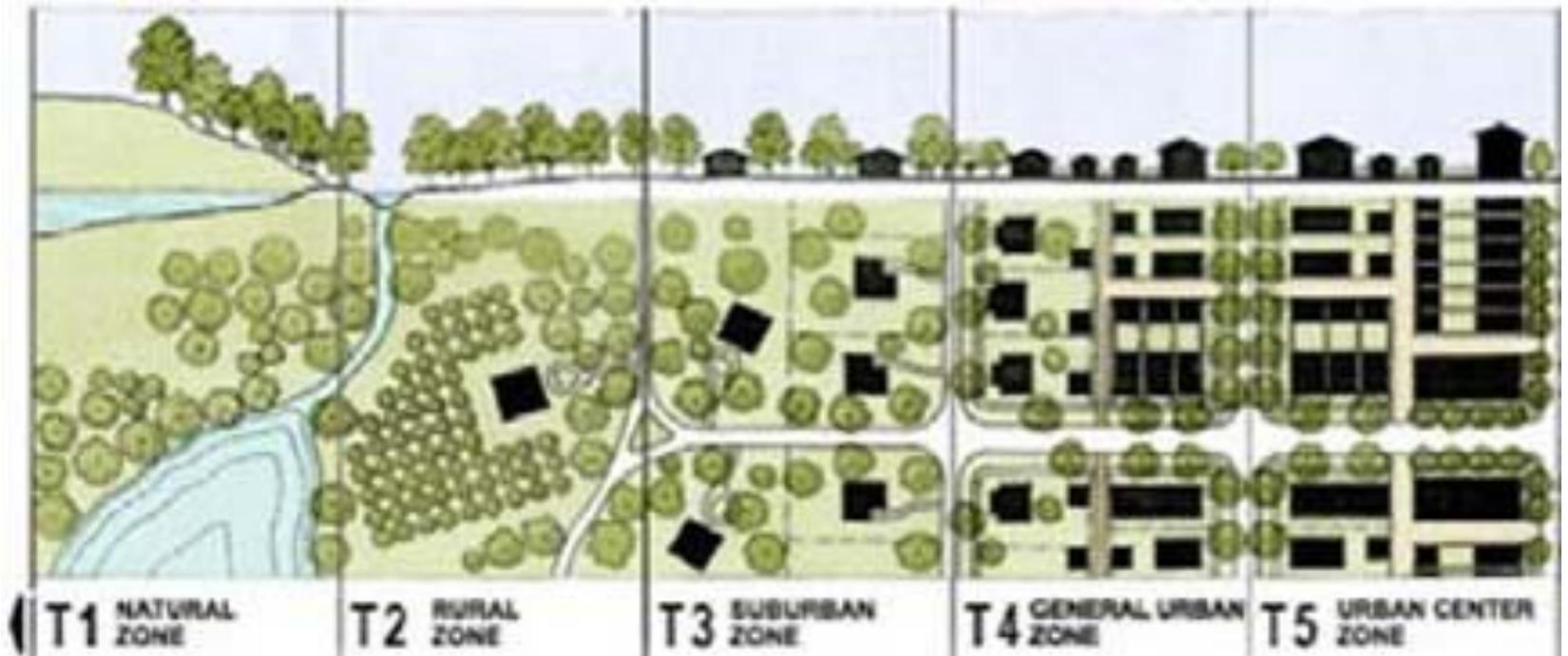
- Keeps neighborhood centers compact and rural land open
- Repairs the destructive sprawl-producing patterns of separated use-based zoning.

