



**Waldorf Zoning and Design
Guidelines/
Bryans Road Town Center
Mixed Use Zones**

PGM Seminar Series

July 7, 2011

Waldorf Zoning and Design Guidelines

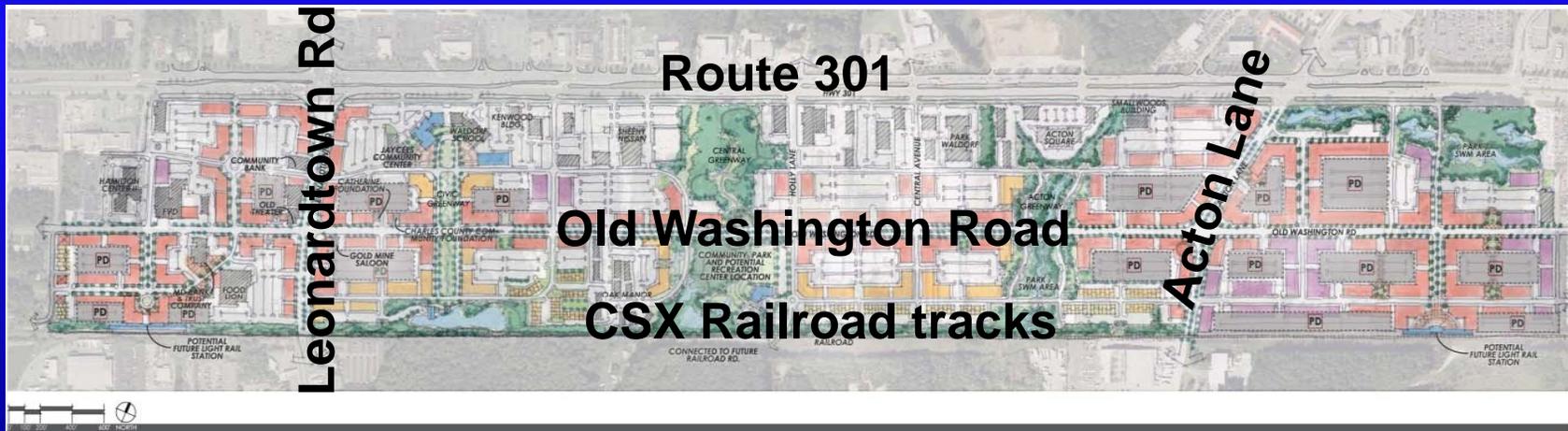
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Waldorf Urban Design Study: Vision and Goals

- Study and new zoning adopted in 2010
- Vision: Create a vibrant urban center for Waldorf:
 - A mixed-use, higher-density, walkable downtown with a unique sense of place
 - Support regional transit hub in Waldorf
 - Attractive and functional streets, public parks and open spaces, pedestrian/bicycle friendly



Waldorf Urban Design Study: Study Area



- **Study boundaries:**
 - **Route 301 to CSX railroad tracks**
 - **South of Leonardtown Road to north of Acton Lane**

Waldorf Urban Design Study: Legislation – 4 Key Components

- Vision Plan
- Design Guidelines
- Zoning Text Amendments
- Rezoning of Project Sites (Map Amendments)



Waldorf Urban Design Study: Vision Plan

- Establish a framework for cohesive development in Waldorf
- Proposed locations for:
 - Mixed use, commercial, residential development
 - Street network
 - Transit
 - Open space/stormwater management
- Public Sector Investment
- Private Sector Incentives
- Organization and Management Team



Waldorf Urban Design Study: Implementation Efforts

- **Infrastructure Needs Analysis and Phase I Development Study**
- **Waldorf Urban Transportation Improvement Plan**
- **Reviewing options for funding and management**
- **Site visits to other regional redevelopment projects**



Waldorf Urban Design Study: Design Guidelines

- Detailed guidance for architectural and site design in Waldorf Urban Design Study area
- Flexible, sensitive to market considerations
- Classified as:
 - Mandatory
 - Recommended
 - Optional



Waldorf Urban Design Study: Design Guidelines

- **Site Planning standards**
 - Orientation, siting, and setbacks
- **Architectural design elements**
 - Façade articulation/fenestration
 - Rear elevations
 - Storefronts
 - Entries, doorways and windows
 - Building materials
 - Roof treatments
 - Window treatments
 - Rooftop utilities

