



Montgomery County, Virginia Planned Unit Development Traditional Neighborhood Development PUD-TND

PUD TND District: A residential district intended to provide opportunities for the development of new neighborhoods that feature a mix of land uses and building types that are closely linked by a network of streets, sidewalks, formal and informal open spaces and trails that create an environment that is both pedestrian and transit friendly and similar to historic small towns and neighborhoods established in Virginia and Montgomery County.

Qualifying Lands: Lands qualifying for inclusion in the district shall be limited to tracts within areas mapped as Urban Development Areas, Urban Expansion Areas, Villages and Village Expansion Areas in the Comprehensive Plan and that are served by, or planned for, public sewer and water service.

Area requirements & Mix of Uses: The minimum area required to qualify for a traditional neighborhood development shall be forty (40) contiguous acres of land. Parcels over two hundred (200) acres shall be developed as multiple neighborhoods with pedestrian and/or transit connections between them. Each neighborhood shall be designed with an individual neighborhood center subject to all the provisions of this subsection. *See section 10-32(3).* A PUD-TND shall consist of a mix of residential uses and unit types, a neighborhood center and open space subject to compliance with an approved development plan that shall identify the following required subareas: a. Neighborhood Center, b. Residential Neighborhood, c. Open Space (which may be located in either Neighborhood Centers or Residential Neighborhoods). *See 10-32(4).*

Neighborhood Center: Each PUD-TND neighborhood shall have a core made up primarily of commercial, residential, civic or institutional, and open space uses. *See section 10-32(5)(a) of the County Code.*

Permitted Neighborhood Uses by Category:

There are uses that are designated as "by right" which means you do not have to apply for a Special Use Permit.

- **Commercial uses:** Church; Conference or training center; Day Care Center; Financial Institutions; Funeral Home; Hotels and Motels; Laundromat; Medical Care Facility; Office, administrative, business or professional; Park and ride lot, of 50 spaces or fewer; Public or private parking structures, areas, and lots that are accessory to any permitted or permissible commercial, residential, civic, institutional or open space use; Restaurants and Outdoor seating; Retail Sales and Services including, convenience stores and general stores without fuel sales.
- **Residential uses:** Single-family attached dwellings, including duplexes, townhouses, row houses; Multifamily dwellings, including senior housing; Residential units located on upper floors above commercial uses; Live/work units that combine a residence and the resident's workplace; Nursing Home, Congregate Care Facility, and assisted living facilities; Household pets.
- **Civic or institutional uses:** Municipal offices, fire stations, libraries, museums, community meeting facilities, community centers, and post offices; Transit shelters; Church; School; Civic club.
- **Open space uses:** Square; Plaza; Park; Green; Ball fields and playgrounds.
- **Urban Agriculture:** Subject to the requirements of Sec. 10-41 (19).

Neighborhood Center uses permitted by special use permit.

- Amateur radio tower (subject to requirements of Section 10-41 (20) of County Code.
- Drive-through windows serving or associated with permitted uses provided such facilities are located at the rear of the principal structure and do not conflict with pedestrian travel ways. In no case shall the drive through lane or window abut or face a public street.
- Fuel sales with pumps located at the rear of the associated retail structure and which do not conflict with pedestrian travel ways or interrupt street frontage. In no case shall the gas pump canopy abut a public street.
- Individual buildings over twenty thousand (20,000) total square feet in size, or greater than ten thousand (10,000) square feet floorplate.
- Outdoor storage, display and/or sales serving or associated with a by-right permitted use, if any portion of the use would be visible from a travel way.
- Park and ride lot of more than 50 spaces.

For additional provisions for neighborhood center uses see 10-32(5)(d) of the County Code.

Residential Neighborhood: The primary subarea of the PUD-TND shall be a neighborhood or series of neighborhoods that provide a mix of housing types with the majority of such housing units located within walking distance of the Neighborhood Core and public open space. *For residential neighborhood requirements see 10-32(5)(ii) of the County Code.*

Permitted residential neighborhood uses: Single-family detached dwellings; Single-family attached dwellings, including duplexes, townhouses, row houses; Multifamily dwellings; Accessory dwelling units associated with single family dwellings; Home occupation; Open Space; Accessory parking structures, lots or areas associated with permitted multifamily or open space uses; Household pets

Residential neighborhood uses permitted by special use permit: Home business.