The SmartCode

Regulates:

- width of lots
- size of blocks
- building setbacks
- building heights
- placement of buildings on the lot
- location of parking, dumpsters and other accessory elements

Transect



T-1 Natural

- Natural landscape with some agricultural uses
- Includes parks and greenways



T-2 Rural

- Primarily agricultural with woodland and wetland
- Some scattered buildings such as barns & farmhouses
- Typically 1-2 story buildings
- Variable setbacks
- Parks and greenways



T-3 Sub-urban

- Lawns, landscaped yards surrounding detached single-family homes
- Variable setbacks
- Typically 1-2 stories
- Parks and greenways



T-4 General Urban

- Typically 3-5 stories
- Pedestrian activity
- Central squares & greens
- Mix of houses, townhouses & small apartment buildings with scattered commercial activity
- Balance between landscape & buildings



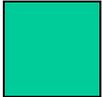
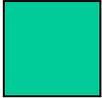
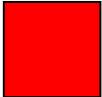
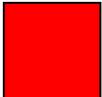
SmartCode & Conventional Zoning



Conventional Zoning

SmartCode Zoning

What can zoning regulate?

-  **Uses** – Can I put a restaurant here?
-  **Form** – Where can I put my building?
How high can it be? Where can I park?
-  **Aesthetics & Style** – i.e., paint color & building style
-  **Behavior**

Guiding Principles

- Promote coherent development compatible with the unique character of Woodbridge's commercial area;
- Increase the commercial tax base, lowering the tax burden for residential property owners;
- Encourage environmentally responsible design.
- Protect existing open space;
- Provide safe design for pedestrians & bicyclists;
- Enhance appearance by regulating building form.

Changes that effect all zones in downtown area

- Clearly stated intent of regulations
 - Health, Safety & Welfare
 - Environment & Natural Resources
 - Growth & Development
 - Circulation
- Updated Definitions

Changes that effect all zones in downtown area

- Add text and diagrams;
- Make document cohesive and user friendly;
- Removed the Aquifer Protection Regulations
(DEP now requires that they be separate);

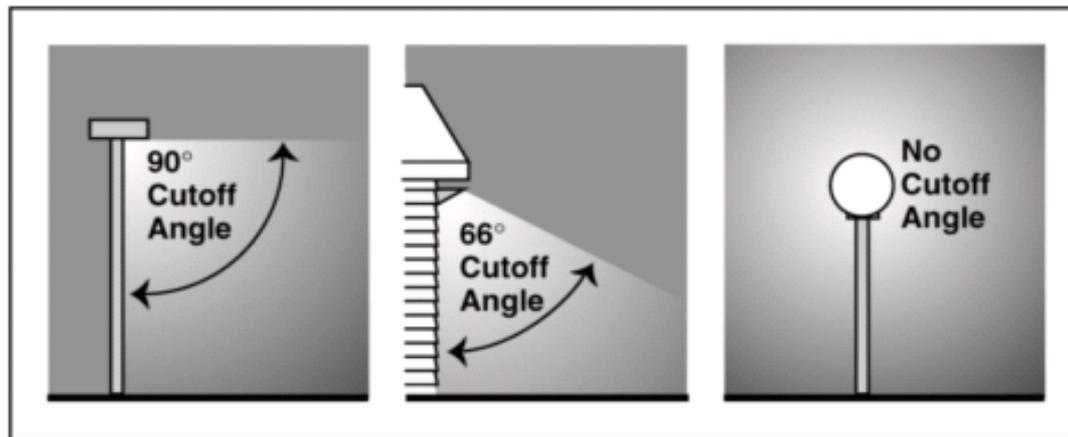
Changes that effect all zones in downtown area

- Specify location & design for dumpsters & their enclosures;
- Show where buildings can be placed on lots so that they contribute to the character of the existing area;
- Expand standards for grading, cutting and filling;
- Limit hours of construction.

Changes that effect all zones in downtown area

Create illumination standards

- Require full cut-off fixtures
- Set standards for minimum and maximum illumination



Not Allowed

Allowed

Not Allowed

What's new?

Revise parking standards

- All spaces in excess of what is required must be of pervious surface
- Allow shared parking for mixed-use development
- Allow street parking to contribute toward required parking



What's new?

