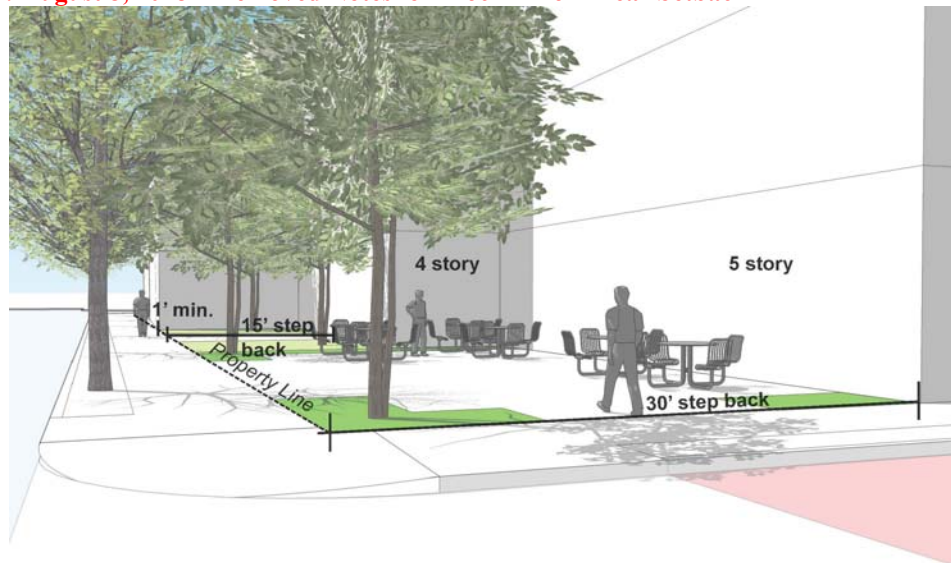


### 2.3.2.2 Urban Density Residential – Block 2 through Block 4

| Requirement              | Minimum       | Maximum                                                       | Notes                                                                                                                                                                                |
|--------------------------|---------------|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Front Setback            | 5' minimum    | 25' maximum                                                   | Exceptions to the maximum setbacks shall be considered during the site plan process                                                                                                  |
| Porches                  | 4' minimum    | 25' maximum                                                   |                                                                                                                                                                                      |
| Side Setback             | 5'            | No maximum                                                    |                                                                                                                                                                                      |
| Side, Corner Lot Setback | 5'            | No maximum                                                    | Minimum 10' bldg. separation                                                                                                                                                         |
| Rear Setback             | 10'           | No maximum                                                    |                                                                                                                                                                                      |
| Garage Setbacks          | See Figure 12 | See Figure 12                                                 | Figure 12 is located on Sheet 30 of the Code of Development                                                                                                                          |
| Height                   | No minimum    | 4 stories/ 60'<br><br>5 stories/70' with Special Exception    | Buildings greater than 3 stories must step back a minimum of 15 feet after the 3 <sup>rd</sup> story or provide a minimum 15 foot front setback or side setback adjacent to a street |
| Lot size                 | No minimum    | No maximum                                                    |                                                                                                                                                                                      |
| Building Footprint       | No minimum    | 15,000sf (Non-Residential) & No maximum for Residential Units | Maximum does not apply to assisted living facilities, rest homes, recreational and civic spaces, health clubs, and multi-family buildings                                            |

Note: Buildings over 3 stories shall require a 26' wide, exclusive of shoulders, aerial fire apparatus access road that is no more than 30' from the building to meet Fire and Rescue regulations.

