

COUNCIL OF THE TOWN OF LA PLATA

Ordinance No. 11-3

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**Introduced By:** Councilman C. Keith Back

**Date Introduced:** February 22, 2011

**Planning Commission Hearing:** April 5, 2011

**Town Council Hearing:** April 26, 2011

**Date Adopted:** June 21, 2011

**Date Effective:** July 7, 2011

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1 **An Ordinance** concerning

2  
3 **Central Business Transition District and Single-Family Attached Dwelling Units**

4  
5 **FOR** the purpose of comprehensively revising zoning regulations relating to the Town's  
6 existing Central Business Transition District and single family attached dwelling units.

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8 \* \* \* \* \*

9 **BY** repealing and reenacting with amendments  
10 Chapter 191 – Zoning  
11 Article I. General Provisions  
12 Section 191-3  
13 Code of the Town of La Plata  
14 (1998 Edition and Supplements)

15  
16 **BY** repealing and reenacting with amendments  
17 Chapter 191 – Zoning  
18 Article III. District Regulations  
19 Section 191-23.1  
20 Code of the Town of La Plata  
21 (1998 Edition and Supplements)

22  
23 **BY** repealing and reenacting with amendments  
24 Chapter 191 – Zoning  
25 Article IV. Supplementary District Regulations  
26 Sections 191-30. C. and F., 191-31. A., and 191-34.A.  
27 Code of the Town of La Plata  
28 (1998 Edition and Supplements)

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30 **BY** repealing and reenacting with amendments  
31 Chapter 191 – Zoning  
32 Article V. Special Provisions

33 Section 191-36  
34 Code of the Town of La Plata  
35 (1998 Edition and Supplements)  
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37 SECTION 1: BE IT ENACTED BY THE COUNCIL OF THE TOWN OF LA  
38 PLATA, That Article I. General Provisions, Section 191-3, of the Code of the Town of La Plata  
39 (1998 Edition and Supplements) be and it is hereby repealed and reenacted, with amendments, to  
40 read as follows:

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42 CHAPTER 191 – ZONING

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44 **Article I. General Provisions**

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46 191-3 Word usage and definitions.

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50 DWELLING, SINGLE-FAMILY ATTACHED - A building containing not more than one (1)  
51 dwelling unit attached at the side or sides in a series or group of ((two (2))) THREE (3) or more  
52 buildings, each containing not more than one (1) dwelling unit. Each building shall be separated  
53 from the adjoining building or buildings in the series or group by a party wall or walls extending  
54 from footings through roofs. The term single-family attached dwelling is intended to refer ((only  
55 to suburban and urban townhouses)) TO A TOWNHOUSE OR TOWNHOUSE UNIT.

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59 TOWNHOUSE OR TOWNHOUSE UNIT – ((A suburban townhouse or an urban townhouse))  
60 A DWELLING UNIT IN A SINGLE-FAMILY ATTACHED DWELLING.

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64 TOWNHOUSE, SUBURBAN – ((A single-family attached dwelling in a townhouse community  
65 where emphasis is placed upon light, open space, green area and recreation for the community's  
66 residents))A TOWNHOUSE UNIT IN A DEVELOPMENT HAVING A MAXIMUM  
67 DENSITY OF 10 UNITS PER ACRE.

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69 TOWNHOUSE, ULTRA-URBAN – A TOWNHOUSE UNIT IN A DEVELOPMENT  
70 HAVING A MAXIMUM DENSITY OF 20 UNITS PER ACRE.

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72 TOWNHOUSE, URBAN – ((A single-family attached dwelling in a townhouse community that  
73 is patterned after traditional urban developments characterized by close proximity of structures to  
74 street frontage, diminished emphasis on variety in architectural design within the community,  
75 greater density, diminished open space and green area, and absence of community recreational  
76 opportunities and other amenities)) A TOWNHOUSE UNIT LOCATED IN A  
77 DEVELOPMENT HAVING A MAXIMUM DENSITY OF 12 UNITS PER ACRE.