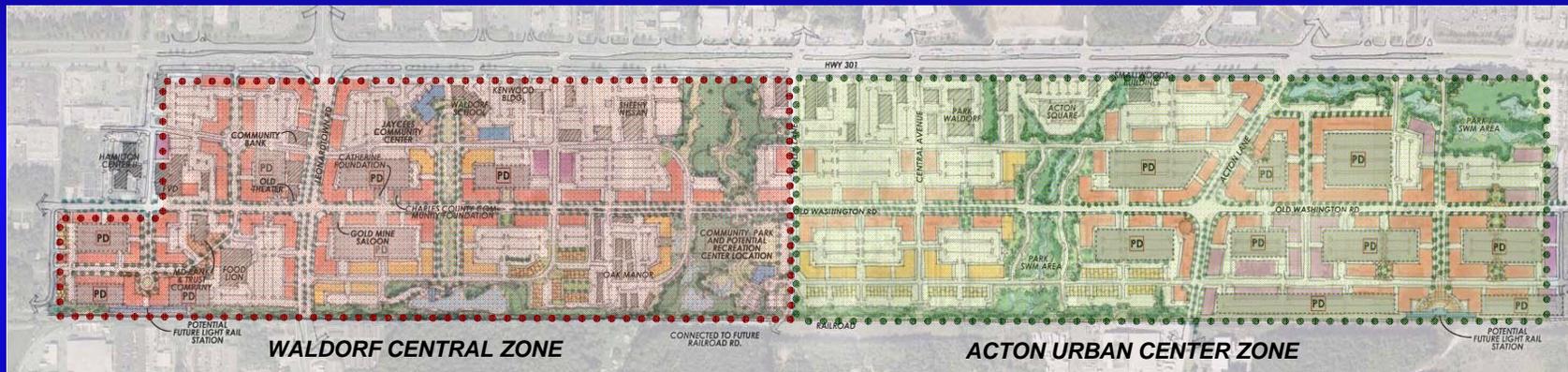


Waldorf Urban Design Study: Design Guidelines

- **Public realm/streetscape design elements**
 - **Sidewalks, paving materials**
 - **Furnishings**
 - **Street trees**
- **Parking**
- **Urban parks and plazas**
- **Trails and pathways**
- **Signage**
- **Lighting**
- **Landscaping and screening**



Waldorf Urban Design Study: New Zoning Districts



**Waldorf Central Zone
(WC)**

**Acton Urban Center Zone
(AUC)**

- Waldorf Central – southern portion
- Acton Urban Center - northern portion
- Holly Lane is dividing line between the 2 zones

Waldorf Urban Design Study: New Zoning Districts

- **Waldorf Central (WC):**

- **Traditional architectural themes**
- **2 to 5 story buildings**
- **Mix of permitted uses**



- **Acton Urban Center Zone (AUC):**

- **Future transit hub**
- **Modern architectural themes**
- **3 to 10 story buildings**
- **Mix of permitted uses includes larger employment uses**



WC and AUC Zones: Permitted Uses

- **Mix of permitted uses – those which support a walkable downtown and transit**
- **Mixed use buildings defined as a new use category; these are encouraged**
- **Residential uses in mixed use buildings must be above ground floor**
- **Mixed use and/or commercial uses required on major collectors and arterials**
- **Drive-through windows not permitted for new uses, except for banks**

WC and AUC Zones - Density

- **Higher residential densities:**
 - **Townhouses: 12-36 units/acre**
 - **Multifamily: Minimum 15 units/acre**
 - **Densities above 12 units/acre allowed with Transferable Development Rights (TDRs)**
- **Higher FAR requirements for commercial development:**
 - **WC: 0.5 – 1.6**
 - **AUC: 0.7 – 2.0; higher FAR allowed if near transit station or provides structured parking and traffic study done**



WC and AUC Zones - TDRs

- **No TDRs required for first 12 units/acre**
- **Higher densities allowed with TDRs:**
 - **Townhouses: 1 TDR per dwelling unit**
 - **Multifamily (residential-only): 1 TDR per 2 dwelling units**
 - **Apartments in mixed-use buildings: 1 TDR per 3 dwelling units**

WC and AUC Zones - Streetscape and Open Space

- Requirements for installation of streetscape amenities: Sidewalks, street trees, streetlights, street furniture, etc.
- Front setback area to be used for sidewalks, landscaping, seating areas, etc.
- Sign and lighting requirements
- Detailed open space requirements:
 - Required open space may be provided on-site or off-site
 - Parks, plazas, community gathering spaces