Open space: Open space shall include formal squares, plazas, and greens and less formal parks, recreation areas, greenbelts, and natural areas. Large outdoor recreation areas should be located at the periphery of neighborhoods rather than central locations. Open space requirements. *See 10-32(iii)(a)1-6. For Permitted open space uses see 10-32(iii)(b). See 10-32(5)(iii)(c) for Ownership and maintenance regulations pertaining to open space.*

Development Density: The permitted maximum and minimum development densities in the PUD-TND shall conform to density guidelines established in the Comprehensive Plan. See 10-32(6) of the County Code.

Building & Lot Requirements (*Maximum lot coverage:* Seventy (70) percent)

Minimum lot area for residential uses:

- Single-family detached dwellings: Five thousand (5,000) square feet.
- Duplex dwellings: Three thousand (3,000) square feet;
- Single-family attached dwellings: Fifteen hundred (1,500) square feet; Maximum of eight (8.0) single-family attached dwelling units connected together in one (1) group of units.
- Multi-family structures: Eight thousand five hundred (8,500) square feet.

Minimum lot width for residential uses:

- Single-family detached dwellings: Fifty (50) feet.
- Duplex dwellings: Forty five (45) feet.
- Single-family attached dwellings: Eighteen (18) feet.
- Multi-family structures: Ninety (90) feet

Required yards for residential uses:

Front: Single-family detached and duplex dwellings: Minimum: six (6) feet in the Neighborhood Center; ten (10) feet in Residential Neighborhoods. Maximum: Fifteen (15) in the Neighborhood Center; twenty-five (25) feet in Residential Neighborhoods, except no maximum setback for any residential lot of twenty thousand (20,000) square feet or greater. Single-family attached and multi-family dwellings: Minimum: six (6) feet in Neighborhood Center; ten (10) feet in the Neighborhood Residential area. Maximum: Fifteen (15) feet.

Side: Single-family detached and duplex dwellings: Minimum: Ten (10). Maximum: None. Single-family attached and multi-family dwellings: Minimum: Five (5) feet and not less than fifteen (15) feet for both sides combined. Maximum: None.

Rear: Single-family detached and duplex dwellings: Minimum: Twenty-five (25) feet. Maximum: None.

SF attached and multi-family duplex dwellings: Minimum: Twenty-five (25) feet. Maximum: None.

Accessory buildings and garages: Not closer than five (5) feet to a side or rear lot line; not permitted in front yards. Garages serving single-family detached dwellings and accessed from an alley at the rear of a lot shall be set back a minimum of nine (9) feet from the rear lot line. Garages servicing single-family dwellings and accessed from a street frontage shall be set back a minimum of eighteen (18) feet from the front lot line of the dwelling.

Separation of structures: Groups of single-family attached dwellings and multi-family structures shall be separated from each other by a minimum of fifteen (15) feet.

Non-residential and mixed use lot and building standards: Minimum lot area for commercial uses: Eight thousand five hundred (8,500) square feet. Minimum lot width for commercial uses: Forty (40) feet at the minimum front setback line. Maximum lot coverage for commercial uses: Seventy (70) percent. The areas of contiguous lots may be combined for the purpose of calculating impervious surface requirements.

Required yards for commercial uses:

Front: Minimum: None. A sidewalk of at least eight (8) feet shall be provided along all lot frontages in which the setback is less than fifteen (15) feet. *Maximum:* None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

Side: Minimum: None. *Maximum:* None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

Rear: Minimum: Thirty-five (35) feet when served by a rear alley; no rear setback required when the rear of the lot also functions as a primary access point for pedestrian traffic. *Maximum:* None; however, all building setbacks shall be designed so as to achieve the purpose and intent of the district to create streets that are framed by buildings and thus comfortable for pedestrians.

Accessory buildings: Not closer than ten (10) feet to a side or rear lot line; not permitted in front yards.

Building Height:

Maximum: New structures shall be no more than thirty-five (35) feet (3 stories) for single-family residential or duplex uses, or fifty (50) feet (4 stories) for non-residential, multifamily residential, or mixed use structures.

Minimum: New structures located in the Neighborhood Center shall not be less than two (2) stories in height unless a waiver is granted by the Board of Supervisors at the time of rezoning.

**For additional information contact:
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This sheet is intended to only be a guide for development regulations in this zoning district. Please see Chapter 10 of the Montgomery County Code for the specific regulations. The full texts of the zoning and subdivision ordinances are available at www.montgomerycountyva.gov/planning or at www.municode.com.