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**SECTION 2: BE IT ENACTED BY THE COUNCIL OF THE TOWN OF LA PLATA**, That Article III. District Regulations, Section 191-23.1, of the Code of the Town of La Plata (1998 Edition and Supplements) be and it is hereby repealed and reenacted, with amendments, to read as follows:

**Article III. District Regulations**

191-23.1 CBT Central Business Transition District

- A. PURPOSE AND INTENT. IT IS THE GENERAL INTENT OF THE CBT DISTRICT TO:
  - (1) ACCOMMODATE GROWTH BY ENCOURAGING AND FACILITATING NEW DEVELOPMENT AND REDEVELOPMENT OF VACANT, TRANSITIONAL OR UNDERUTILIZED PROPERTY IN AREAS SURROUNDING THE CENTRAL BUSINESS DISTRICT (THE "DOWNTOWN").
  - (2) ENCOURAGE EFFICIENT USE OF LAND AND PUBLIC INFRASTRUCTURE BY DIRECTING GROWTH TO AREAS WHERE ADEQUATE PUBLIC FACILITIES ALREADY EXIST.
  - (3) STIMULATE ECONOMIC INVESTMENT IN ESTABLISHED NEIGHBORHOODS THAT ARE WITHIN WALKING DISTANCE OF THE "DOWNTOWN."
  - (4) PROMOTE DEVELOPMENT OF A COMPACT AND BALANCED MIX OF RESIDENTIAL, COMMERCIAL, RECREATIONAL AND INSTITUTIONAL USES AND BUILDING TYPES IN PROXIMITY TO THE "DOWNTOWN."
  - (5) PROVIDE DEVELOPERS AND PROPERTY OWNERS WITH OPPORTUNITIES AND STANDARDS TO IMPLEMENT INNOVATIVE INFILL PROJECTS THAT EMPHASIZE WALKABILITY AND PUBLIC TRANSIT, VERSUS AUTOMOBILE USE.
  - (6) TO PROVIDE STANDARDS WHICH WILL RESULT IN DEVELOPMENT OF A COMPACT AND WALKABLE BUILT ENVIRONMENT THAT IS FRIENDLY TO THE PRESENCE OF PEOPLE LIVING OR SPENDING TIME IN THE AREA, SUCH AS:
    - (A) LAND USE MIX;
    - (B) SIDEWALK AND STREET DESIGN;
    - (C) RESIDENTIAL DENSITY;
    - (D) BUILDING DESIGN AND ORIENTATION; AND
    - (E) SITE AMENITIES.
  - (7) IMPLEMENT THE GOALS, OBJECTIVES AND POLICIES OF THE DOWNTOWN LA PLATA VISION PLAN, THE COMPREHENSIVE PLAN, AND THE CENTRAL BUSINESS COMMUNITY DESIGN STANDARDS.
  
- B. GENERAL REQUIREMENTS. DEVELOPMENT SHALL BE CONSISTENT WITH THE CURRENT COMPREHENSIVE PLAN AND MEET THE INTENT OF THE CENTRAL BUSINESS DISTRICT COMMUNITY DESIGN GUIDELINES TO THE MAXIMUM EXTENT POSSIBLE. EXEMPLARY SITE DESIGN, ARCHITECTURAL DESIGN, AND HIGH QUALITY MATERIALS COMPATIBLE WITH THE CHARACTER OF THE EXISTING DEVELOPMENT IN THE GENERAL VICINITY SHALL BE DEMONSTRATED. SITE DEVELOPMENTS AND INDIVIDUAL BUILDINGS MAY INCLUDE A MIX, BOTH HORIZONTAL AND VERTICAL, OF ALLOWABLE