WC and AUC Zones - Parking

- **Reduced requirements for off-street parking**
- **Maximum off-street parking requirements**
- **Encouragement of shared parking**
- **On-street parking allowed**
- **Parking structures permitted**
- **Parking to be located to side or rear of buildings; should not dominate streetscape**
- **On-site bicycle parking required for certain uses**

WC and AUC Zones – Subdivision Regulation Revisions

- **Ensure consistency with Downtown Waldorf Vision Plan and WC and AUC zoning:**
 - **Shade tree spacing requirements consistent with new Waldorf zones**
 - **Roads shall be classified as indicated in Downtown Waldorf Vision Plan**
 - **Traffic volumes for Waldorf Urban Roads shall be as stated in Vision Plan**

Waldorf Urban Design Study

- **For more information:**
 - **Waldorf Urban Design Study**
<http://www.charlescounty.org/pgm/planning/plans/communityplanning/waldorfsub/waldorfurban/default.htm>

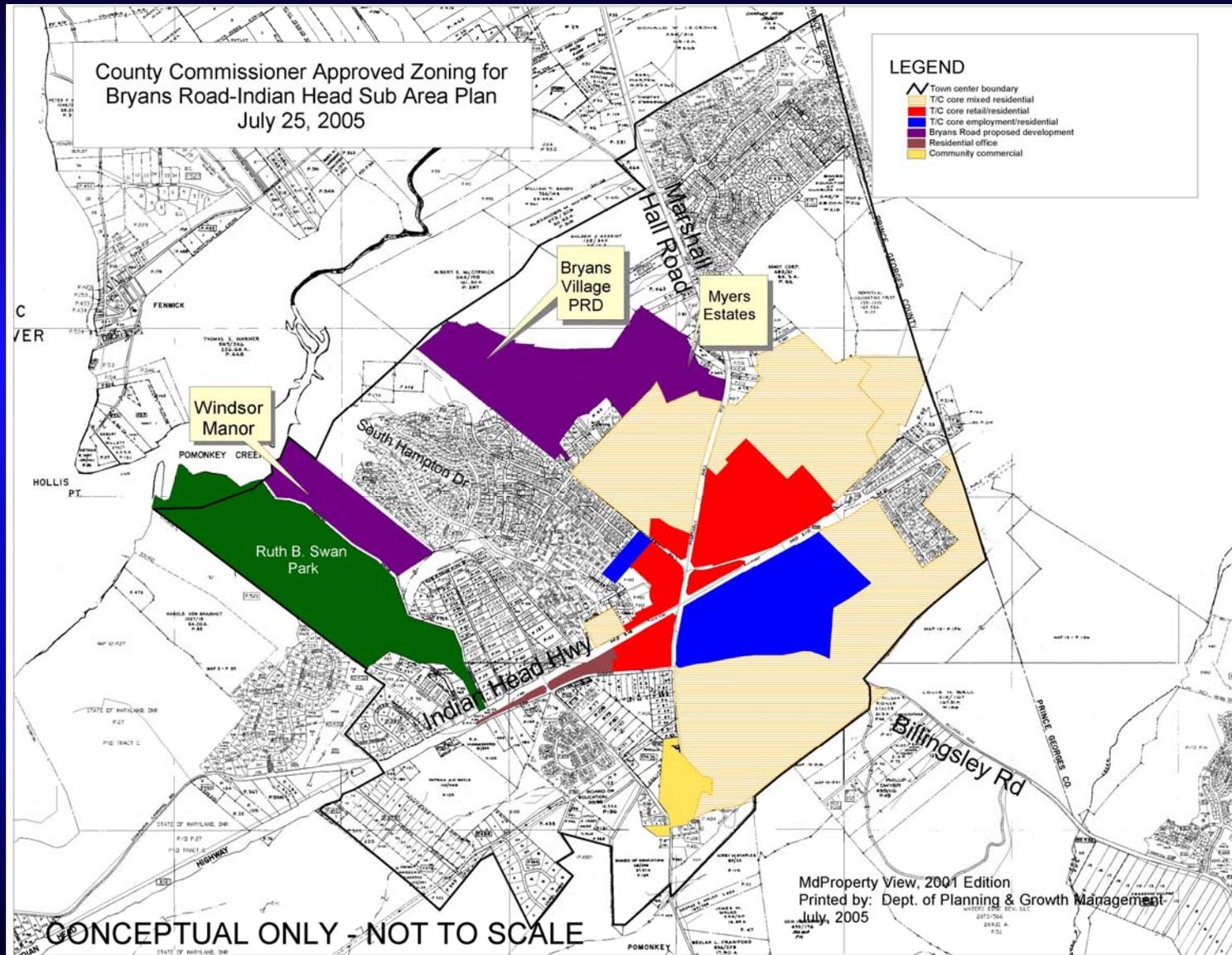


Bryans Road Mixed Use Town Center Zoning

Bryans Road Mixed Use Town Center Zoning

- Bryans Road Sub-Area Plan recommends a mixed use town center for Bryans Road at intersection of Routes 210/227
- Mixed Use Town Center zoning adopted in 2005
- Objective: - create mixed-use, walkable community
- traditional neighborhood development
- The county's first mixed use base zones
- Three zoning districts:
 - Core Retail Residential (CRR)
 - Core Employment Residential (CER)
 - Core Mixed Residential (CMR)





Bryans Road Mixed Use Town Center Zoning

- **CRR: Mixed use with emphasis on retail development**
- **CER: Mixed use with emphasis on employment uses**
- **CMR: Residential zone that allows mixed housing types – single family, townhome, duplex**



Bryans Road Mixed Use Town Center Zoning

- **Base density of 2 units per acre – minimum density**
- **Higher densities with purchase of TDRs:**
 - CRR and CER: maximum 15 dwelling units per acre
 - CMR: maximum 10 dwelling units per acre
- **Any increase in density above 2 DUs/acre requires purchase of TDRs**
- **One TDR required for each of the 3rd, 5th, 7th, and 9th DU/acre**
- **Worksheet available to help calculate number of TDRs required**

Bryans Road Mixed Use Town Center Zoning

- **CRR and CER:**
- **Any development that includes residential uses must be on properties 2 acres or greater**
- **Maximum residential development:**
 - **If in separate buildings, no more than 50% of total parcel acreage may be devoted to residential uses**
 - **In residential mixed use buildings, a maximum of 75% of building area may be residential**
