

AN AMENDMENT TO THE ZONING ORDINANCE OF THE TOWN OF
WASHINGTON TO PERMIT
PLANNED UNIT DEVELOPMENT

WHEREAS, the Planning Commission and Town Council, after review and public comment, to better further the goals of the Comprehensive Plan and to increase residential population in the Town, have found it is advised to permit zoning flexibility and flexibility in the design of new residential uses and mixed uses as herein set forth, presently not available under strict application of the existing zoning ordinance, to be known as a Planned Unit Development; and

WHEREAS, creation of a Planned Unit Development (“PUD”) as herein set forth will allow, in a well planned area, complimentary uses integrated into the fabric of the Town, subject to the provisions set forth below;

NOW, THEREFORE BE IT ORDAINED, by the Town Council of the Town of Washington, Virginia that the Town Zoning Ordinance shall be amended by adding a new subsection 1-4-1 L. Planned Unit Development as follows:

“1-4-1 L. Planned Unit Development, subject to the General Standards of Article 6-1-1.”

BE IT FURTHER ORDAINED, Article 6-1-2 shall be amended by adding a new subsection L. Planned Unit Development as follows:

“L. Planned Unit Development

A Planned Unit Development may be permitted in any zoning district provided such parcel shall be served by and be within the Sewer Service District and otherwise comply with the requirements of the Town Sewer Ordinance, if in furtherance of increasing the residential population and

available opportunities or amenities of the Town, but subject to the following minimum standards:

1. The entire parcel is within the Sewer Service District and is served by Town sewer and otherwise in accord with the Town's Sewer Ordinance.
2. The minimum parcel size is two acres.
3. The requirements of Article 5. General Provisions are waived in any one or more particulars excepting Article 5-3, Additional Height Regulations, as all these Additional Standards and other provisions of the Ordinance are met and furthered, except as otherwise further explicitly waived, so as to create additional housing and residential options which may be combined with appropriate mixed uses, consisting of limited commercial, office and similar low intensity uses, mixed with such residential use, notwithstanding that such uses are not permitted, except by these PUD provisions, within the zoning district in which the PUD is located.
4. Notwithstanding the fact such PUD may contain only residential uses, it shall nevertheless conform to the provisions of Article 2, as if a non-residential use, by submitting the required information and Development Plan and other provisions as set forth in Article 2. Such Development Plan's approval as set forth in Article 2-1-4c shall be subject not only to the approval of the Zoning Administrator, but shall be further submitted to the Planning Commission for review and recommendations to be made within 90 days after the Zoning

Administrator certifying to the Planning Commission approval of the Development Plan, and by Town Council contemporaneously with or within 120 days after receiving the recommendation of the Planning Commission.

5. The PUD consists of single detached, semi-detached, attached or clustered structures or combinations thereof which are a part of a Development Plan which harmonizes with the surrounding areas.
6. The PUD is set forth within a Development Plan as set forth in Article 2, which has been proffered and is legally binding upon the development of the area set forth therein.
7. All new structures meet the design standards within the most recent addition of the Architectural Review Board's "Guidelines for new construction".
8. The Zoning Administrator has certified all necessary information requested by the Zoning Administrator has been submitted so as to allow mature consideration by the Planning Commission and Town Council.
9. The PUD is integrated in the surrounding areas as well as the overall layout of the Town, while recognizing that certain developments may have limited entrance and public and private street frontage when sound planning does not require adherence to the strict grid of the streets of the Town as they are presently constituted.
10. If there is common area, open space, shared facilities, private streets, or other common shared facilities or amenities, ongoing provisions

have been made for their ownership, establishment, management, maintenance, repair and replacement, and the ongoing financial resources to accomplish the same.”

BE IT FURTHER ORDAINED, that the Ordinance Definitions be amended to add in proper alphabetical order, Planned Unit Development (“PUD”) as follows:

“Planned Unit Development (PUD) – a development made in accordance with and subject to the provisions of Article 6-1-2 L. Planned Unit Development as permitted by Article 1-4-1 L. Uses by Special Permit.”

In the event any portion, section or sections of this Ordinance are declared by any Court of competent jurisdiction to be unenforceable, unconstitutional, illegal (or otherwise unlawful), such portion, section or sections shall be severed from the remainder of the Ordinance and the remaining portions of the Ordinance shall remain in full force and effect notwithstanding the unenforceability or illegality of such portion, section or sections.

Adopted by roll call vote of the Town Council of Washington, Virginia on the 14th day of January, 2019 after due advertisement and the holding of a joint public hearing with the Planning Commission, and after due consideration by Council of the recommendation of the Planning Commission, all in accordance with the statutes made and provided for such matters. This ordinance shall be effective upon adoption.

TOWN OF WASHINGTON, VIRGINIA

BY: Fred Catlin
Mayor

ATTEST:

Laura J. Dodd
Clerk

Motion Gail Swift

Second Joe Whited

Voting aye: Brad Schneider, Fred Catlin, Gail Swift,
Katharine Leggett, Joe Whited

Voting nay: Mary Ann Kuba

Absent: None

Abstaining: Patrick O'Connell