127 COMMERCIAL, RESIDENTIAL AND INSTITUTIONAL USES. HOWEVER, FIRST  
128 FLOOR SPACE, IN ANY MIXED USE BUILDING, ON ANY PUBLIC STREET  
129 FRONTAGE SHALL BE RESTRICTED TO NON-RESIDENTIAL USES, TO PROMOTE  
130 AND MAINTAIN A SAFE AND VIBRANT STREETScape.  
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132 ((A)) C. Permitted principal uses and structures shall be as follows:

- 133 (1) Multiple-family dwellings, subject to the site plan requirements in Section 191-34.  
134 (2) Retail and specialty stores.  
135 (3) Personal service establishments, including hair salons, nail salons, COPY CENTERS, DRY  
136 CLEANERS, and barbershops.  
137 (4) Banks.  
138 (5) Offices, public buildings, MEDICAL OFFICES, ASSISTED LIVING FACILITIES, LIFE  
139 CARE FACILITIES, and clinics.  
140 (6) Public and private institutional uses, including churches, schools, hospitals, libraries, exhibits,  
141 clubs, COMMUNITY CENTERS, PARKS, PLAYGROUNDS, COMMUNITY GARDENS, and  
142 organizations.  
143 (7) Public and private parking facilities, subject to special provisions for public parking as listed in  
144 Section 191-45.  
145 (8) Funeral homes.  
146 (9) Dwellings UNITS WITHIN MIXED USE BUILDINGS, SUBJECT TO FIRST FLOOR  
147 LOCATIONAL LIMITATIONS SET FORTH IN SECTION 191-23.1B.  
148 (10) SINGLE-FAMILY ATTACHED DWELLINGS, SUBJECT TO THE  
149 REQUIREMENTS AND STANDARDS FOR "ULTRA-URBAN" DEVELOPMENT SET  
150 FORTH IN SECTION 191-23.1F(3) AND 191-36.  
151 (11) HOME OFFICES  
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153 ((B)) D. Permitted accessory uses and structures shall be as follows:

- 154 (1) Uses and structures customarily and clearly incidental to permissible principal uses and  
155 structures. Customary outside storage, display or sale of merchandise shall be prohibited. Garbage  
156 and trash, unless kept in the principal structure, shall be kept in enclosed containers and shall not be  
157 visible from any residential lot line and that portion of the premises normally open to general  
158 pedestrian and automobile circulation.  
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160 ((C)) E. Special exception uses and structures shall be as follows:

- 161 (1) Senior living communities.  
162 (2) VETERINARY CLINICS  
163 (3) RESTAURANTS, AND CARRY-OUT RESTAURANTS  
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165 ((D)) F. Dimensional requirements shall be as follows:

- 166 (1) For multiple-family dwellings, the dimensional requirements shall be as follows:  
167 (a) Minimum lot area: three thousand (3,000) square feet per dwelling unit.  
168 (b) Minimum lot width: ((one hundred (100))) EIGHTY (80) feet.  
169 (c) Minimum front yard: ((fifteen (15))) TEN (10) feet.  
170 (d) Minimum side yards: fifteen (15) feet each.  
171 (e) Minimum rear yard: twenty (20) feet.  
172 (f) Maximum lot coverage: none, except that regulated by applicable fire safety regulations.  
173 (g) Maximum height: fifty (50) feet ([[four (4) stories]]) AND NOT TO EXCEED FOUR (4)  
174 STORIES.  
175 (h) Maximum permissible density: twenty (20) dwelling units per ((net)) acre.

176 (2) For principal permitted uses (2) through (9) set forth in Section 191-23.1. ((A))C., there shall be  
177 no lot area or width requirements, and there shall be no lot coverage requirements. Maximum height  
178 shall be fifty (50) feet.