- Regulate above grade utility boxes
- Telecommunications text revised to reflect statutory changes in jurisdiction
- Incorporate street tree list for improved streetscapes

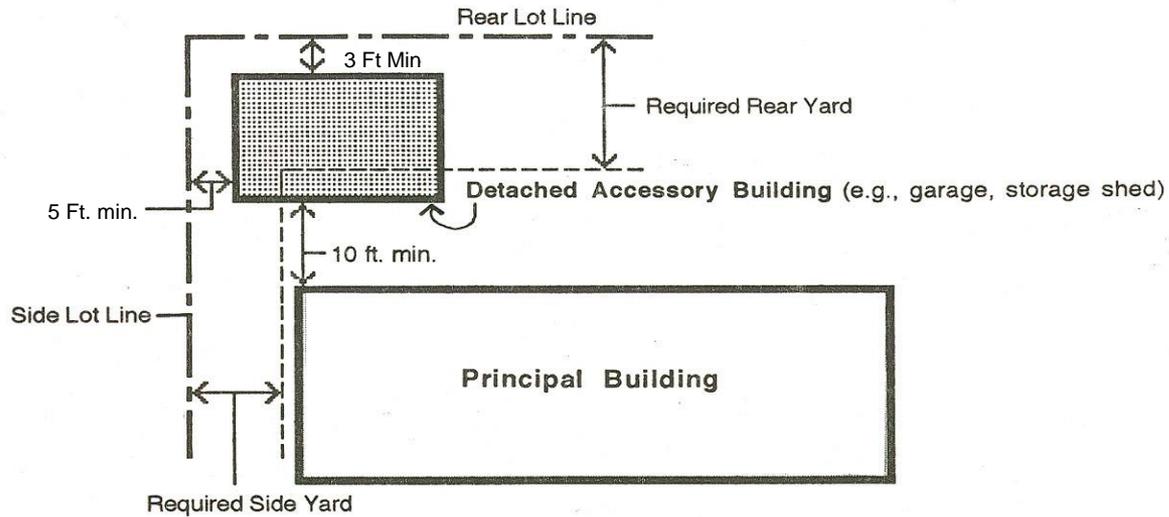


Gas Backwards

- Require that drive-through service be in the rear of buildings
- Set queue standards for various drive-through uses



Location of Accessory Structures



Street Trees & Park Trees

Incorporate the Street Tree list that won't:

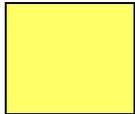
- heave sidewalks and paving;
- drop fruit on sidewalks, or cars;
- suffer from harsh street conditions.



Types of Zoning Permits



Special Permit Required – Requires a public hearing



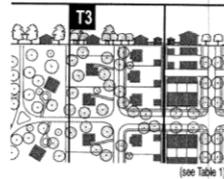
Site Plan – Requires Commission approval



By-Right – Requires administrative approval only

Form-based Code Graphics for a T3 Zone

TABLE 15: Form-Based Code Graphics. The following plate is a graphic form-based code for buildings.



BUILDING USE (see Table 10 & Table 12)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

BUILDING CONFIGURATION (see Table 8)

Principal Building	2 stories min. & max.
Outbuilding	2 stories max.

LOT OCCUPATION

Lot / Facade Width	72 ft. min / 120 max.
Lot Coverage	60% max

BUILDING PLACEMENT (see Table 9)

Edgeward	permitted
Sideward	not permitted
Rearward	not permitted
Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING

Front Setback (P)	24 ft. min.
Front Setback (S)	12 ft. min.
Side Setback	12 ft. min.
Rear Setback	12 ft. min.
Frontage Buildout	40% min at setback

SETBACKS - OUTBUILDING

Front Setback	20 ft. min + bldg setback
Side Setback	3 ft. or 6 ft
Rear Setback	3 ft. min*

PRIVATE FRONTAGES (see Table 7)

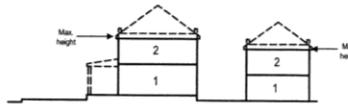
Common Lawn	permitted
Porch or Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

PARKING PROVISIONS
See Table 10 & Table 11

* or 15 ft. from center line of alley
Graphics are illustrative only. Refer to metrics for Setback and height information.