- **Apartments only allowed on upper floors of mixed-use buildings**

Bryans Road Mixed Use Town Center Zoning

- **Parking to be located at rear of buildings**
- **Shared parking encouraged – Parking Occupancy Rate Table or parking study**
- **Site Design and Architectural Review (SDAR) required**
- **Floating zones may not be applied in CRR, CER, CMR**

Bryans Road Mixed Use Town Center Zoning

- **Small minimum lot sizes:**
 - **Single family: 5,000 s.f.**
 - **Commercial: 10,000 s.f.**
- **Building Height:**
 - **Minimum 2 story buildings for commercial/mixed use**
 - **Maximum height: 3 stories residential, 4 stories commercial/mixed use**

2010 Revisions to Bryans Road Mixed Use Zones

- Revisions to lot, setback and other dimensional requirements to allow more traditional neighborhood development pattern – Figure VI-7
 - Eliminated side setbacks for commercial uses
 - Added a maximum setback of 18 feet for commercial
- Added detailed streetscape standards, similar to new Waldorf zones

2010 Revisions to Bryans Road Mixed Use Zones

- **Added more detailed open space requirements**
 - **Provide parks, greens, plazas and other public amenities**
 - **Added a minimum required % of open space for each use type**
 - **Open space can be provided on- or off-site**
- **More flexibility in minimum standards for townhouses**



Bryans Road Mixed Use Town Center Zoning

- **For more information on the Bryans Road Sub-Area Plan:**
 - <http://www.charlescounty.org/pgm/planning/plans/commplanning/bryansroad/default.htm>
- **Updated Zoning Ordinance can be found at:**
 - http://www.charlescounty.org/webdocs/pgm/publications/planning/zoning_ord%202008.pdf



Waldorf Urban Design Study

Presented by:

Charles County Government
Dept. of Planning & Growth
Management

P.O. Box 2150

La Plata, MD 20646

Phone (301) 645-0540

www.charlescounty.org

Mission Statement

The mission of Charles County Government is to provide our citizens the highest quality service possible in a timely, efficient, and courteous manner. To achieve this goal, our government must be operated in an open and accessible atmosphere, be based on comprehensive long- and short-term planning, and have an appropriate managerial organization tempered by fiscal responsibility.

Vision Statement

Charles County is a place where all people thrive and businesses grow and prosper; where the preservation of our heritage and environment is paramount, where government services to its citizens are provided at the highest level of excellence; and where the quality of life is the best in the nation.