179 (3) FOR ULTRA-URBAN TOWNHOUSES, THE DIMENSIONAL REQUIREMENTS SHALL BE  
180 AS FOLLOWS:

- 181 (A) MINIMUM FRONT YARD: TEN (10) FEET.
- 182 (B) MINIMUM SIDE YARDS: SEVEN AND ONE-HALF (7.5) FEET.
- 183 (C) MINIMUM REAR YARD: TWENTY (20) FEET.
- 184 (D) MAXIMUM LOT COVERAGE: NONE, EXCEPT THAT REGULATED BY  
185 APPLICABLE FIRE SAFETY REGULATIONS.
- 186 (E) MAXIMUM HEIGHT: FIFTY (50) FEET AND NOT TO EXCEED FOUR (4) STORIES.
- 187 (F) MAXIMUM PERMISSIBLE DENSITY: TWENTY (20) DWELLING UNITS PER ACRE.
- 188 (G) NO GROUP OF ATTACHED DWELLINGS SHALL BE CLOSER THAN TEN (10) FEET  
189 FROM ANY OTHER GROUP OF ATTACHED DWELLINGS.

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193 **SECTION 3: BE IT ENACTED BY THE COUNCIL OF THE TOWN OF LA**  
194 **PLATA**, That Article IV. Supplementary District Regulations, Sections 191-30. C. and F., 191-  
195 31 A., 191-34 A., of the Code of the Town of La Plata (1998 Edition and Supplements) be and  
196 they are hereby repealed and reenacted, with amendments, to read as follows:  
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198  
199 **Article IV. Supplementary District Regulations**

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201 191-30 Off-Street Parking.  
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205 C. Off-lot parking. Required off-street parking spaces shall be located on the same lot with the  
206 principal use, or, when this requirement cannot be met, such parking spaces may be located off-  
207 lot, provided that the parking spaces are located in a district where similar off-street parking  
208 facilities are permitted, the parking spaces shall be within four hundred (400) feet of the principal  
209 entrance of the use, and the parking spaces shall be held in fee simple by the owner of the use  
210 requiring such parking, or the parking spaces shall be leased or rented through a written  
211 agreement satisfactory to the Town Attorney.  
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213 In the Central Business District, AND CENTRAL BUSINESS TRANSITION DISTRICT,  
214 required off-street parking spaces, shall be located on the same lot with the principal use, or,  
215 when this requirement, cannot be met, such parking spaces may be located off-lot, provided that  
216 the parking spaces are on land that is within the Central Business District, CENTRAL  
217 BUSINESS TRANSITION DISTRICT, or Public Land District and that the parking spaces are  
218 located within eight hundred (800) feet of the principal entrance of the use. For those uses that  
219 have on-street parking spaces directly abutting the property on which the use sits, those spaces  
220 may be used to credit off-street parking requirements for that use. For every one (1) on-street  
221 parking space that directly abuts the property, one required off-street parking space may be  
222 credited. For uses within the Central Business District, AND CENTRAL BUSINESS  
223 TRANSITION DISTRICT, the Zoning Administrator, at his sole discretion, may allow up to

224 twenty-five percent (25%) of a use's off-street parking requirement to be met by utilizing parking  
 225 spaces in a town-controlled public parking lot. Such public parking lot must be within eight  
 226 hundred (800) feet of the principal entrance of the use. At no time may a use be credited more  
 227 than ten percent (10%) of the available parking spaces in the public parking lot from which the  
 228 credit is sought.

