

Proposed Amendments to the Comprehensive Plan

Chapter 2: Goals Objectives and Policies

Policy 1.2.12. Cluster subdivisions within the Urban Services Area, including those with increased density, should meet the following criteria established in Section 3.9 of the Land Use chapter of the Comprehensive Plan.

- ~~○ Cleared natural resource area should be restored through the provision of increased landscaping in open space, buffer areas and on residential lots.~~
- ~~○ Viable areas of existing agricultural uses and natural resources should be avoided when possible as part of the development design.~~
- ~~○ Subdivisions should be located in areas of the County where public facilities (including schools, transportation, parks and recreation, water/sewer, emergency services) have planned capacity to absorb the demand of the additional density.~~
- ~~○ Impacts of the development should be mitigated where existing public facilities are inadequate.~~
- ~~○ Environmentally sensitive areas should be preserved within open space areas, including wetlands, floodplain, alluvial soils, slopes greater than 25%, designated trees and significant tree stands.~~
- ~~○ Open space areas should be a continuous land mass that is not fragmented by the development of the subdivision and shall be of sufficient size and shape to support its intended use.~~
- ~~○ The proposal should be consistent with airport land use compatibility standards, if the subdivision will be located within the Airport Impact Overlay District, including:
 - ~~a. the provision of a minimum area of usable open space;~~
 - ~~b. clustering dwelling units away from aircraft traffic patterns;~~
 - ~~c. locating dwelling units at least 3,000 feet from the runway centerline;~~
 - ~~d. noise mitigation measures in building standards; and~~
 - ~~e. disclosure notices where applicable.~~~~
- ~~○ The proposal should be consistent with military facility land use compatibility standards that are in accordance with Chapter 3.4, and provide for real estate disclosure notices, noise mitigation measures in building standards, and other sound attenuation measures where applicable, if the subdivision will be located within Quantico Military Impact Zones.~~
- ~~○ The minimum side yard setback for each residential lot should be ten (10) feet or a fire suppression system should be provided within each dwelling unit.~~

Policy 1.6.5. The County supports the preservation of rural character through the clustering of residential development. Cluster development would permit smaller lot sizes in exchange for preservation of open space, farmland, sensitive resources, and forested areas and should be designed in accordance with the criteria established in Section 3.9 of the Land Use chapter of the Comprehensive Plan.

Policy 1.6.6. Cluster developments are recommended in the areas designated in Figure 3.9 of the Land Use chapter of the Comprehensive Plan. These areas are within and in close proximity to the Urban Services Area and public facilities and services.

Chapter 3: Land Use Plan

3.9 Cluster Subdivisions

Cluster subdivisions are a subdivision development design technique that concentrates detached single-family dwellings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features and rural character.

A. Any cluster subdivision should meet the following county-wide criteria:

- o Cleared natural resource area should be restored through the provision of increased landscaping in open space, buffer areas and on residential lots.
- o Viable areas of natural resources should be avoided when possible as part of the development design.
- o Impacts of the development should be mitigated where existing public facilities are inadequate.
- o Environmentally sensitive areas should be preserved within open space areas, including wetlands, floodplain, alluvial soils, slopes greater than 25%, designated trees and significant tree stands.
- o Open space areas should be a contiguous land mass that is not fragmented by the development of the subdivision and shall be of sufficient size and shape to support its intended use.
- o The proposal should be consistent with airport land use compatibility standards, if the subdivision will be located within the Airport Impact Overlay District, as outlined in Section 3.5 of the Land Use chapter and Appendix H of the Comprehensive Plan, including but not limited to:
 - a. the provision of a minimum area of usable open space, as described in the airport land use compatibility standards.
 - b. clustering dwelling units away from aircraft traffic patterns.
 - c. locating dwelling units at least 3,000 feet from the runway centerline.
 - d. noise mitigation measures in building standards.
 - e. disclosure notices where applicable.
- o The proposal should be consistent with military facility land use compatibility standards that are in accordance with Chapter 3.4 of the Land Use chapter, and provide for real estate disclosure notices, noise mitigation measures in building standards, and other sound attenuation measures where applicable, if the subdivision will be located within Quantico Military Impact Zones.

B. Cluster subdivisions inside the Urban Services Area should meet the following criteria, in addition to the county-wide recommendations noted in sub-section A above:

- o Subdivisions proposing additional density should be located in areas of the County where public facilities (including schools, transportation, parks and recreation, water/sewer, emergency services) have capacity to absorb the demand of the additional density.
- o Open space areas should include adequate areas of usable open space, in addition to areas

that may be designated for stormwater management and utility easements and environmentally sensitive areas.

- The minimum side yard setback for each residential lot should be ten (10) feet or a fire suppression system should be provided within each dwelling unit.

C. Cluster subdivisions outside the Urban Services Area should meet the following criteria, in addition to the county-wide recommendations noted in sub-section A above:

- Viable areas of active agricultural and forestry uses should be avoided when possible as part of the development design.
- Open space areas should include adequate areas of active agricultural and forestry uses, in addition to areas that may be designated for stormwater management and utility easements and environmentally sensitive areas.