**Variation #1: August 8, 2018 – Removed Notes for Block 4 from Rear Setback**



**Figure 3: Front yard setbacks for Non-residential buildings within the Neighborhood Service Center and Urban Density Blocks**

## 2.4.2 Buffers

Buffers are part of the Greenspace Area within Brookhill. There are (5) proposed Buffers to be located on the Brookhill property, which are outlined below. Each of the buffers shall be established at the time of development of the individual block that contains the buffer. If the buffers as shown on the Application plan and described below are disturbed during construction (above what is permitted), additional approvals for increases in square footage and/or dwelling units (site/subdivision plans and/or building permits) will not be approved until the buffer is restored or bonded. All buffers shall be measured from the property lines or edges of the public right-of-way. Installation and maintenance of freestanding signage, pedestrian paths, and trails shall be allowable disturbances within the buffer areas. Disturbances to the Buffer for required site distances for the roadway access points as shown on the Application plan and utility connections shall also be allowed. In addition, removal and replacement of trees within the buffer shall be allowed if the Director of Community Development determines that the existing tree or trees create a substantial risk to people or property or the trees are diseased or dying. Buffers shall not be located within any private lot, and the buffer shall be owned and maintained by the Homeowners Association.

### Buffer Classification

| Buffer                          | Buffer Width                                                                     | Description                                                                                                                                                         | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Route 29 Buffer                 | 100 feet wide (70' Natural Undisturbed Buffer & 30' Planted / Reforested Buffer) | Buffer along Route 29 to screen development from Entrance Corridor.<br><br>Note: See Figure 4 for additional details on the Buffer.                                 | <ol style="list-style-type: none"> <li>30' portion of the buffer may be disturbed for grading within the development, and shall be replanted with a mixture of deciduous and evergreen shrubs and trees to be approved by the Director of Planning.</li> <li>Buffer shall be reduced to 50' around the VDOT stormwater management facility. The buffer shall be planted on both sides of the VDOT swm facility so long as a total of 50' buffer is provided. Any portion of the 50' buffer that is disturbed shall be replanted with a mixture of deciduous and evergreen shrubs and trees to be approved by the Director of Planning.</li> </ol> |
| Perimeter Buffer                | 30 feet wide Buffer                                                              | Natural undisturbed buffer b/w the development and the adjacent Neighborhoods<br>Note: See Figure 5 & 6 for additional details on the Buffer.                       | <ol style="list-style-type: none"> <li>Any portion of the Perimeter Buffer that is not currently wooded shall be planted and screened with a mixture of deciduous and evergreen shrubs and trees to be approved by the Director of Planning.</li> <li>(2) proposed connection points within the perimeter buffer – see Application plan for location.</li> </ol>                                                                                                                                                                                                                                                                                  |
| Polo Grounds Road Buffer        | 30 feet wide Buffer                                                              | Natural undisturbed buffer or replanted/landscaped buffer between the development and Polo Grounds Road<br>Note: See Figure 7 for additional details on the Buffer. | <ol style="list-style-type: none"> <li>Any portion of the Polo Grounds Road Buffer that is not currently wooded or that is disturbed during the grading for the development or roadway improvements shall be planted and screened with a mixture of deciduous and evergreen shrubs and trees to be approved by the Director of Planning.</li> <li>(2) proposed road connection points within the Polo Grounds Road buffer – see Application plan.</li> </ol>                                                                                                                                                                                      |
| Brookhill Historic House Buffer | 20 feet wide Buffer around the perimeter of the Brookhill lot                    | Natural undisturbed buffer and new landscaping between the development and the Brookhill lot                                                                        | <ol style="list-style-type: none"> <li>Any portion of the Brookhill Historic House Buffer that is not currently wooded shall be planted/screened in accordance with County and/or DHR buffer screening requirements.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Ashwood Connector Road Buffer   | Variable width- Minimum 20 feet wide buffer                                      | Natural undisturbed buffer or replanted evergreen landscaped buffer                                                                                                 | <ol style="list-style-type: none"> <li>Minimum 30 feet wide buffer between the adjacent lots and the proposed Ashwood connector road.</li> <li>Replant any portion of buffer that is disturbed from road construction with evergreen trees and shrubs.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                 |

**Variation #2: August 8, 2018 – Updated Buffer Note for Route 29 Buffer at the VDOT swm facility.**