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 232 F. Design standards. Each required off-street parking space on property within a residentially  
 233 zoned district shall have a stall width of at least ten (10) feet and a stall length of at least twenty  
 234 (20) feet. Each required off-street parking space on property within the Central Business,  
 235 CENTRAL BUSINESS TRANSITION, Commercial Highway, Industrial, Light Industrial,  
 236 ((Industrial Park)) PLANNED BUSINESS PARK AND ENTERPRISE, and Public Lands  
 237 Zoning Districts shall have a stall width of at least nine (9) feet and a stall length of at least  
 238 eighteen (18) feet. The minimum width of aisles providing access to stalls for one-way traffic  
 239 shall be as follows: eleven (11) feet for thirty-degree parking, thirteen (13) feet for forty-five-  
 240 degree parking, eighteen (18) feet for sixty-degree parking and twenty (20) feet for ninety-degree  
 241 parking. The minimum width of aisles for providing access to stalls for two-way traffic shall be  
 242 twenty-four (24) feet. No parking area of more than two (2) spaces shall be designed as to  
 243 require any vehicle to back into a public street, except on a tertiary local street or alley approved  
 244 by the La Plata Planning Commission. Parking areas of up to eight (8) parking spaces may be  
 245 designed to require a vehicle to back into a tertiary local street or alley only. Such parking areas  
 246 shall be separated by a planted separator island at least fifteen (15) feet in width. Any parking  
 247 area of more than five (5) spaces shall be sufficiently screened in the form of a solid fence or  
 248 shrubbery to protect neighboring residences. Large expanses of unchanneled parking areas shall  
 249 be avoided. All parking areas shall be all-weather surfaced.

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 253 191-31 Off-street loading.

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 255 A. Loading space requirements. The loading space requirements specified in the table shall  
 256 apply to all districts:  
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Use	Floor Area (square feet)	Loading Spaces
Retail, wholesale, warehouse, service, manufacturing and industrial establishments	2,000 to 10,000	1
	10,000 to 20,000	2
	20,000 to 40,000	3
	40,000 to 60,000	4
	Each additional 50,000	1
Multiple-FAMILY dwellings, hotels, offices, hospitals and places of public assembly	5,000 to 10,000	1

	10,000 to 50,000	2
	50,000 to 100,000	3
	Each additional 10,000	1
Funeral homes, ASSISTED LIVING FACILITIES AND LIFE CARE FACILITIES	2,500 to 4,000	1
	4,000 to 6,000	2
	Each additional 10,000	1

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191-34.A. Special site plan review.

Any site plan for DEVELOPMENT OF ((multiple family dwellings, for suburban townhouses or for urban townhouses)) MULTIPLE-FAMILY DWELLINGS OR TOWNHOUSES shall be submitted to the La Plata Police Department for review, comment and recommendations regarding environmental design and public safety. The Planning Commission or Zoning Inspector, as appropriate, may require that the site plan be revised to incorporate recommendations of the La Plata Police Department into the design of the project.

**SECTION 4: BE IT ENACTED BY THE COUNCIL OF THE TOWN OF LA PLATA,** That Article V. Special Provisions, Section 191-36, of the Code of the Town of La Plata (1998 Edition and Supplements) be and they are hereby repealed and reenacted, with amendments, to read as follows:

**Article V. Special Provisions**

191-36 Single-family attached dwellings.

A. Intent. It is the intent of this section to ensure the creation of communities of single-family attached dwellings that are based upon sound planning and design principals, architecturally pleasing, and safe for residents and visitors. In addition to the requirements of this section, single-family attached dwellings shall be subject to the accessory use and structure, sign and height requirements of the district in which they are located. TownhouseS ((communities)) shall be developed ((as either)) IN ACCORDANCE WITH urban, ((townhouses or)) suburban OR ULTRA-URBAN ((townhouses)) TOWNHOUSE DESIGN STANDARDS, AS SET FORTH IN THIS SECTION.

B. Density.

(1) In the R-5 DISTRICT ((and R-3 Districts)), density shall not exceed ((ten (10))) THE MAXIMUM ALLOWABLE dwelling units per ((net)) acre, AS DEFINED for SUBURBAN TOWNHOUSES. IN THE R-3 DISTRICT, DENSITY SHALL NOT EXCEED THE MAXIMUM ALLOWABLE DWELLING UNITS PER ACRE, AS DEFINED FOR urban

293 townhouses ((and shall not exceed eight (8) dwelling units per net acre for suburban  
 294 townhouses)). IN THE CENTRAL BUSINESS TRANSITION DISTRICT (CBT),  
 295 DENSITY SHALL NOT EXCEED THE MAXIMUM ALLOWABLE DWELLING UNITS  
 296 PER ACRE FOR ULTRA-URBAN TOWNHOUSES. DEVELOPMENT UNDER THE  
 297 ULTRA-URBAN STANDARDS IS RESTRICTED TO THE CBT DISTRICT ONLY. No  
 298 townhouse, OR MIXED USE community shall contain more than eighty (80) townhouse  
 299 dwelling units.

