

Stafford County Board of Supervisors

Cluster Subdivisions

Zoning Ordinance Amendment

July 10, 2018

Proposal and Evaluation

- Zoning Ordinance Amendments
 - Sec. 28-25, "Definitions of specific terms,"
 - Expand the "Cluster" and "Open space land" definitions
 - Sec. 28-35, Table 3.1, "District Uses and Standards,"
 - Relocate the development standards relating to cluster subdivisions to a new table specific to cluster subdivisions
 - In A-1: increase the min. side yard requirement from 10 feet to 20 feet

Proposal and Evaluation

- Zoning Ordinance Amendments

- Sec. 28-39, "Special Regulations,"

- Stormwater Management

- Exclude surface stormwater management facilities area to satisfy minimum open space requirements
 - Only the surface area of underground SWM facilities used as a permitted open space use may satisfy min. open space

- Utility and Access Easements

- Exclude the first 50 ft of width of utility and access easements from satisfying the required minimum open space
 - Only the portion of a utility easement outside of the area of the first 50 ft of width of an utility easement used as a permitted open space use may satisfy min. open space
 - All portions of a utility easement identified in the Sewer and Water Master Plan element of the Comp Plan may be used to satisfy the required minimum open space acreage

Recommendation

- Staff recommends approval of the amendments to the Zoning Ordinance (O18-16)
 - The amendments establish standards that will require future cluster subdivisions to be designed in a manner that is more consistent with the purpose of cluster designed subdivisions.
- On May 23rd, the Planning Commission voted 7-0 to recommend approval of these amendments.
- Questions?