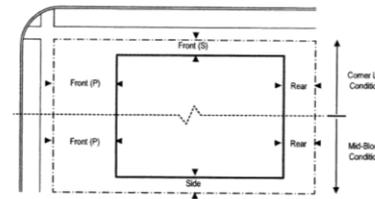
BUILDING CONFIGURATION

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 11 ft with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



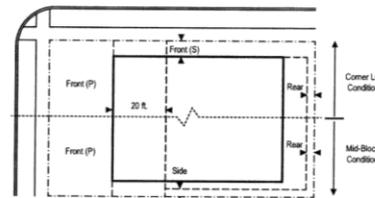
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Lots shall be built along the Principal Frontage to the minimum width specified and facades to the maximum width specified in the table.



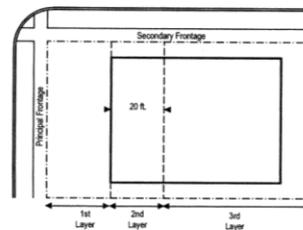
SETBACKS - OUTBUILDING

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



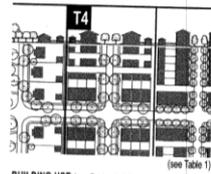
PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the 3rd Layer.



Form-based Code Graphics for a T4 Zone

TABLE 15: Form-Based Code Graphics. The following plate is a graphic form-based code for buildings.



(see Table 1)

BUILDING USE (see Table 10 & Table 12)	
Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

BUILDING CONFIGURATION (see Table 8)	
Principal Building**	2 stories max, 2 min.
Outbuilding	2 stories max.

LOT OCCUPATION	
Lot/Facade Width	18 ft min / 96 max
Lot Coverage	70% max

BUILDING PLACEMENT (see Table 9)	
Edgtyard	permitted
Sidtyard	permitted
Rearyard	permitted
Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING	
Front Setback (P)	6 ft. min. 18 ft. max.
Front Setback (S)	6 ft. min. 18 ft. max.
Side Setback	0 ft. min.
Rear Setback	3 ft. min.*
Frontage Buildout	60% min at setback

SETBACKS - OUTBUILDING	
Front Setback	24 ft. min. + bldg setback
Side Setback	0 ft. min. or 3 ft.
Rear Setback	3 ft. min.*

PRIVATE FRONTAGES (see Table 7)	
Common Lawn	not permitted
Porch & Fence	permitted
Terrace or L.C.	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

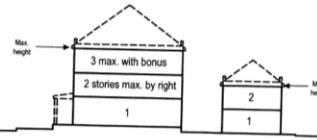
Refer to Summary Table 14

PARKING PROVISIONS	
See Table 10 & Table 11	

* or 15 ft. from center line of alley
 ** see configuration diagram for bonus floors
 Graphics are illustrative only. Refer to metrics for Setback and height information.

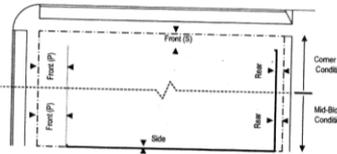
BUILDING CONFIGURATION

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 11 ft with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



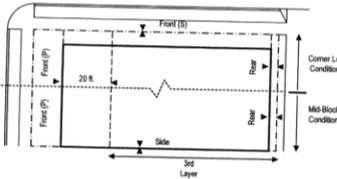
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Lots shall be built along the Principal Frontage to the minimum width specified and facades to the maximum width specified in the table.



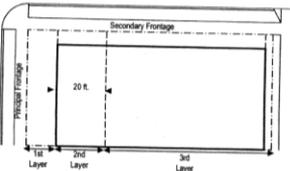
SETBACKS - OUTBUILDING

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 3rd Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the 3rd Layer.



Woodbridge Center

A social and economic generator



Next Steps

- Work with Commission to “fill in the blanks”
- Make appropriate changes to draft regulations
- Submit application to Planning & Zoning Commission for formal application
- P & Z Commission holds public hearings and vote on new regulations and revised zoning map
- Email comments to LeCreane@gmail.com