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 301 (2) Upon written application from a developer of a proposed townhouse community, the  
 302 Planning Commission, in its discretion, may increase the density of the townhouse community  
 303 ((from ten (10) to not more than twelve (12) dwelling units per acre for urban townhouses and  
 304 from eight (8) to not more than ten (10) dwelling units per acre for suburban townhouses)) BY  
 305 AS MUCH AS TWO (2) UNITS PER ACRE. The Planning Commission may grant an  
 306 increase in allowable density if the applicant demonstrates, and the Planning Commission  
 307 makes written findings, that the development of the townhouse community will exceed the  
 308 minimum requirements of this section and chapter and of Chapter 173 of this Code. In  
 309 granting increased densities under this paragraph, the Planning Commission shall consider,  
 310 but not be limited to, the following factors:

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 314 C. Lot and unit width requirements. Except for a townhouse condominium, each individual  
 315 single-family attached dwelling unit shall be situated on a record lot on a recorded subdivision  
 316 plat. Minimum lot width, or minimum unit width in the case of a townhouse condominium, shall  
 317 be ((twenty (20) feet)) DETERMINED DURING THE SITE PLAN APPROVAL PROCESS BY  
 318 THE PLANNING COMMISSION, AND MAY REPRESENT AN AVERAGE WIDTH  
 319 WITHIN A RANGE OF UNIT SIZES USED IN THE PROJECT. AT NO TIME SHALL A  
 320 UNIT OR LOT WIDTH BE LESS THAN SIXTEEN (16) FEET((for suburban townhouses and  
 321 twenty-four (24) feet for urban townhouses)).

322 D. Setback AND building group ((and townhouse community)) separation REQUIREMENTS.

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 326 (3) ULTRA-URBAN TOWNHOUSES. EACH SERIES OR GROUP OF ULTRA-  
 327 URBAN TOWNHOUSES SHALL HAVE A MINIMUM SETBACK DISTANCE OF TEN  
 328 (10) FEET FROM ANY FRONT LOT LINE, SEVEN AND ONE-HALF (7.5) FEET FROM  
 329 ANY SIDE LOT LINE AND TWENTY (20) FEET FROM ANY REAR LOT LINE. NO  
 330 PORTION OF ANY SERIES OR GROUP OF ULTRA-URBAN TOWNHOUSES SHALL  
 331 BE CLOSER THAN TEN (10) FEET TO ANY PORTION OF ANY OTHER SERIES OR  
 332 GROUP OF TOWNHOUSES OR ANY ACCESSORY BUILDING OR STRUCTURE  
 333 THERETO. GARAGES WHICH ARE USED SOLELY FOR STORAGE AND CONTAIN  
 334 NO HABITABLE SPACE, SHALL HAVE NO MINIMUM SETBACK DISTANCE FROM  
 335 ANY SIDE LOT LINE AND SHALL HAVE A MINIMUM SETBACK OF FIVE (5) FEET  
 336 TO THE REAR LOT LINE UNLESS THE GARAGE BORDERS AN ALLEY OR STREET  
 337 TO THE REAR, IN WHICH CASE NO SETBACK SHALL BE REQUIRED. GARAGES  
 338 ON THE END UNITS OF A SERIES OR GROUP OF ULTRA-URBAN TOWNHOUSES  
 339 SHALL BE AT LEAST FIFTEEN (15) FEET FROM THE NEXT SERIES OR GROUP OF

