

<b>Chart 2. Residential Designation Descriptions</b>		
	<b>Low Density Residential</b>	<b>Moderate Density Residential</b>
1. Basic Description	-Located in the PSA where public services and utilities exist or are expected to be expanded to serve the sites over the next twenty years -Have natural characteristics such as terrain and soils suitable for residential development.	-Located in the PSA where utilities are available -Optimally located near the intersections of collector or arterial streets -Have natural characteristics such as terrain and soils suitable for compact residential redevelopment -May serve as transitional uses, primarily to neighborhood commercial, general commercial or mixed use areas
2. Recommended Density	-Gross density up to one dwelling unit per acre, depending on the character and density of surrounding development, physical attributes of the property, buffers, the number of dwelling units proposed, and the degree to which the development is consistent with the Comprehensive Plan. -Gross density from one unit per acre up to four units per acre, if particular public benefits are provided. Examples of such public benefits include mixed-cost housing, affordable and workforce housing, enhanced environmental protection, or development that adheres to the principles of open space design.	Minimum gross density of four units per acre up to 12 unit per acre, depending on the character and density of surrounding development, physical attributes of the property, buffers, the number of dwelling units proposed, and the degree to which the development is consistent with the Comprehensive Plan. Development at this density is not recommended unless it offers particular public benefits. Examples of such public benefits include mixed-cost housing, affordable and workforce housing, enhanced environmental protection, or development that adheres to the principles of open space design.
3. Recommended Uses	<b>Group 1</b> Single-family homes, duplexes, accessory units, cluster housing, recreation areas <b>Group 2 (see Standard #4 below)</b> Schools, churches, very limited commercial and community-oriented facilities <b>Group 3 (See Standard #5 below, and the CCRC and timeshare policies)</b> Timeshares, retirement and care facilities and communities	<b>Group 1</b> Townhouses, apartments, attached cluster housing, recreation areas, manufactured home parks and subdivisions in accordance with location standards <b>Group 2 (see Standard #5 below)</b> Very limited commercial and community-oriented facilities <b>Group 3 (See Standard #5 below, and the CCRC and timeshare policies)</b> Timeshares, retirement and care facilities and communities
<b>Residential Development Standards</b>		
4. Use and Character Compatibility	a) Permit new development only where such developments are compatible with the character of adjoining uses and where the impacts of such new developments can be adequately addressed. Particular attention should be given to addressing such impacts as incompatible development intensity and design, building height and scale, land uses, smoke, noise, dust, odor, vibration, light, and traffic. b) Locate residential uses immediately adjacent to non-residential uses, major roads, railroads, airports, agricultural and forestal uses, and other conflicting uses only where the conflicts between such uses can be adequately addressed (noise, vibrations and others) . In some cases these conflicts may be addressed by sufficient screening or buffering, or other adequately protective site and building design features. c) For Moderate Density Residential Uses generally, sufficient buffering should be provided so that the higher density development is compatible with nearby development and the natural and wooded character of the County. d) Uses in <b>Groups 2 and 3</b> above should only be approved in these designations when the following standards are met: i. Complement the residential character of the area ii. Have traffic, noise, lighting and other impacts similar to surrounding residential uses iii. Generally be located on collector or arterial roads at intersections iv. Provide adequate screening and buffering to protect the character of nearby residential areas v. Should be generally intended to support the residential community in which they are located (For <b>Group 2</b> uses only)	
5. Public services, utilities, and adequacy of infrastructure	a) Timing and density of the development of particular sites will depend upon the availability and adequacy of public services, utilities and facilities, and the maintenance of an acceptable level of service of roads and other public services. b) The need for public services (police, fire, education, recreation, etc.) and facilities (schools, fire stations, libraries, etc.) generated by a development should be met or mitigated by that development. Means to address public service needs include proffers involving cash, construction, project phasing, uses, density, intensity, dedication of land, facility construction, and cost sharing.	
6. Open Space, Open Space Design	Use Open Space Design and resource protection measures for new developments by: a) basing design on a use of land reflecting topographic and other physical features and natural boundaries of the site rather than imposing a layout intended solely to satisfy minimum ordinance requirements b) maintaining open fields or farm lands c) preserving scenic vistas d) protecting wildlife habitats, high-ranking Department of Conservation and Recreation designated Natural Areas and significant natural heritage resources, and other sensitive areas as open space e) retaining natural vegetative buffers around water bodies or wetlands f) preserving historic and archaeological resources g) ensuring that the common land adjoins protected open space on adjacent parcels h) maintain existing trees and vegetation and preserve the character of the development's natural setting i) emphasize the use of natural screening/buffering (using vegetation, topography, etc.) over artificial or planted screening/buffering j) creating usable and functional public gathering places and recreational amenities that become focal points of the development and community (see also #10, below) k) designing effective pedestrian circulation to include trail systems (see also # 9 and #10, below) l) net densities should be significantly higher than gross densities and minimum open space significantly increased when feasible m) protecting land designated as conservation areas on development plans by perpetual conservation easement held jointly by James City County and a qualifying second party or dedicated to a land trust n) protecting designated Community Character Corridors	
7. Enhanced Environmental Protection	Provide enhanced Environmental Protection by designing the site in accordance with the Open Space Design in #7, plus items such as: a) adhering to the County's adopted watershed master plans, and/or providing for Special Stormwater Criteria (or successor regulations) b) preservation of soils with the highest potential for infiltration c) following recommendations contained in the Better Site Design principles for James City County (or successor document(s)) d) adhering to green building guidelines, such as LEED, EarthCraft, or successor or equivalent e) providing for water conservation measures and/or the use of grey or reclaimed water for irrigation f) providing for nutrient management plans g) considering siting for solar orientation	
8. Transportation and Mobility	Minimize the impact of development proposals on overall mobility and traffic safety, especially on major roads by: a) limiting access points and providing internal, on-site collector and local roads, side street access and joint entrances, and prohibit direct access to arterial and collector streets from individual single-family detached units and duplex units except in the case of a master planned community b) providing new public collector and arterial roads in master planned communities c) enhancing the efficiency of the entire street network by providing for vehicular connections to adjacent properties and developments d) providing for safe, convenient, and inviting bicycle, pedestrian, and greenway connections to adjacent properties and developments, with a special focus on providing adequate access between residential and nonresidential activity centers and among residential neighborhoods e) encourage use of "complete streets" which integrate sidewalks and bikeways into the design of streets, and provide adequate associated facilities such as bike racks, such that these activities are given equal priority to motor vehicle activity f) providing for ultimate future road, bicycle and pedestrian improvement needs and new road locations through the reservation of adequate right-of-way, and by designing and constructing roads, drainage improvements, and utilities in a manner that accommodates future road, bicycle, and pedestrian improvements g) requiring facilities to support bus and transit services in tourist areas, moderate density residential areas and at transit dependent uses h) encouraging adequate off-street parking areas for multi-family residential developments that minimize conflicting turning movements with on-site and off-site traffic circulation	
9. Sense of Place and Streetscapes	Design residential developments in a manner that fosters a sense of place and community, and provides for community safety and wellness. Methods to achieve this include: a) creating usable and functional public gathering places and recreational amenities that become focal points of the development and community b) using compact design patterns that rely on higher density and strong pedestrian and transit linkages c) blending dwelling units of various types and prices into neighborhoods d) including dwelling units that are accessible to those with disabilities e) integrating public buildings and art into the development f) providing well-defined edges of neighborhoods through natural features and architecture g) using small front setbacks h) designing interconnected streets i) providing sidewalks with pedestrian amenities such as lighting, benches, or water fountains j) streetscapes which are designed to avoid repetitiveness, such as i. Varied building orientation and setback, facade treatment, and lot sizes ii. Provision of open space and landscaping, such as the provision of street trees k) garages located at the rear or side of dwellings, or as a secondary alternative, to be set back from the front building façade, in order to de-emphasize the prominence of the garage and associated driveway l) use of alleys and accessory buildings m) use of on-street parking n) adherence to the Comprehensive Plan's standards for Community Character Areas	
10. Affordable and Workforce Housing	a) Affordable and workforce housing should be provided at prices targeting households earning 30 – 120% of area median income b) Affordable and workforce housing should be provided in accordance with a policy or ordinance adopted by the Board of Supervisors, if applicable c) Where provided, affordable and workforce housing should be blended with other units of various types and prices throughout a given development d) Public benefit in this area is most effectively achieved through provision of units or dedication of land, and while provision of cash proffers may be recognized as a providing some public benefit, it should not be recognized as an equivalent substitute	
11. Underground utilities	a) Require underground utilities in new developments, including new line extensions and major improvements to existing lines b) Provide screening and buffering of existing above-ground utilities and encourage their placement below ground	