340 ULTRA-URBAN TOWNHOUSES AS MEASURED FROM THE SIDE LOT LINES. THE  
 341 ZONING ADMINISTRATOR MAY REQUIRE THAT DEED RESTRICTIONS BE  
 342 ADOPTED AND RECORDED RESTRICTING THE USE OF THE GARAGE SPACE TO  
 343 THAT OF STORAGE ONLY. PEDESTRIAN ACCESS SHALL BE PROVIDED FROM  
 344 THE FRONT SIDEWALK TO, AND EXTENDING ACROSS, THE REAR YARD OF  
 345 EACH GROUPING OR SERIES OF SUBURBAN TOWNHOUSES. THIS ACCESS  
 346 SHALL BE PROVIDED BY AN IMPROVED WALKWAY APPROVED BY THE  
 347 PLANNING COMMISSION IN AN AREA OF OPEN SPACE NO LESS THAN FIVE (5)  
 348 FEET IN WIDTH AND TO WHICH ALL OWNERS AND RESIDENTS OF THE  
 349 GROUPING OR SERIES OF ULTRA-URBAN TOWNHOUSES HAVE A COMMON  
 350 RIGHT OF USE AND ENJOYMENT.

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354 F. Green area and open space. IN ANY TOWNHOUSE COMMUNITY, A PERCENTAGE OF  
 355 THE TRACT MUST BE DEVOTED TO GREEN OPEN SPACE AREAS, AS DEFINED IN  
 356 CHAPTER 191-3. THE GREEN AREA SHALL BE LOCATED IN A MANNER WHICH IS  
 357 ACCESSIBLE TO THE RESIDENTS OF THE COMMUNITY FOR RECREATIONAL  
 358 PURPOSES AND PROVIDES FOR THE PRESERVATION OF ANY NATURAL FEATURES  
 359 AND RESOURCES PRESENT ON THE TRACT. Not less than ((fifty (50%))) TWENTY  
 360 percent (20%) of the tract area ((in suburban townhouse communities shall be devoted to green  
 361 area, and not less than twenty-five percent (25%) of the tract area in urban townhouse  
 362 communities,)) shall be devoted to green area. Open space shall be located as to be usable for  
 363 recreational purposes or to preserve natural features of the tract and be reasonably accessible to  
 364 residents of the development. All open space areas shall be dedicated to the public or reserved  
 365 for common use by the residents, subject to § 191-33.

366 G. Design criteria.

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370 (3) ULTRA-URBAN TOWNHOUSES. NOT MORE THAN FIVE (5) ULTRA-URBAN  
 371 TOWNHOUSE UNITS SHALL BE CONTIGUOUS OR IN ONE (1) SERIES OR GROUP.  
 372 AT LEAST TWO (2) UNITS IN EACH SERIES OR GROUP OF ULTRA-URBAN  
 373 TOWNHOUSES SHALL BE OFFSET FROM THE ADJOINING ULTRA-URBAN  
 374 TOWNHOUSE UNITS OR SHALL HAVE A DISTINGUISHING ARCHITECTURAL  
 375 FEATURE OR DETAIL, SUCH AS A PORCH, WINDOW OR DOOR, THAT  
 376 DISTINGUISHES IT FROM THE ADJACENT TOWNHOUSE UNIT. THE SIDE WALLS  
 377 OF THE END UNITS MUST INCORPORATE AT LEAST ONE SUCH FEATURE OR  
 378 DETAIL. GROUPS OF TOWNHOUSES MAY BE ARRANGED TO FRONT ONTO A  
 379 SHARED COURTYARD, SO THAT OFF-STREET PARKING MAY BE PROVIDED TO  
 380 THE REAR OF THE UNITS TO THE GREATEST EXTENT POSSIBLE, ACCESSED  
 381 FROM A PUBLIC ALLEY OR TERTIARY STREET. THE LAND AREA WITHIN THE  
 382 SHARED COURTYARD MAY BE USED TO MEET THE REQUIREMENTS FOR  
 383 RESERVATION OF GREEN AREA AND OPEN SPACE FOR THE DEVELOPMENT.  
 384 ANY DETACHED GARAGE OR ACCESSORY STRUCTURE SHALL BE  
 385 ARCHITECTURALLY CONSISTENT, AS DETERMINED BY THE ZONING  
 386 ADMINISTRATOR, WITH THE PRINCIPAL PERMITTED STRUCTURE AND WITH

387 THE OVERALL NEIGHBORHOOD.

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389 H. Parking.

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393 (2) Urban AND ULTRA-URBAN townhouses. Insofar as practicable, off-street parking shall  
394 be provided to the rear or side of an urban townhouse unit, preferably from an alley. Parking  
395 spaces provided in rear yards shall be allowed as part of the required yard and garage spaces  
396 shall be credited towards the required number of parking spaces. There shall be two and one-half  
397 (2-1/2) parking spaces per urban AND ULTRA-URBAN townhouse unit. At least one-half (1/2)  
398 parking space per dwelling unit shall be provided on common property and those spaces shall be  
399 no further than two hundred (200) feet from any urban OR ULTRA-URBAN townhouse unit.  
400 There shall be no driveway or parking space in the front yard unless the urban townhouse has a  
401 front access garage.

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405 **SECTION 5. AND BE IT FURTHER ENACTED,** That if any provision of this  
406 Ordinance, or the application thereof to any person or circumstance is held invalid for any reason,  
407 such invalidity shall not affect the other provisions or any other application of this Ordinance which  
408 can be given effect without the invalid provisions or application, and to this end, all the provisions  
409 of this Ordinance are hereby declared to be severable.  
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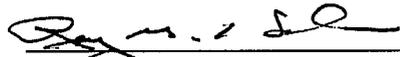
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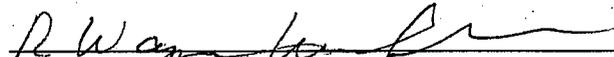
**SECTION 6: AND BE IT FURTHER ENACTED**, that this Ordinance shall become effective at the expiration of fifteen (15) calendar days after its approval by the Council.

**ADOPTED** this 21 of June, 2010

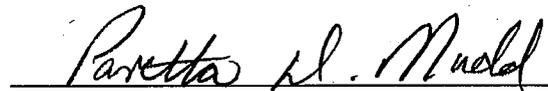
**SEAL:**

**COUNCIL OF THE TOWN OF LA PLATA**

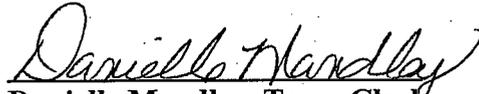
  
\_\_\_\_\_  
Roy G. Hale, Mayor

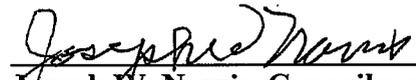
  
\_\_\_\_\_  
R. Wayne Winkler, Councilman

  
\_\_\_\_\_  
C. Keith Back, Councilman

  
\_\_\_\_\_  
Paretta D. Mudd, Councilwoman

**ATTEST:**

  
\_\_\_\_\_  
Danielle Mandley, Town Clerk  
Date: 6/21/11

  
\_\_\_\_\_  
Joseph W. Norris, Councilman

\*\*\*\*\*

**EXPLANATION:**

CAPITALS INDICATE MATTER ADDED TO EXISTING LAW  
((Double Parenthesis)) indicate matter deleted from existing law.  
\* \* \* indicates existing law not depicted in bill and not being altered by bill  
Underlining indicates amendments to bill.  
~~Strike Out~~ indicates matter stricken from bill by amendment or deleted from the law by amendment.